

***The Local Area Plan seeks to protect and preserve the built heritage of the George's Quay area by supporting the character defining role of Protected Structures within this urban setting and, where feasible, adapting and readapting historic structures for re-use or alternative appropriate uses.***

The George's Quay LAP area is a series of urban blocks centrally located at the south-eastern end of the historic City Centre between the old colonial Parliament Building (now Bank of Ireland) at College Green, the Custom House and River Liffey to the north and Trinity College to the south. The LAP area directly adjoins the O'Connell Street Architectural Conservation Area (ACA) at Hawkins Street.

Little historic built fabric remains in the area today due to the low value of dockland related sites and the poor quality of early construction. The few Protected Structures, or structures of significance in the area that have survived, are located along the periphery of the LAP particularly along Pearse Street and Burgh Quay including some of the larger town houses and commercial structures of the 19th century which survived due to their adaptability for reuse and reinvention. A number of historic institutional and entertainment structures located in the area were cleared as part of large site redevelopment in the 1960's.

#### **Archaeology and National Monuments**

There are a number of national monuments located within the George's Quay area. These include the quay walls at George's Quay (DU018:020458), City Quay (DU018:020479) and Burgh Quay (DU018:020201), the Post-Medieval Graveyard at Poolbeg Street and Luke Street (DU 018-020648) and the site of the Long Stone (DU018-020129). National Monuments are protected by the National Monuments Acts. All of these are shown in Figure 23. The City Development Plan in Section 7.2.5.7 sets out a series of policies and objectives regarding development proximate to archaeological sites, which all affected future development in this LAP will be required to comply with.

#### **Record of Protected Structures (RPS)**

There are a number of Protected Structures in the LAP area, which are shown in Figure 23. The protection of buildings on the Record of Protected Structures (RPS) involves both the physical protection, including a 'duty of care' responsibility by the owners and the protection of the setting and aspect of the Protected Structure.

Protected Structures in the area include churches, houses and municipal structures. The oldest surviving church in the area is St. Marks Church at Pearse Street which was consecrated in 1757.

Other significant structures include the Corn Exchange at Burgh Quay and the Academy Theatre at Pearse Street which have been comprehensively rebuilt within their walls. Other Protected Structures include the licensed premises Kennedy's at no. 10 George's Quay, and Mulligans, at no. 8 Poolbeg Street which date from the mid 19th century.

The more prominent twentieth century Protected Structures in the area are municipal in origin: the Italian Romanesque revival Central Fire Station (with Florentine look out tower) at Tara Street (1907), the Dublin Metropolitan Police Head Quarters (now Garda Station) at Pearse Street (1909) and Markievicz House (1938).

The work of the Wide Streets Commission is evident within the LAP in the form of the public space at Hawkins Street/ Townsend Street; due to a requirement that the buildings which terminate College Street and Fleet Street have rounded corner ends in order to frame the public space. This has been augmented by the terminating structures at Pearse Street and Hawkins/ D'Olier Street which also have curved corner elevations.

#### **Context Area of the LAP**

The context area for George's Quay is rich in architectural heritage and has a high number of buildings of symbolic, cultural and social significance and heritage value. This historic setting has an important role in the character of the LAP area and in considering its future development.

The close proximity of the LAP to both the Custom House and the Bank of Ireland building (Old Parliament) and the collection of buildings and set pieces within the Trinity College campus contribute significantly to placing the LAP within a framework and reference point of important historic landmarks for the City. These important buildings have been taken in this LAP as key reference points for shaping policy and the LAP seeks to respect, and where feasible, improve the setting of these nationally important buildings. Within the LAP area, development will have to be cognisant and sensitive to the existing built heritage of this context area.

#### **Views**

Views from and within the LAP area are important both from an historic perspective in respecting existing traditional vistas and also play a significant role in orienting people within the City, and in making places interesting through opening up new or unexpected views.

There are two major views identified in the City Development Plan which impact on the LAP, identified in Figure 4 of the Development Plan. These look up and down the river, from O'Connell Bridge eastwards, taking in the Custom House; and at the new Beckett Bridge looking westwards, taking in the Custom House as a centrepiece. The role of the Custom House, framed by green space, street, bridges and river is a central framing element in the urban design approach of the LAP.

The Wide Streets Commission (WSC) created a civic 'view' of the Custom House from Burgh Quay at the end of the 18th century, and the LAP aims to protect and improve this set piece by supporting public realm improvements along the Quays.

Significant future development within these views will need to undertake a visual assessment of their impact on the overall setting of the City Quays and the Custom House. (Such an assessment shall be in accordance with any future views and prospects study (Policy SC7) and also Section 17.6, as part of an urban design statement for lower rise buildings or as part of the assessment criteria for high and mid rise buildings described in 17.6.3).

The loop line bridge and elevated railway line runs north-south across the River Liffey at George's Quay, almost abutting the western end of the Custom House. The construction of the loop line bridge in 1891 was opposed by Dublin Corporation at the time, on the grounds that the bridge would infringe and obscure the most important 'civic' view of Dublin. The bridge spans the river above street level with the result that views through the bridge or across the bridge to the Custom House are impeded. The loop line bridge was constructed to a trellised design which allows some light through the bridge.

#### **Historic Urban Form**

One of the elements of the built heritage which has survived in most areas of the LAP is the block size and street layout. The small grid of similar sized city blocks facilitates permeability and pedestrian movement. The pattern of blocks is a characteristic of the heritage of the area and should be maintained. Opportunities to reinstate elements of the street pattern lost previously to major developments will be sought in any future major redevelopments of these lands, particularly the re-connection of Poolbeg Street through to connect with Gloucester Street South at Moss Street.

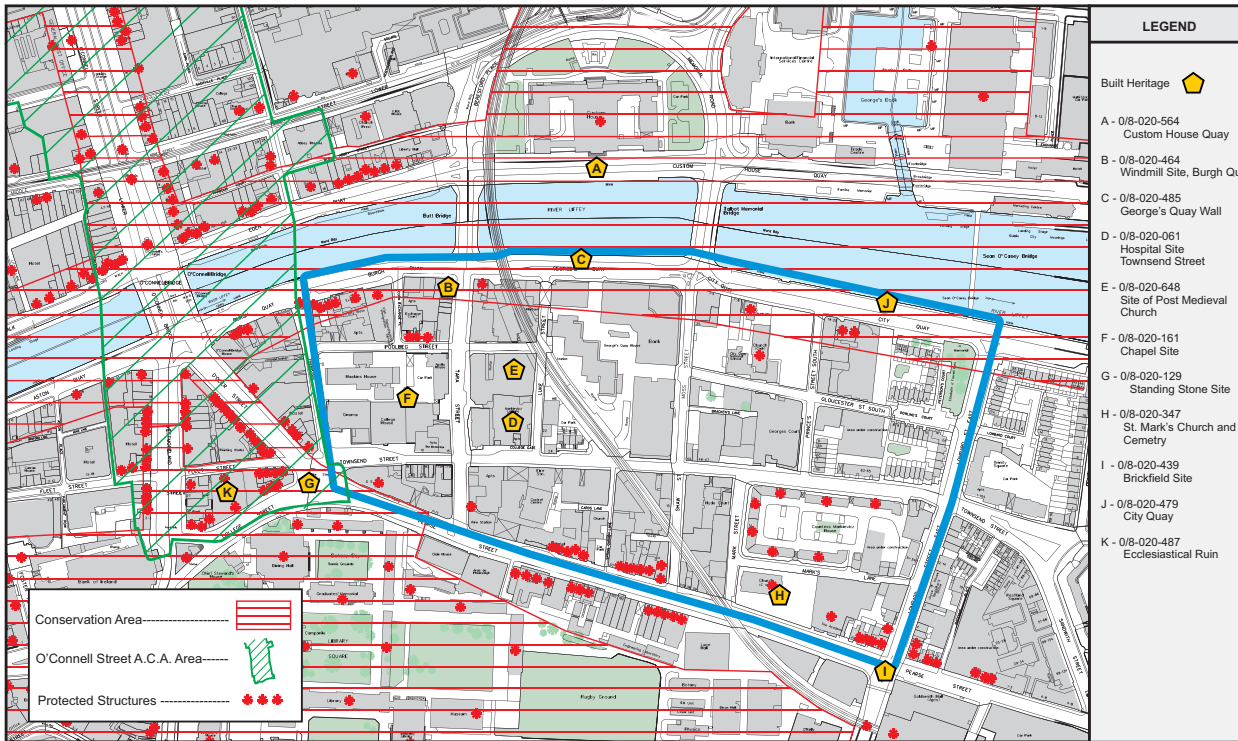


Fig 23: Built Heritage

### Built Heritage & Conservation Policies

1. To retain and support sustainable re-use of the existing Protected Structures within the LAP area and to promote the restoration and regeneration of historic buildings. (See Development Plan Chapter 4.2)
2. New development should respect and reflect the traditional narrow plots and frontage widths where they exist, and where feasible, to maintain the fine grained character of such areas.
3. Seek the removal of advertisements and advertising hoarding which undermine the character of conservation areas and/or protected structures. (See 17.10.5 of the Development Plan).

### Built Heritage & Conservation Objectives

1. Seek the retention of the traditional city block pattern within the LAP area; and if the opportunity arises, restore the previously removed street connection at Poolbeg Street through Moss Street to Gloucester Street South. (see also Section 4.3- Movement & Transport).
2. To protect and if the opportunity is available improve, the setting of St. Marks Church and environs.
3. To seek improvements and appropriately designed refurbishments that respect the historic and design character to the historic buildings and protected structures that that are in the ownership of the Council and used currently or previously as housing.



**To deliver the necessary infrastructure to ensure adequate capacity to accommodate the quantum of development envisaged by the local area plan, and to ensure that the delivery of this infrastructure enhances the quality of the city's environment and facilitates the sustainable economic growth and co-ordinated development of the George's Quay area.**

Adequate services and infrastructure are essential components of development. Infrastructural services include water supply, wastewater, surface water removal and treatment, electricity supply, broadband, gas, mobile phone coverage and telecom connections.

The purpose of this new section is to identify the existing public water supply, drainage and other key infrastructure that serves the area of the local area plan, and to set out the requirements and investment needed in infrastructure to meet the objectives of the plan. The implementation of the plan will take place in a phased manner and it is envisaged that upgrading or expansion of elements of public infrastructure both within and outside of the plan area will be required as development progresses. This section addresses infrastructural issues in two sections namely, water services (including supply, drainage and flooding) and utilities, with the final section setting out the policy and objectives on infrastructure for the local area plan.

## Water Services

### Water Supply Sources and Network

Water supply for the George's Quay area is part of the Dublin Region Water Supply which is sourced from the Liffey, Dodder and Vartry rivers. This is an integrated network covering Dublin City and adjoining counties. Currently across the region, supply and demand for high quality drinking water is finely balanced and this will remain the case in the short to medium term pending the delivery of a number of projects to increase production, storage and delivery capacity. Projects proposed and being implemented include pipe renewal across the region to reduce leakage as well as demand management measures to encourage water conservation, while the provision of a suitable long term new supply source for the Dublin and mid-Leinster area is being investigated.

At a local level the existing water supply network for the George's Quay area is served from a connection off a trunk 675mm watermain which runs along Pearse Street. There is also a trunk 600mm watermain on Townsend Street.

To cater for future development, investment will be required to enable the installation of new watermains in the vicinity of proposed large developments. New development proposals will need to demonstrate that the existing trunk watermains are protected during the construction of large developments, particularly those which involve the construction of basements.

Alongside ensuring adequate supply, this local area plan entails the delivery of a number of measures to sustainably manage water demand.

New developments and upgrading of existing development will need to install suitable water conservation measures, for example including the use of rainwater harvesting or greywater recycling measures.

### Wastewater Network and Treatment

The George's Quay Local Area Plan is part of the City Centre Catchment which ultimately discharges to the Regional Wastewater Treatment Plant at Ringsend via the City Centre Trunk Sewer. At the time of preparing this plan, the Ringsend Wastewater Treatment Plant is operating at its design capacity. Dublin City Council is currently finalising proposals to increase the capacity of the plant from 1.7 million PE (population equivalent) to 2.1 million PE, with a target completion date of 2015.

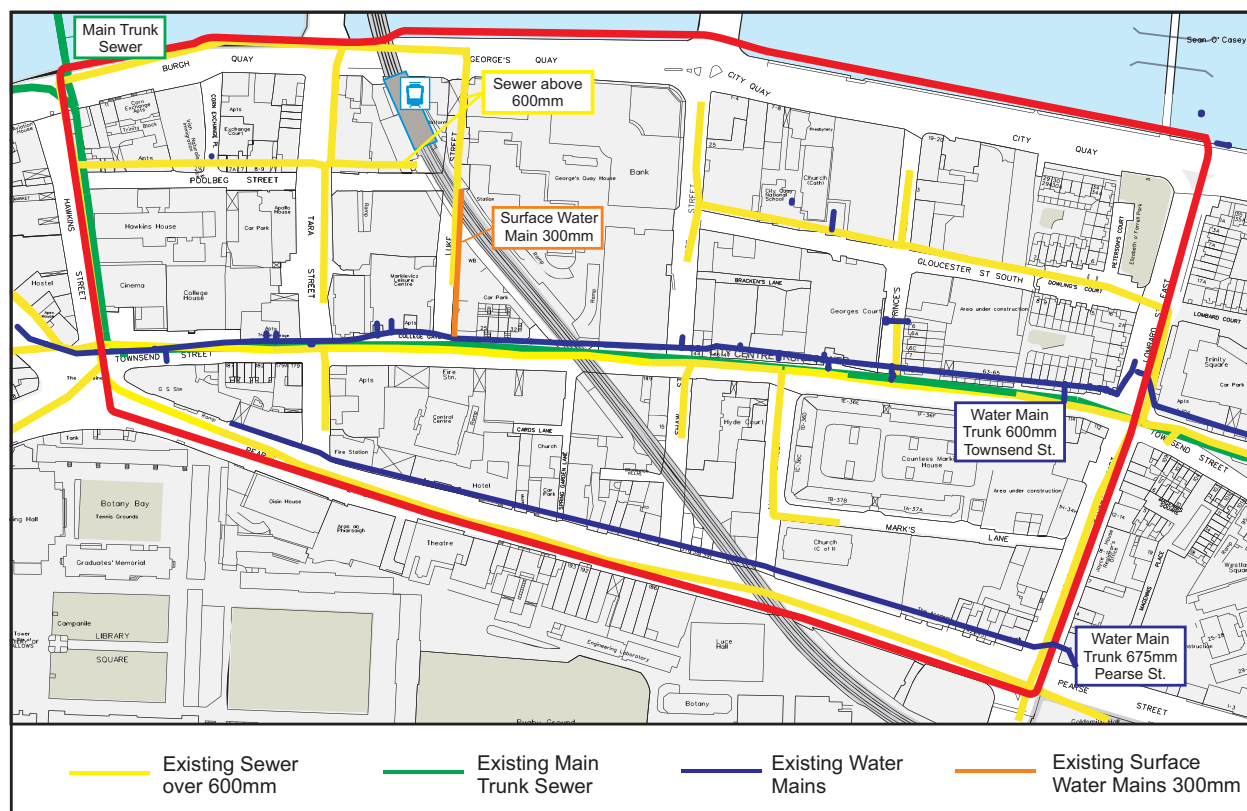


Fig 24: Existing Infrastructure Network



In 2010, the Environmental Protection Agency granted a Discharge Licence to Dublin City Council under the Waste Water Discharge (Authorisation) Regulations (2007). Dublin City Council must comply with the conditions of this discharge licence. The ultimate objective of this licence is to restrict discharges from the wastewater network into rivers and waters. The 2007 Regulations also require that the Water Service Authority satisfies itself that there is drainage capacity available in the network prior to granting a planning permission for any development. It is a requirement that any application for new development demonstrates that the discharge of wastewater from a proposed development, in conjunction with existing discharges would not cause non-compliance with the Regulations.

The drainage network in the George's Quay area is designed as a single pipe combined system. Most parts of the network consist of large brick built sewers, many of which are over 100 years old. The brick sewers discharge to the city centre trunk sewer which runs from west to east through the plan area, continuing on to discharge to Ringsend Wastewater Treatment Plant. In a combined system both rainfall run-off and foul wastewater discharge to the same pipe. This means that the network is prone to flooding in times of extreme rainfall and this causes Combined Sewer Overflows (CSOs) to spill to the River Liffey. The potential for pollution of waters and flood damage to property always exists in combined systems. Under the River Basement Management Plan approved by Dublin City Council in 2010, all waters are to achieve good status. This places statutory requirements on Dublin City Council to improve the status of the rivers within the city. This will include a review of all non-complying CSO's.

As part of the implementation of the local area plan, Dublin City Council will seek to remove the storm runoff from the combined system. In some cases, this will require new surface water pipes to be constructed, discharging to the River Liffey. Any development in the area will be expected to manage surface water in accordance with modern sustainable principles to minimise peak flows in the system, for example, green roofs or rainwater harvesting. Please refer to Sections 5.2, 4.8 and 16.2.3 of the City Development Plan for further details, guidance and requirements and also to [www.irishsuds.com](http://www.irishsuds.com).

An extensive catchment study is underway in the city centre catchment. The 'Greater Dublin Regional Drainage Plan – City Centre Sewerage Scheme' is being developed and this will identify any constraints and develop a programme of works to adequately service the area. Pending delivery of this final report, it is premature to assume that there is adequate drainage capacity in the area.

Potential applicants are advised to engage proactively with Dublin City Council regarding future development proposals and the need for capacity assessment or upgrade of service infrastructure. Applicants are advised that where there is inadequate capacity in the network, permission may not be forthcoming.

#### **Flood Risk Management**

Flooding is a natural process that can happen at any time and in a wide variety of locations. Where development takes place within areas at risk of flooding it can have serious consequences. The three main types of flooding are coastal flooding, fluvial flooding which arises from rivers or streams and pluvial flooding which arises from extreme rainfall. Dublin City Council, the Office of Public Works (OPW) and landowners all have a role in avoiding, reducing and managing flood risk at a local level.

Adequate stormwater and drainage retention, and routing facilities are considered a necessary part of the urban infrastructure to accommodate increased surface water run-off resulting from current and future developments and must be considered by all stakeholders early in the design process. Although flooding cannot be wholly prevented, its impacts can be avoided and mitigated through good planning and management. It is the strategy of Dublin City Council to reduce the potential risks to people, property and the environment caused by flooding through a hierarchy of approaches. Firstly by avoiding development in areas at risk of flooding, secondly by substituting lower vulnerability uses in areas at risk, and finally, if avoidance and substitution are not possible, reduction and management of the risks through a variety of techniques including flood protection measures and flood resilience construction.

A detailed flood risk assessment has been prepared as part of this local area plan and is included as Appendix A1. This assessment identifies a number of measures necessary to ensure that flood risk is considered in the future development of the area and detailed flood risk mapping has been included setting out flood risk zones for the area. Two main types of flood risk are identified namely coastal flooding and pluvial flooding.

#### *Coastal Flooding*

Dublin City Council has carried out a review of the capacity of the existing flood defences to provide protection against tidal flooding of urban areas. This review was carried out as part of the Dublin Coastal Flooding Protection Project (DCFPP) which was published in 2005. Extensive studies of the impacts of flooding of the River Liffey on the south Quays and the urban hinterland were carried out and identified a flood cell in the area of the city south of the Liffey

which is at risk of flooding during a 200 year flood event. This flood cell which encompasses the area of the local area plan includes all low lying lands which will flood during an extreme storm or tidal event.

In order to protect the hinterland south of the River Liffey which would also include the area of the local area plan, Dublin City Council in conjunction with the Office of Public Works (OPW) and Dublin Docklands Development Authority (DDDA) are proposing to construct a flood protection system along the south campshire between Butt Bridge and Sir John Rogerson's Quay. The project will consist of a new wall for the most part, which will be approximately 800 to 900mm high, depending on its location, and will have a number of openings to allow access to the campshires, pedestrian bridges and walkways. The scheme will provide flood protection from extreme high tides to a level of 3.7m above Malin Head datum.

#### *Pluvial Flooding*

There are a number of localised areas within the plan boundary where there is a possible risk of pluvial flooding. Following assessment and modelling, Dublin City Council is currently undertaking a detailed study of pluvial risk. It is a policy of this local area plan that any development proposal in possible flood risk areas will be subject to a site specific Flood Risk Assessment appropriate to the type and scale of development being proposed. For areas identified as at risk, the design approach to buildings will need to reflect this risk. Ground floor uses shall be flood resilient or have suitable protection through design. No residential ground floor uses in such areas will be permitted. Particular attention should be paid to basements and IT (Information Technology) networks at flood risk

This plan is supportive of the objectives of the Flood Resilient City Project which provides an integrated approach to sustainable flood risk management. This project promotes Awareness, Avoidance, Alleviation and Assistance when considering pluvial flood management.





## Water Quality

Recent years have seen the adoption of a number of EU Directives, transposed into Irish Law which seek to protect and improve water quality in groundwater, rivers, lakes, canals, estuaries and streams. For this local area plan, the most significant document is the Eastern River Basin District Plan which sets out a series of targets for improvements in river water quality to bring it to good status by 2015 across the wider Greater Dublin Area which makes up the catchment of the Liffey, Tolka, Dodder and a number of other rivers in this geographical river catchment area.

## Surface Water

The River Liffey borders the local area plan. The river for most of its course within Dublin City Council is classified as being of moderate quality. Maintaining and improving water quality in the river is a key consideration for the local area plan. A number of combined sewer overflows (CSOs) enter the Liffey from the plan area. It is an objective of Dublin City Council to reduce and eventually eliminate CSOs to the Liffey as part of the Eastern River Basin District Management Plan. Alongside improving water quality within the river, it is also an aim of the plan that the Liffey becomes an important wildlife habitat within and around the river, boosting biodiversity in the area and providing an attractive amenity for the surrounding communities. (See Section 4.8 on Green Infrastructure, Biodiversity & Natural Heritage for further detail on this issue).

## Groundwater

The protection of groundwater has become an issue of growing importance as it is an important and renewable resource. The impact of large scale development on groundwater quality and flows will be assessed through the development management process and must be considered at design stage.

## Utilities

The George's Quay area is currently serviced by the necessary electricity, gas services and telecommunication infrastructure and can support the expected increase in population and intensification of economic activity. It is expected that upgrading as and when required of each network will take place at a local level to meet growth in demand and that these upgrades will be delivered by individual service providers.

## Telecoms and Broadband

Broadband and telecoms services are available in the area and there are a number of service providers offering broadband and integrated telecoms services. New development in the area shall accommodate the provision of a universal open access ducting network to support telecommunications, broadband and digital.

All arrangements for exchange buildings, communications, towers containing antenna, dishes, etc. shall be agreed in advance in order that their location, design and access is compatible with the design strategy for schemes and the area.

## Waste Management

Waste Management is concerned with the generation, collection and disposal of waste. Delivery of the objectives of the Dublin City Council Waste Management Plan will be implemented through the development management process and by accommodating recycling facilities for new residential and commercial developments.

### Infrastructure & Water Management Policies

1. To actively seek the funding and delivery of key infrastructure including water supply and waste water management to enable development in the George's Quay area.
2. To ensure that development is permitted in tandem with available water supply, waste water treatment and network capacity. To manage and phase development so that new schemes are permitted only where adequate capacity or resources exist or will become available within the life of a permission.
3. To require that all large development proposals include water conservation and demand management measures.
4. To require all new development proposals to submit comprehensive drainage plans, with full supporting information, that comply fully with the requirements of the Water Framework Directive and the Wastewater Discharge (Authorisation) Regulations 2007, in accordance with Section 5.2.4.6 of the Dublin City Development Plan 2011-2017.
5. To protect existing infrastructure by ensuring through consultation with Dublin City Council that buildings and structures will be designed and constructed so that they do not compromise the structural integrity of trunk watermains in the area.

6. To seek to improve water quality and meet the objectives of the Eastern River Basin District Management Plan by;
  - (i) Ensuring the separation of foul and surface water effluent through the provision of separate sewage networks in any new permission;
  - (ii) Ensure the implementation of a stormwater management system in the detailed design of the plan lands, following the principles of Sustainable Urban Drainage Systems (SUDS).
7. To require all relevant proposed developments located within high risk flood zones to carry out a detailed Flood Risk Assessment in accordance with the Departmental Guidelines on Flood Risk Management and Appendix A1 of this plan. The flood risk assessment shall accompany the planning application and should be sufficiently detailed to quantify the risks and the effects of any residual mitigation/adaptation together with the measures needed to manage residual risks. Ground floor residential uses will not be permitted in high risk areas.
8. To encourage provision of suitably high quality strategic telecommunications including fibre optic, broadband links and utilities (inc. gas and electricity) infrastructure within the area of the local area plan.

### Infrastructure & Water Management Objectives

1. To support the implementation of the South Campshire Flood Protection Project in order to protect the hinterland south of the River Liffey behind George's Quay, City Quay and Sir John Rogerson's Quay from risk of coastal flooding.
2. To support the implementation of the recommendations of the Flood Resilient Cities Project (Jacobs Study) in relation to pluvial flood risk within the area of the local area plan in order to improve existing drainage and protect the local community.



Green Street Projects - Townsend Street

**To protect, maintain and enhance the green infrastructure, biodiversity and natural heritage of the area providing the community and all those who work, visit or pass through the area improved quality of life and sense of place.**

Green infrastructure provides a mechanism for bringing together the key elements which define the quality of a neighbourhood in relation to biodiversity, amenity, movement and water resources.

Green Infrastructure (GI) can be broadly defined as an interconnected network of green space that conserves natural ecosystem values and functions and provides associated benefits to human populations.

GI through properly functioning biodiversity, provides space for nature to deliver vital ecological functions that underpin the quality of life. Each individual green space should link into a larger network that incorporates other public and private green spaces in the area. Physical linkages lie at the heart of green infrastructure, but other linkages are also important. GI provides multiple social, environmental and economic benefits, which reinforce the character of a place. The adoption of a green infrastructure approach can contribute greatly to the quality of a local area plan.

The George's Quay area is a largely man-made topography consisting of land reclaimed from estuarine mudflats. There is little biodiversity in this area.



Princes Street South - Existing Situation

- A Stormwater Tree Trench
- B Trench with load Bearing Soil
- C Overflow outfall to existing sewer network
- D Road Gully with Leaf and Litter Screen

Most of the trees and shrubs are non-native varieties and are of limited benefit to native wildlife. Native or semi-natural habitats are confined to derelict sites and a few small grass covered spaces.

Most of the pedestrian realm within the George's Quay area is of poor quality and in poor proportion to the scale of streets and spaces. Despite a surge of redevelopment during the late 20<sup>th</sup> century there are few green roofs. The eastern part of the LAP area exhibits signs of urban decay; containing a number of large derelict sites and contains streets of poor visual quality and amenity. Despite low levels of traffic and low demand for on-street parking and loading in several areas of the LAP, many of the streets are dominated by large amounts of hard-surfacing.

The principal green infrastructure feature of the LAP area is the river Liffey. It links George's Quay to areas of international biodiversity importance in Dublin Bay. It is a corridor on which migratory eels and salmon depend to reach spawning and feeding grounds and is a popular route for birds moving to and from Dublin Bay. It is home to resident mullet, a habitat for seaweeds and the occasional feeding Otter.

Ten bird species were identified during an early morning visit in late August 2011 in the LAP area. It should be noted that in the same visit 30 species were recorded in Trinity College Dublin, which is another important environmental feature and biodiversity hotspot within the urban core, which bounds the LAP area to the south. An important objective of this plan is to create connections between these two important environmental areas.

In terms of terrestrial biodiversity the plan area contains a hierarchy of formal parks (Elizabeth O'Farrell Park and the grounds of St. Mark's Church, private gardens associated with dwellings and derelict sites. The built urban character of the area means that there is limited opportunity for the short term expansion of green infrastructure. While there are limited opportunities to create new parks or square on a large scale in the LAP area, smaller innovative green spaces such as pocket parks, green roofs and podium level green space should be considered and included in any new development within the LAP area. These smaller green spaces play an important part in providing not only new green space but also in supporting biodiversity in the area, in particular when planted with native species of shrubs, flowers and trees.

Enhancement will largely entail retrofitting the existing urban environment in the public and private domains. This can be achieved by the actions of various stakeholders including the City Council, land-owners and occupiers and developers. Best practice should be showcased by the promotion of carefully-selected pilot schemes. Building awareness in the local community of green infrastructure will be an important part in achieving awareness and support.

The main aim of the Green Infrastructure Strategy is to create a linked network of strategic open spaces. This will focus on:

- **Biodiversity** - by focussing on the existing green infrastructure potential of the river Liffey and developing the potential of existing open spaces, derelict sites and small gardens;
- **Amenity** - by protecting, enhancing and improving access to high quality amenity (for example the Campshires and Trinity College playing pitches)



exploiting potential of existing pocket parks and improving play spaces associated with social housing (ex. Countess Markievicz House);

- **Movement and Streets**- by greening the pedestrian environment, improving and extending the cycle network, exploiting proximity to key transport nodes and exploiting the river Liffey; and
- **Water resources** - by maximising the amenity and biodiversity value of the campshires and using new and innovative green approaches to manage drainage locally to improve water quality in the Liffey.

Dublin City Council will monitor the success of the Green Strategy implementation in the LAP through the monitoring of a series of indicators which include, diversity of bird species, air quality, SuDS provision, cycle network and cycle facilities, green roof coverage and soft landscape.



Green Street Projects - Townsend Street

## Legend

- Ⓐ Tree Line
- Ⓑ 2 Way Cycle Lane
- Ⓒ 2 Traffic Lanes Retained
- Ⓓ On Street Parking Retained on South Side

## Tree Trench

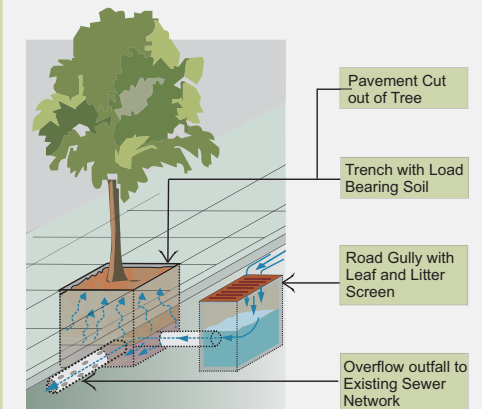
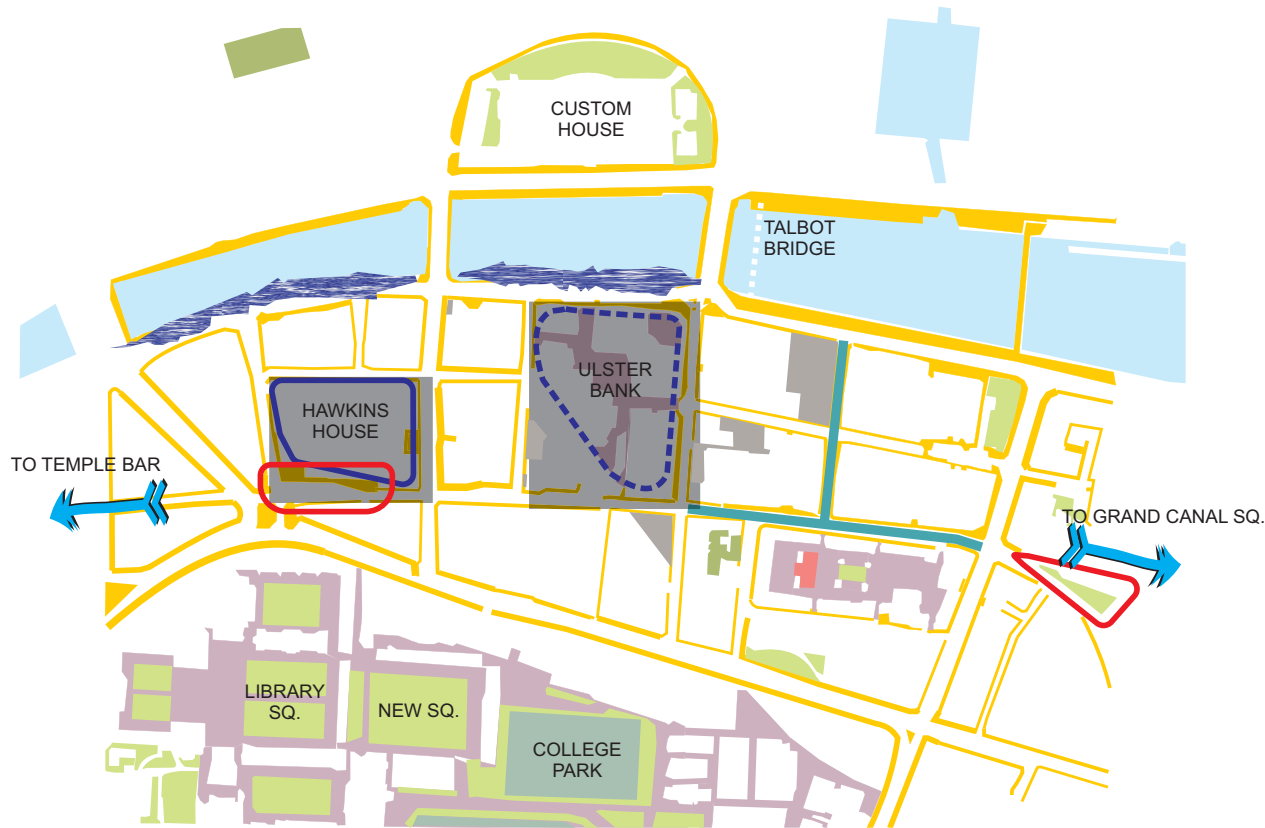




Fig 25: Green Infrastructure, Biodiversity & Natural Heritage



River Bank Spaces		Pedestrian Public Realm		Sports Courts	
Large Blocks		Semi Private/Semi Public Space		Derelict Sites	
Spaces with Significant Regeneration Potential		Roof Gardens		Proposed Green Streets Pilot Project	
Existing Green Space		Play area			



Elizabeth O'Farrell Park



Stormwater Tree Trench with Tree Grates





Green Roof

### Policies

1. To seek opportunities to increase the provision of tree planting on streets within the LAP to improve amenity, increase opportunities for wildlife and contribute to improvements in air and water quality and water attenuation.
2. To promote opportunities to enhance the ecological linkages between Trinity College and the Liffey by encouraging provision of wildlife pockets within private lands, through provision of green roofs, courtyard gardens, green walls and other soft landscaping features within existing and future developments.
3. To seek improvements in the biodiversity value of existing parks/public spaces through planting and management practices focused on boosting the attractiveness for wildlife.

4. Promote the use of native species in any landscaping scheme to encourage biodiversity and support bird and insect populations.
5. Encourage the development of podium and courtyard gardens as part of the provision of semi-private and private open space within the LAP to increase opportunities for biodiversity and the enhancement of the local environment.

### Objectives

1. Support and maximise the recreational and amenity value of the existing public realm network, in particular, the riverside and the linkages to adjacent amenity areas e.g. Trinity College and Grand Canal Square;
2. To extend the tree line along George's Quay and protect and enhance the existing tree line on Burgh Quay and the Campshires, utilising native species where possible.
3. To require that future development of large sites within the LAP area demonstrate how the proposed development can contribute to biodiversity in the LAP area.
4. Investigate the possible options for future utilisation of the semi-private green spaces behind the houses of City Quay for community gardens in consultation with the residents.
5. Require that any future plan to refurbish Markievicz House should incorporate community gardens and green infrastructure, through landscaping provision and design in consultation with the local residents.
6. Develop the Townsend Street route as an attractive and comfortable pedestrian and cycling route from Temple Bar to Grand Canal Dock. (Please also refer to Section 4.3- Movement & Access).
7. To pilot and test new green infrastructure installations in the public realm to boost biodiversity and improve surface water management on two streets within the LAP area; including the provision of storm water tree trenches.



City Quay



*To facilitate the enhancement of the existing community and social infrastructure provision in the George's Quay area.*

The Council recognises the vital role that community, leisure and recreation infrastructure plays in the life of any area. Community facilities generally comprise of facilities serving the cultural, health, educational, recreational, religious and general leisure needs of the population and include facilities such as schools, libraries, churches, health care, childcare, theatres and community buildings. Community and social infrastructure are features that improves an area's desirability, support community vitality and can help form the foundation for development. The provision of these facilities are essential to community living.

#### Schools

City Quay National School is located within the LAP area. This co-educational primary school has over 150 children in attendance at present. There are currently a number of second level education facilities serving the LAP area, but none are located within it; and it is not anticipated that an additional primary school or secondary level school will be facilitated within the lifetime of the plan due to the sufficient number of primary and second level schools in the vicinity.

#### Community Facilities

An audit of community, social, entertainment and education facilities was undertaken for the both the LAP area and neighbouring areas. The audit concluded that the LAP area is well serviced by a wide variety of facilities however some facilities, such as Elizabeth O'Farrell Park, are currently underutilised. Future improvements to enhance the attractiveness of these facilities would lead to an increased awareness of these facilities and higher levels of patronage.

The Council would encourage that all community facilities (sports and recreation clubs activities and venues etc) are safe places for children to be active and develop to their full potential. These facilities including the approaches and surrounding public realm, should be accessible to the visually impaired and to people with disabilities.

In order to support existing communities and help integrate new residents it is important to provide and maximise opportunities for local recreational activities. This can be supported by creating places for people to meet, join clubs or have somewhere safe to play and meet up.

#### Play

Safe areas for children to play are an integral part of any vibrant community. The provision of such spaces reinforces the vitality of an area and increases perceptions of safety and community. Play spaces may be in the form of structured play areas but also and equally as important unstructured areas, such as green spaces used for football. Playing outside is a vital part of childhood that helps children develop physical strength, coordination and balance. At present, the only designated play space within the LAP is within the Markievicz House complex. A second play area is located within the Pearse House complex which is just outside the LAP area. During the consultation process with City Quay National School it was highlighted that the majority of play spaces currently provided within the area are for pre-school children (2-5years) and there is a lack of facilities for older children. It was also noted that there is a lack of unstructured play spaces which are safe enough for children to play in. Any improvements to the public realm or future development within the LAP area should include the need for these areas for young people within their design process.

It is a vitally important function of the Council to support and promote an increase of neighbourhood spirit, vibrancy, activity and responsibility. This support is a mixture of facilities and also human resources through the housing, community and sports and recreation functions of the Council. Currently the Council devotes significant resources to the area to achieve this. Future developments should be carefully designed to shape public spaces and places that encourage and enhance vibrant communal interaction and an individual's sense of belonging.



#### Education, Community & Social Infrastructure Policies

1. To encourage the development of play areas within existing and proposed residential developments.
2. To encourage the provision of community, education, recreational, and amenity facilities in tandem with residential, commercial and other development.
3. To encourage the provision and further development of community facilities which are flexible and capable of being managed for a number of different uses.
4. To encourage the further use of existing facilities to maximise the sustainable use of such infrastructure and promote community cohesion.
5. To seek to create safe and useable open space for play through overlooking and passive surveillance.

#### Education, Community & Social Infrastructure Objectives

1. Investigate the possible options for future development of Elizabeth O'Farrell Park to provide for a new playground or play space suitable for older children
2. To encourage any improvements to the public realm or future development within the LAP area to include unstructured play spaces for young people within their design process.
3. To require that development proposals on large sites demonstrate how the proposed development can contribute to community and social infrastructure in the LAP area. This contribution can take the form of proposals for environmental improvements to public spaces and areas within the LAP area, support for historic projects, art or cultural amenities, or other physical works or actions that benefit the local community.
4. Large corporate organisations which are based in, or decide to, locate in the LAP area will be encouraged as part of their corporate responsibility programmes to actively engage with and support the local community. Such programmes should liaise with Dublin City Council community office and area office to identify suitable projects or schemes to support.
5. To require the provision of a flexible space for community, art and cultural use, approximately 250-350 sq m; to be transferred to Dublin City Council in any redevelopment of the City Quay site. Dublin City Council will, in consultation with local stakeholders, identify suitable uses for the space. The form and detail of this space shall be discussed with DCC at early design stage to ensure its suitability.



***To make provision for the accommodation and development of culture and the arts, to foster cultural diversity and to promote tourism across the George's Quay area.***

In recent years Dublin has become one of Europe's top tourist destinations, not least for its well recognised cultural heritage and its achievements in art, literature, architecture and music. The Dublin City Development Plan 2011-2017 states 'The enhancement and promotion of Dublin as a 'City of Character and Culture', promoting an active artistic and cultural community at city-wide and neighbourhood levels is central to making a vibrant city that is an attractive destination for tourism and the creative industries.'

**Culture, Arts and Tourism within the LAP currently**

The arts and cultural resources in and around the George's Quay area have perhaps not been fully appreciated in the past but they are significant and include the Screen Cinema, the Abbey and Peacock theatres, Trinity College and Pearse Street Library. The recent opening of the Grand Canal Theatre to the east has placed the LAP area along an axis of arts facilities in the City.

The area has a strong tradition in the provision of cultural facilities for the city's population, including such historic play houses as the Theatre Royal which was located on Hawkins Street, the Tivoli Variety Theatre on George's Quay and former City Quay Arts Centre. At present, the area has a high concentration of street art or public statues/memorials which are not only high in cultural value but also an underutilised asset of the area.

The Dublin City Council Development Plan 2011-2017 identified that the LAP area is located between four cultural quarters, Trinity College and South Georgian Quarter, Temple Bar, O'Connell Street and North Georgian Quarter and the North and South Docklands. The LAP would hope to strengthen the connections between the area and these quarters with public realm enhancements and improved pedestrian access routes.

**Further Development of Culture, Arts and Tourism**

The tourism industry in Ireland was worth approximately €5.3billion in 2009 and employed over 190,000 people. Approximately 5.4million tourists visited Dublin in 2009 (Tourism Ireland, 2009). Within 800m of the LAP area there are 21 hotels rated 2 star or more. They contain approximately 2,500 bedrooms.

The area's strategic accessibility and proximity to major tourist attractions place it in a unique position to develop its role in the area of support services for tourism. It also has significant potential to benefit the Arts through the major development sites which can provide opportunities for cultural provision as part of new mixed use developments. Facilities for contemporary and emerging art forms including film, dance, contemporary music and modern art in addition to more traditional forms could form part of vibrant new City quadrants. The provision of new flexible spaces which could incorporate such uses would be positively received by the Dublin City Council and would also result in a more robust development and make a positive contribution to the character and liveliness of this part of the City.

Dublin City Council will undertake a study to examine the possibility of providing for a best practice state of the art exhibition, performance and cinema space with a seating capacity of 600, in the cultural heart of the City. This study will form part of the review of the Culture Strategy for the City and input into the content of the Strategy. A proposed location should create a direct synergy between the cultural infrastructure of Grand Canal Theatre leading into the Temple Bar Area and on up into the Irish Museum of Modern Art on the east west access. The arts space would incorporate educational space and dedicated cultural space for youth arts practice and emerging new arts practice.

The cultural, local and community connections to the sea and the docklands should also be supported. At present the monument to merchant seamen lost in WWI is located in Elizabeth O Farrell Park. City Quay Church holds a memorial service once a year for those lost at sea. This connection should be protected and enhanced as it is part of the original identity of the George's Quay Area.

**Culture & Tourism Policies**

1. To require that all significant development has regard to the Dublin City Council Cultural Strategy 2009-2017 and to ensure that a Cultural Impact Assessment accompanies all major planning applications to assess the contributions that the proposed development will generate in the cultural life of the LAP area
2. To include a theatre or cinema in any redevelopment of the Hawkins House site. Any proposal shall be the subject of consultation with the Arts office of Dublin City Council at the early stage of design.

3. Encourage and support the development of the arts and tourism potential of the existing cultural inheritance of the plan area.
4. Encourage and support the use of the campshires for temporary or seasonal festivals/markets
5. Encourage the development of cafes/restaurants/retail facilities along key routes linking cultural facilities.
6. Support the development of artist's units/workspace in new developments within the LAP area.

**Culture & Tourism Objectives**

1. To require the provision of a flexible space for community, art and cultural use, approximately 250-350 sq m; to be transferred to Dublin City Council in any redevelopment of the City Quay site. Dublin City Council will, in consultation with local stakeholders, identify suitable uses for the space. The form and detail of this space shall be discussed with DCC at early design stage to ensure its suitability.
2. To promote the use of the Liffey and its campshires for active and passive activities; including festivals, events, maritime and rowing club activities and competitions and explore opportunities for increasing activity and use by clubs of the river.
3. To protect and improve the setting of public art installations/monuments as part of any public realm upgrades.
4. Promote the redevelopment of an attractive pedestrian route from Temple Bar to the Grand Canal Theatre via Townsend Street, through improved signage and public realm enhancements.
5. To undertake a study to examine the possibility of providing for a best practice state of the art exhibition, performance and cinema space with a seating capacity of 600, in the cultural heart of the City. The arts space would incorporate educational space and dedicated cultural space for youth arts practice and emerging new arts practice. This study will form part of the review of the Culture Strategy for the City and input into the content of the Strategy.

Development Plan 2011 - 2017  
Main Cultural Quarters Map

### Hotels

- |                                 |                               |
|---------------------------------|-------------------------------|
| 1. Trinity Capital Hotel        | 13. Buswells hotel            |
| 2. The Westin Hotel             | 14. Trinity Lodge hotel       |
| 3. Fleet Street Hotel           | 15. Le Cirk Hotel             |
| 4. Wynn's Hotel                 | 16. The Mercantile Hotel      |
| 5. Hotel Isaacs                 | 17. Dublin Citi Hotel         |
| 6. Jurys Inn Custom House       | 18. Blooms Hotel              |
| 7. The Clarion Hotel            | 19. Farringtons of Temple Bar |
| 8. The Maldron Hotel            | 20. The Morgan Hotel          |
| 9. Holiday Inn                  | 21. The Arlington Hotel       |
| 10. O'Callaghan Alexander Hotel | 22. The Gresham Hotel         |
| 11. O'Callaghan Davenport Hotel | 23. The Ripley Court Hotel    |
| 12. O'Callaghan Mont Clare      | 24. The North Star Hotel      |

### Cultural & Entertainment Facilities

- |                                    |                               |
|------------------------------------|-------------------------------|
| 1. Screen Cinema                   | 9. Savoy Cinema               |
| 2. Green on Red Gallery            | 10. Dance House, Foley Street |
| 3. The Science Gallery             | 11. Stone Gallery             |
| 4. Trinity College & Book of Kells | 12. Oscar Wilde House         |
| 5. The Abbey Theatre               | 13. National Gallery          |
| 6. Liberty Hall Theatre            | 14. Natural History Museum    |
| 7. G.P.O.                          | 15. National Museum           |
| 8. St. Mary's Pro Cathedral        | 16. National Library          |
|                                    | 17. The National Wax Museum   |

### Public Art/Sculptures/Memorials in LAP Area

1. Constable Patrick Sheahan Memorial
2. Matt Talbot
3. The Linesman
4. The Anchor Monument In Honour of Merchant Ships Seamen 1939-1945
5. Countess Markievicz
6. Mr. Screen
7. The Stein Standing Stone

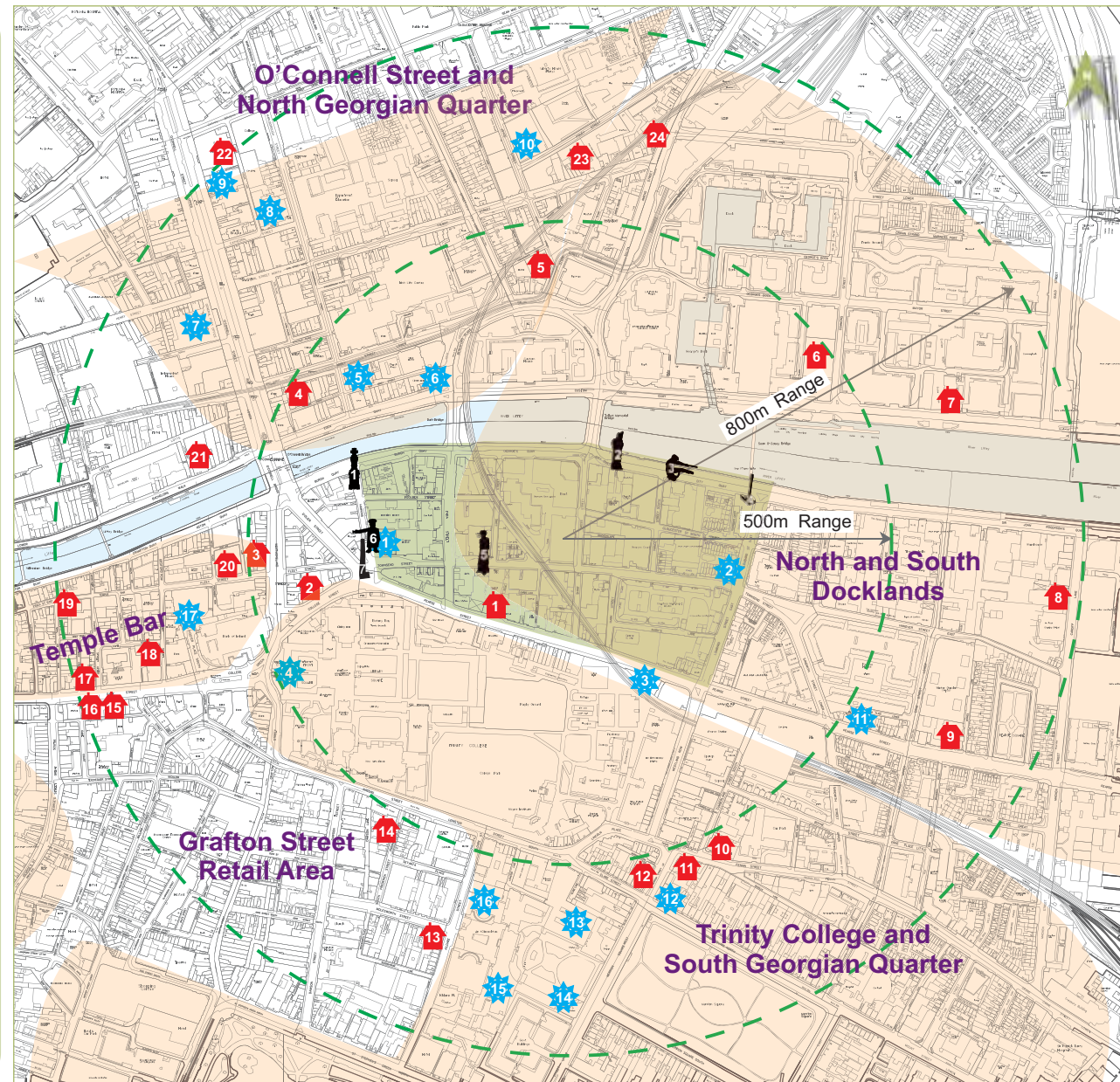


Fig 26: Main Cultural Quarters Map



***It is the policy of the George's Quay LAP that sustainability and sustainable design becomes a defining character of the George's Quay area with new buildings leading best practice and contributing to Dublin City being a sustainable Green city to the benefit of all.***

It is the ambition of the Council that the George's Quay area will lead the way in setting best practice in meeting sustainability targets through innovative design and actions to deliver the aims of the Council policies contained in the Council documents '*Climate Change Strategy 2008-2013*' and in '*Towards a Sustainable Dublin*'.

As a city centre location, with a range of mixed uses and options for sustainable transport modes the Georges Quay area has the potential to become an exemplar for sustainable communities and districts. The LAP aims to reduce reliance on unsustainable energy and fuel within the LAP area, by promoting and supporting greener alternatives, and the incorporation of greener design approaches in new buildings.

This sustainable future approach is promoted in this LAP through four policy approaches below:

1. Preserving the mix of use types in the area, to support the development of sustainable communities, encourage shorter trips by sustainable modes within the inner City.
2. Modern green building and block form design, with high BER ratings, maximising opportunities for both reducing energy consumption, exploiting sustainable energy options and conserving water.
3. Encouraging high levels of use of sustainable modes of transport by promoting walking, cycling and public transport within the LAP area.
4. Promoting and supporting improvements in the public realm which reduce energy consumption, support SUDS, increased carbon sequestering and supporting CHP (combined heat and power) district schemes.

A sustainable community/residential mix allows the area to react to its inner city location and integrate into the daily pattern of inhabitants across the working and living day. The mix of uses should act to enliven the area through the day and night in order to produce a vibrant living and working environment within the city.

By utilising existing city centre sites and allowing a sustainable diversity of land uses, new development should have an inherently low carbon footprint. Daily movements of occupants to and from developments and the proximity of local, well established amenities should lessen the transport needs in the area. This mix also focuses people's need on using sustainable forms of transport, given their proximity to a well-established network infrastructure.

Within this mixed approach is also the issue of type of housing units provided. New residential units should be designed with flexibility in mind, taking into account the life patterns of people using it and seek to address ways to increase that quality in measurable steps. This should include the creation of sustainable communities through the delivery of a housing mix with inbuilt adaptability to changing circumstances within a family's life-cycle. The inclusion of elements such as community gardens, both public and private open space such as roof gardens and courtyards, and integrated amenities would increase the quality of life for residents in the area.

This LAP addresses environmental sustainability across all fronts. This section focuses mainly on building design as one part of the overall sustainability agenda. The three other approaches identified above are addressed in more detail in other sections of this chapter.

#### **Sustainable Design**

Sustainable design is promoted in this LAP by focussing on four elements (i) built fabric; (ii) design and layout of buildings; (iii) energy and (iv) carbon impact of construction.

The LAP seeks to achieve development which utilises state of the art energy efficiency policies and best practice technologies to reduce resource consumption and promote environmental sustainability. New developments within the LAP area should, where possible, seek to maximise energy efficiency through their location, design and/or make appropriate use of energy conservation techniques, and go beyond the current minimum building regulations requirements. Building design should maximise natural daylight and ventilation opportunities, incorporate grey water re-use and green roofs and/or walls where possible.

In combination with the materials chosen and physical attributes of building design, sustainability should also inform key urban design elements such as creating attractive micro climates in key public or private public spaces, maximising passive solar gain, reducing overshadowing and addressing wind tunnel impacts.

A key part of sustainable building and reduced carbon footprint is the energy consumption of heat, light and power of a building. Opportunities to source these forms of energy from sustainable sources should be exploited. Solar panels, geo thermal and CHP are some of a number of options which provide renewable energy sources, and can also bring economic benefits. CHP (combined heat and power) on (or near) site production of heating, lighting and cooling has been shown to be very sustainable in terms of efficiency and is most efficient when there is a suitable mix of uses for energy centres. This and other renewable energy system options should be considered for larger sites and also longer term proofing of design to facilitate connection to district scale schemes. In terms of sustained energy demand, the use of compatible uses such as day and night-time loads and cooling and heating – i.e. commercial and residential use respectively, lends itself to the use of energy centres of CHP.

The fourth area of significant impact focuses on its energy and carbon consumed in the built environment is the built environment itself. The carbon imbedded in buildings, through the materials, processing, delivery and construction impacts is significant. For this reason, existing buildings should where possible, be re-used and/or refurbished as the first option, to reduce the carbon footprint and impact; with demolition and replacement permitted only where re-use of the existing build form is not practical. New buildings should be designed so that other types of uses can be accommodated in the future- ensuring that the building and the carbon invested in it will be fully used and be sustainable in the long term.

In compliance with the Dublin City Development Plan, developers are required to provide a sustainability statement to illustrate measures proposed to increase energy efficiency, reduce resource consumption and minimise waste generation.

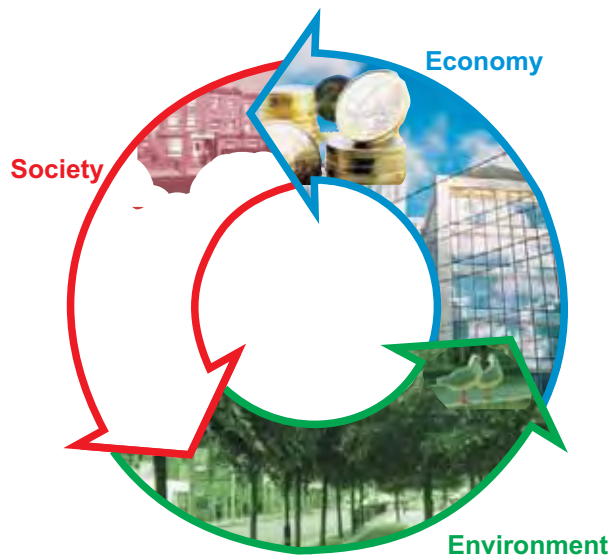


Green Roofs - Sargfabrik, Vienna



### Environmental Sustainability & Sustainable Design

4. Promote the use of environmentally sustainable technologies and facilities within any development in the LAP area such as the inclusion of CHP (Combined heat and power) units on site, community recycling facilities, grey water collection facilities, green roofs and green walls.
5. Seek opportunities within larger block developments to create efficiency in energy consumption both in buildings, blocks and in use of public transport, with future proofing of systems to facilitate district wide schemes in the future.
6. Building design will give careful consideration to the design and arrangement of buildings on a site in relation to the development of a microclimate. New developments should be future proofed to aid in the conservation of energy and maximise solar gain and renewable technologies.
7. All buildings, including housing units should incorporate flexibility in form and internal design available in the area in terms of size and tenure. Building design and technology used should be flexible and allow for adaptation and for change of use in the long term. A building should not become obsolete on cessation of an activity, but should be capable of facilitating new activities without onerous renovation in order to conserve "embedded energy".
8. Promote the use of environmentally sustainable materials in the construction of any development in the LAP area.
9. Existing buildings should, where possible, be re-used and/or refurbished as the first option, to reduce the carbon footprint and impact; with demolition and replacement permitted only where re-use of existing built form is not practical.



# LOCAL AREA PLAN

## GEORGE'S QUAY



George's Quay

# 5

## Key Site Framework Strategies

- 5.0 Introduction
- 5.1 "Hawkins House" Site
- 5.2 City Quay Site
- 5.3 Tara Street Station Site







The Georges Quay LAP provides an opportunity to consider the redevelopment of underutilised or underperforming sites in the area. The Development Plan has identified three significant sites for redevelopment within the Georges Quay LAP area and provides specific guidance in relation to their future development. Individual site master plans will need to be prepared for each of the key sites. This requirement is discussed in greater detail in chapter 6 of the LAP. The content of any masterplan shall be the subject to detailed discussions and agreement with the Planning Department of Dublin City Council. No planning application for large scale developments will be progressed until such time as an individual masterplan is in place.

This chapter focuses on these three key sites within the LAP to consider the form of future development suitable for these locations and sets out the issues, aims and objective for each key site so that their redevelopment will both enhance the LAP area and deliver key policies of Dublin City Council in relation to economic development, sustainability, urban design and the historic fabric of the City centre.



Fig 27: Key Site Locations - George's Quay LAP

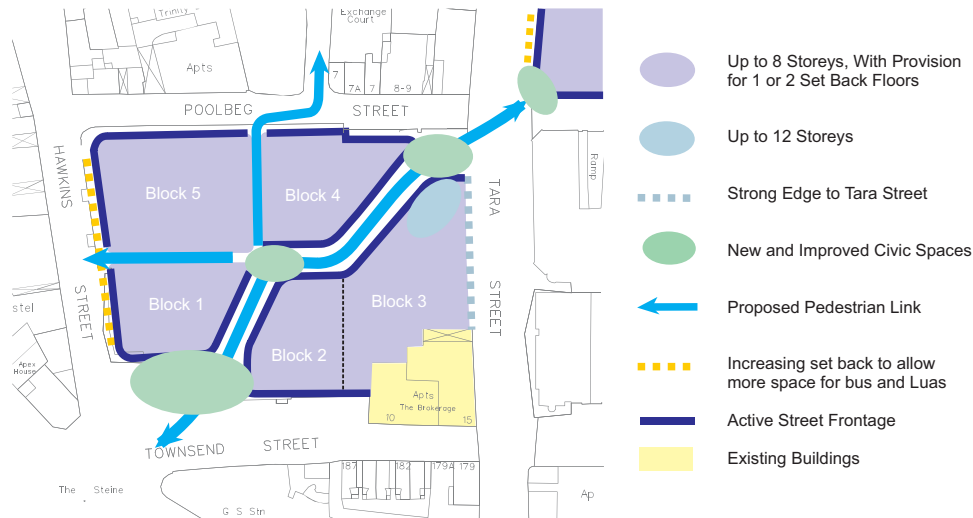


Fig 28: “Hawkins House” Site Design Framework

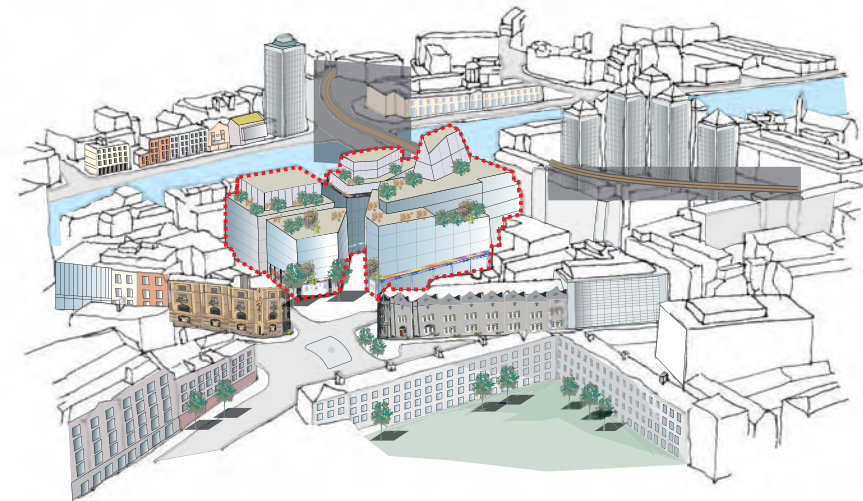


Fig 29: Conceptual Sketch of Hawkins House Site

### Current Environment

The 'Hawkins House' office complex was amongst the first wave of 'modernist' developments in Dublin, developed to a design by Sir Thomas P Bennett/ Henry J Lyons between 1962 and 1969 on the site of the Theatre Royal and Regal Cinemas. The site incorporates three free standing office blocks; Hawkins, Apollo and College Houses and a low rise cinema structure, the Screen Cinema. Hawkins House itself rises to twelve floors (41.45 metres in height) and faces Poolbeg Street. College House rises to ten storeys, and faces Townsend Street. Apollo House rises to ten floors (32.5 metres) and faces Tara Street. The setback of the buildings at Townsend Street functions as a convenient parking bay for buses and service vehicles.

The surfacing directly in front of the cinema and the lack of ground level animation of the office structures (including surface car parking) has resulted in an in-hospitable and poorly used public space.

In recent years, development in the area has been of the more conventional type involving a variety of uses and the creation of continuous elevations framing the street, with car parking provided underground. For example the corners of the junction of Tara Street and Townsend Street have been redeveloped with ground level cafes, restaurants and licensed premises with residential development above street level to create activity and vitality on each of the corners.

### Future Direction

The Dublin City Development Plan sets out two key objectives for the 'Hawkins House' site :

- (a) To strengthen and make key public realm nodes throughout the area, including an improved concourse at Tara Street Station at the end of the new diagonal route across the “Hawkins House Site”; and new civic spaces around City Quay Church and School.

- (b) A mid-rise marker building could be incorporated in the Hawkins House redevelopment to announce the entrance to the new diagonal civic route.

The site is one of the most prominent locations within the City Centre, located between Trinity College, the busy train station at Tara Street and adjoining major retail, cultural and leisure centres at Henry Street/Grafton Street and Temple Bar. It is close to major banking centres, prestigious hotels and office head quarters. For these reasons, this site presents one of the best opportunities within the City for new international standard office/head quarter commercial facilities, and also a critical opportunity to create an urban environment worthy of its valuable location.

The LAP seeks the full redevelopment of these lands. Each of these objectives provide a framework within which individual landowners can bring forward all or some of the site for redevelopment, and that each element will deliver key pieces of the urban form sought for this location.

Central to all of this is the importance of high quality architectural design in any of the proposals, both for the buildings themselves and the spaces they create. Quality and recognition of the important role these sites have in “filling out” the jigsaw will be central in considering any planning applications for redevelopment.

It is not the intent of this LAP to prescribe the detail of the form of buildings or the shape of the spaces they create; but to set a framework within with innovative, interesting and sustainable design approaches can be explored.

What the LAP seeks to achieve for this site is driven by the principles and objectives outlined in the previous chapter- mixed use, attractive pedestrian environment, maximisation of the sites potential for economic development and supporting sustainable transport and a design approach that is both green in technology and is responsive of the historic setting; remaking strong street edges and creating new pedestrian streets and spaces.

The framework has five elements- (1) new pedestrian civic route, supported by two smaller pedestrian connections; (2) urban plaza/space marking both ends of the civic route; (3) provision of new similarly sized cultural use in any redevelopment of the screen cinema site; (4) strong appropriately scaled edge buildings to Tara Street and (5) one, possibly two mid rise building up to a maximum of 12 storeys (48m) within the north western portion of the site, subject to a detailed impact assessment.

#### (1) New Pedestrian Civic route

The Dublin City Development Plan provides for a 'civic' and 'diagonal' route through the 'Hawkins House' site. The layout of the new route and public space forms part of a more extensive civic route from Christchurch Place through Central Bank Plaza, College Green, College Street, through the new civic space in front of the screen cinema and on to Tara Street, across the Liffey to new civic plaza/ space at the Custom House and on into the north docklands (see fig 29).

The new civic route, where it passes through this development site, is proposed to be a pedestrian route only. Pedestrian movement from Tara Street Station is predominantly in a western direction, as the north docklands and south dockland are better served by Connolly and Pearse Stations respectively. This route will facilitate passengers alighting at Tara Street to directly connect with College Green and westwards into the shopping districts, and also provide a direct link to the new Luas line travelling down Hawkins Street and stopping at Trinity. Two supporting pedestrian connections are also identified meeting at the centre of the site. These routes link in Poolbeg St/Corn Exchange Street and Hawkins Street into the main artery through the site. These two ancillary routes provide increased connectivity, and also play an important interim role if certain parts of the site are not developed in sequence; by creating connections if not all of the civic route is delivered in the medium term.

Where the entire site is being redeveloped as an integrated project, the need for both secondary pedestrian routes can be reconsidered if the main axis is to be delivered in its entirety at an early stage. Any such redesign shall ensure that connectivity, and achieving quality pedestrian places are the primary considerations.

The alignments shown in Figure 29 should be regarded as indicative, with appropriate widths, angles and alignments open for modification, based on good urban design principles and in addressing issues of passive surveillance, sunlight and shadowing, and wind effects.

#### (2) Public Plaza

The civic route is the linking element in the creation of a significant public plaza at Townsend St/Hawkins Street junction, uniting with public realm improvements for College Green & Street; and from there connecting along the route to a smaller public space at the corner of Tara Street/Poolbeg Street which compliments the new plaza at Tara Street Station opposite. This space provides a link from the station to the civic route, creating an inviting atmosphere with the civic route opening out to create this space and to create space for larger numbers of people arriving by train to move through into the urban fabric of the City.

#### (3) Cultural Use

The Screen cinema site has an historic association with cultural activities such as the Theatre Royal, dating back beyond the current cinema use. In any redevelopment it is very important that the cultural uses of this corner site are retained in any future development. Supporting cultural activities within the City is a one of the main policies of the Development Plan; and also by ensuring mixed uses which draw people to this area during off peak hours, it supports the vision of creating an attractive sustainable, active district within the City.

#### (4) Addressing Tara Street.

Tara Street is a wide street in the City Centre context and in seeking redevelopment of the existing buildings facing the street, it is essential that those that replace them bring a design approach that appropriately addresses the scale of the street and through ground floor uses, increase activity at street level to make the street more attractive; supported by future public realm and traffic improvements.

In relation to heights, buildings facing the street should complement existing heights on the street and be eight storeys (32m) in height, with provision for one or two further storeys (subject to assessment) behind parapet levels.

#### (5) Mid Rise Elements

Provision is made for one or two (max) mid-rise building within the redevelopment, forming part of block 4 in figure 29 below. This height of any proposed building shall be decided on the basis of an assessment of the building in line with the City Development Plan policies in this regard (see 17.6.3); but shall not exceed a maximum of 12 storeys in height.

The design approach for this building shall reflect its role within the new civic route through the site.

#### Phasing

The impact of the proposed pedestrian street level layout on the build form creates a series of five blocks of land which can facilitate the redevelopment of the site in a sequence of phases, but without requiring a particular order. Each site block could involve either one building or a series of individual or interlinked buildings or other design approaches to achieve a successful viable form.

Block 1 and block 2 are contained within the screen cinema/college house site. Block 1 is framed by Hawkins Street, the plaza to the south and the start of the civic route to the east. This block will be required to incorporate the replacement culture use. Block 2 (which could be developed with block 3 or separately) to the east of the civic route and up to the boundary of the adjoining lands. The design of this block will need to demonstrate how they can be successfully integrated with Block 3.

Block 3 is within the Apollo house site and can incorporate the buildings to the south of the site. Block 3 provides for a large site fronting onto Tara Street and facing the new civic route. New development on this site will need to successfully integrate with the existing buildings on the southern boundary.

Block 4 is mainly contained in the Apollo House site but also includes some lands of Hawkins House site. It has a smaller footprint and contains the mid rise element and will, with block 3 (depending on which is built first) deliver the second half of the civic route, which widens to create a smaller plaza space to complement the station. It is bound to the east by the new pedestrian connection through to Poolbeg st.

Block 5, located on Hawkins House site, and taking up two thirds of the site, will provide the smaller pedestrian connection on the southern edge and also the pedestrian link north to Poolbeg street, addressing Hawkins Street and Poolbeg Street, creating a new built edge to these streets.



#### Hawkins House Objectives

1. To promote this site for the development of a new urban quarter, providing high quality new buildings, and reintegrating this street block into the urban fabric of the city centre.
2. To promote this site and new buildings within as a location for high quality modern head quarter buildings, benefiting from the attractive, well connected location.
3. To provide for a pedestrian route through the site linking College Green to Tara Street Station, framed by buildings on both sides and containing active street level uses along the pedestrian route.
4. To provide for a new attractive plaza area at the junction of the new pedestrian street meeting Townsend Street/Hawkins Street and linking to Pearse Street. The design of this space shall be framed to emphasise the connectivity to College Green and into the new pedestrian street so that it provides a pleasant setting for pedestrians to enjoy and introduces people to any future major public realm upgrade of the College Green area.
5. To require a high standard of design for all new buildings within the site; with particular emphasis on the corners framing the plaza and the junction with Tara Street. The buildings addressing College Green will need to show sufficient design merit to reflect the civic importance of this location.
6. To seek wider less cluttered footpaths along Tara Street and Hawkins Street to create the opportunity for a more attractive pedestrian environment.
7. To require that building lines of Poolbeg Street, Townsend Street and Hawkins Street frame the street in a coherent manner and to seek that the ground floor level of buildings forming Poolbeg, Townsend and Hawkins Streets incorporate active uses.
8. To require that an entertainment facility, (i.e. cinema and/or theatre) of floor area not less than the floor area of the existing Screen cinema, to be provided as part of any redevelopment of this part of the site.
9. The building heights in general across the site shall not exceed a maximum of eight storeys (32 meters) for office/mixed use to parapet level; with the possibility of 1-2 storeys set back behind the parapet, subject to assessment outlined in Sc 17.6.3 of the Development Plan. Provision is made for one mid-rise building within the north-eastern quadrant of the development, which can, provided design standards can be met; rise to a maximum of 12 storeys (48 meters). This building shall be designed and located so that it forms a coherent part of the design approach for the new civic plaza and pedestrian street.
10. The building heights to parapet level on Poolbeg Street and the impact of a new mid rise building within the site will be informed by the height of existing buildings, and subject to detailed overshadowing analysis.
11. To ensure that a minimum of 75% of the floor area of the proposed redeveloped ‘Hawkins House’ site shall be used for employment or employment related uses.



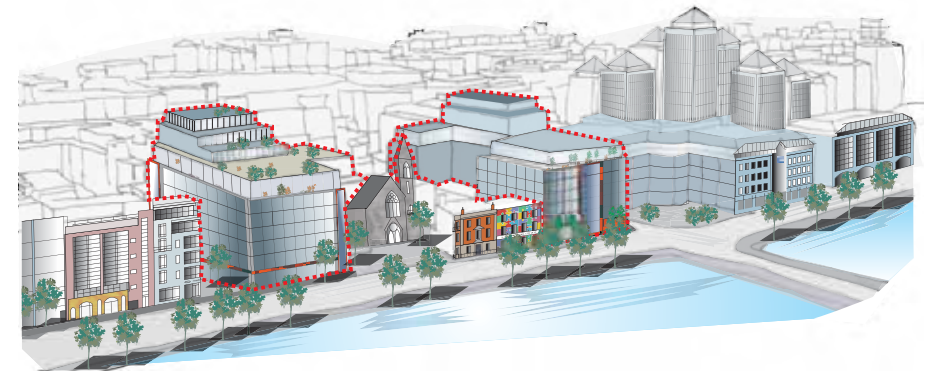
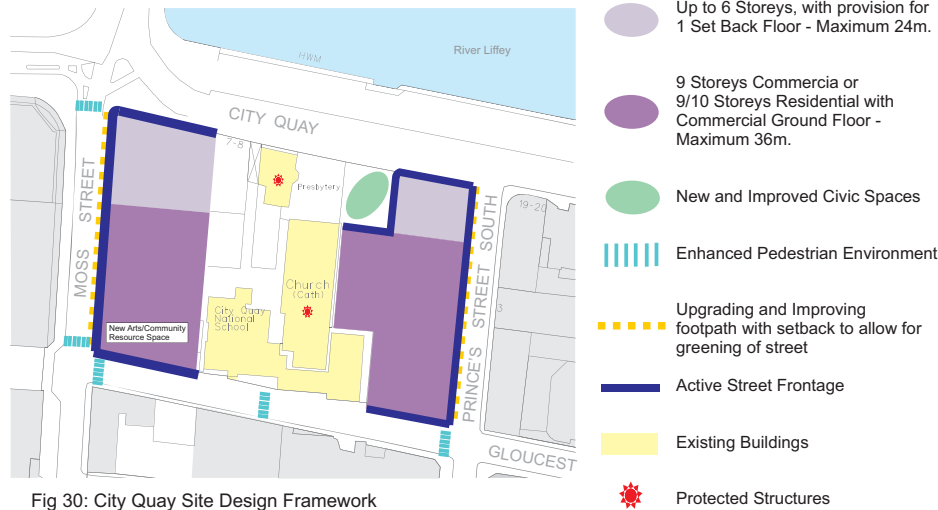


Fig 31: Conceptual Sketch of City Quay Site

The City Quay site includes two separate sites within this city block, on either side of the Roman Catholic Church of the Immaculate Heart of Mary and City Quay National School.

The first site, bounded by City Quay to the north, Moss Street to the west and Gloucester Street South to the south, includes the now vacant Dublin Arts Centre. The site is approximately 2,203sqm. The second site is located to the east of the church. It is bounded by City Quay to the north, Prince's Street South to the east and Gloucester Street South to the south. This site is approximately 2,427sqm. Both sites have been cleared and are surrounded by hoarding. Currently the environment is poor, with no passive surveillance of the surrounding streets.

The Dublin City Development Plan 2011-2017 contains a number of guiding principles that relate specifically to the City Quay site-

- "To strengthen and make key public realm nodes throughout the area, including an improved concourse at Tara Street Station at the end of the new diagonal route across the 'Hawkins House Site'; and new civic spaces around City Quay Church and School
- To provide for 1-2 mid-rise buildings combined with a new public realm around the City Quay Church/School, which would support the residential communities of the City Quay area, well set-back from the river 6-8 storey shoulder height."

Any future design of the site requires due regard to creating a safe and user friendly public realm around the site and should include:

- The implementation of cycle ways along Moss Street.
- Enhanced pedestrian crossing points, in particular at the corners of Moss Street and City Quay and Moss Street and Gloucester Street.

- Traffic calming measures, particularly along Gloucester Street and in the vicinity of the church and school.
- Improved public lighting schemes.

Future development of these City Quay sites should, through good design and mix of uses seek to facilitate vibrancy by creating an attractive, interesting and safe environment with active street frontages. Integral to the success of the site will be the incorporation of leisure uses, public open space, commercial offices, community amenities such as art gallery/studio and health care and local retail, including café or similar uses.

Integral to strengthening the existing community qualities of the area is the retention and improvement to the setting of the existing church, presbytery, crèche and school. In this regard, the design of future development should seek to sensitively integrate the school alongside other uses.

The central location of the sites along the River Liffey should be supported by the creation of activities that engage with the public and the public realm. Accordingly consideration should be given to accessible amenities facing the river, such as a gallery/café or other activities that may be frequented by the public; and also that major access points address this elevation.

The elevation facing the river needs a strong design focus, with proposed headquarter type entrances well designed to achieve a significant, inviting, high standard finish and engaging with the street.

Dublin City Council would also support and encourage temporary community uses of units within the overall scheme.



Fig 31(a): Conceptual Sketch of City Quay Site

The heights of each block shall respect the quayside shoulder height of 6 storeys (24m) to the front of the Church building line and in the remaining portion of the sites, have the potential; subject to design, amenity and visual assessment, to rise to a maximum of 36m. This height will provide for no more than a 9 storey commercial building and a 9/10 storey residential use over a commercial/leisure/amenity use at ground floor level.

The architectural quality of any development of this site is of critical importance.

Any tower element should have due regard to the slenderness ratio of 3:1 as stated within the Dublin City Council Development Plan. High quality long life materials should be utilised. Built form should maximise the potential for natural light penetration throughout the area and within buildings.

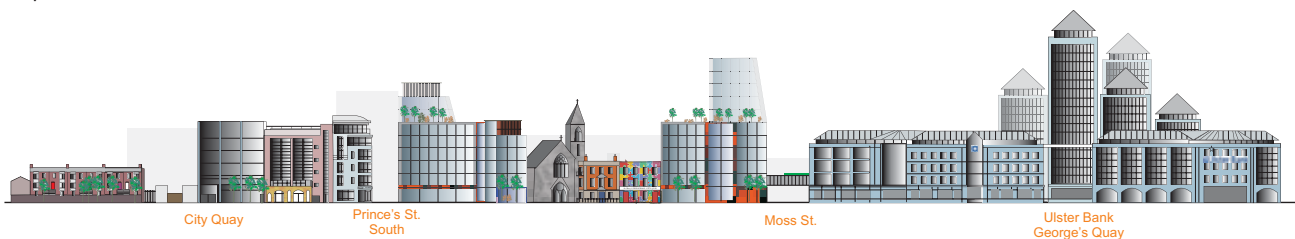
Access points and interaction with the street is an important element to be included in any proposal. Smaller grain units at ground floor are also encouraged to create a more vibrant mix of uses.

It would be encouraged to develop the main office entrance or high quality retail units on the corner elements of both sites as this would emphasise the legibility of the new developments.

Any proposals for green walls or other innovative methods of incorporating green infrastructure or sustainable systems into the proposed developments are be strongly encouraged. In particular the use of these to soften the new development when viewed from the church and school would be positively received.

In order to safeguard the amenities of the school, the site and building works required shall be minimised during school term time. In particular, the operation of heavy construction equipment/machinery, including pneumatic drills, construction vehicles, generators etc. shall be subject of assessment in relation to any planning applications and any permission will be the subject of conditions to ensure normal school activity is not disrupted. Similarly, in order to safeguard the amenities of local residents, a condition may be imposed by the Planning Authority on any planning permission limiting the hours of operation and level of noise generation.

The redevelopment of these sites provides an opportunity to create a new civic space around City Quay Church and also to improve the public realm around both the Church and City Quay National School. This space should be easy to maintain and be useable throughout the year.



- City Quay Objectives:**
1. To provide for a mix of uses on both sites, with a minimum of 20% of the floor area devoted to uses other than the primary use sought. Of this 20%, up to 10% can be provided a new public open space provided by the site to the benefit of the public, depending on suitability, delivery of objectives of the LAP and the design approach taken.
  2. To provide a new public space to the east of the Church, set back to start at the front building line of the Church and returning to plot edge within the site to enable the built form fully shape the corner with Princes St. This space shall, through good design, street art and/or furniture and planting, provide an attractive space for relaxation and incorporate SUDS features.
  3. To provide for small retail/café unit addressing the new square to enliven the space.
  4. To require the provision within the western site of a new arts and/or community resource space within the building. This space, (approximately 250-300 sq m), to be designed in consultation with Dublin City Council Arts Office, will become part of the resources owned by Dublin City Council to support community and arts activity in this area of the City
  5. The heights of each block shall respect the quayside shoulder height of 6 storeys (24m) to the front of the Church building line and in the remaining portion of the sites, have the potential; subject to design, amenity and visual assessment, to rise to a maximum of 36m. This height will provide for no more than a 9 storey commercial building and a 9/10 storey residential use over a commercial/leisure/amenity use at ground floor level.
  6. The corner element at the north end of the site and addressing Moss Street and the Quays is of major visual importance within the overall site redevelopment. The form of this corner and the design approach must contribute to the streetscape and provide an interactive environment.
  7. To seek a setback along Moss Street to create approximately a 3.5 metre pedestrian footpath to provide an attractive street environment and to encourage greater pedestrian activity. New buildings addressing the street should have a strong urban edge and provide activity and interaction at street level.
  8. The design and form of the proposed buildings at City Quay shall address the need to protect the amenity and setting of City Quay Church, Presbytery, crèche facility and City Quay school.



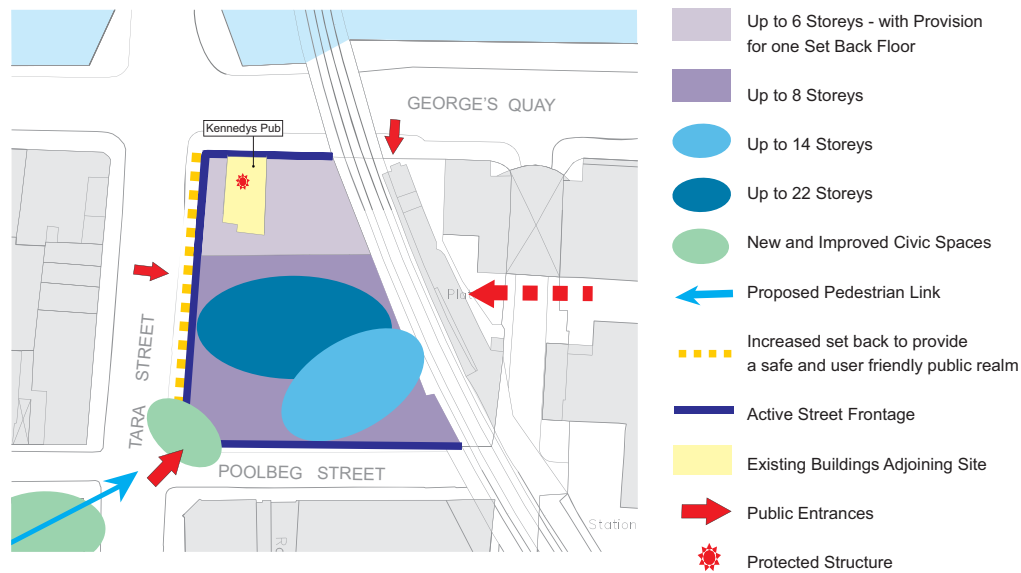


Fig. 32: Tara Street Station Design Framework (amended)

### Location and Context

The Tara Street Station site is a relatively confined city block bounded by George's Quay to the north, Tara Street to the west, Poolbeg Street to the south and Luke Street to the east. The station functions as a key gateway into the city for commuters with 6,000 passengers travelling through the station per hour at peak times. Approximately 25,000 passengers pass through the station per day. The area has been identified as a future development site based primarily on the need to respond to Tara Street Station as a key transport hub on the public transportation network and hence the need to develop greater identity and passenger facilities.

The context of the wider area is generally defined by the physical character of existing buildings, the Loop Line Bridge, open spaces, historic areas and the River Liffey. The proximity of Trinity College and grounds is extremely significant in terms of historic context and the integrity of the college's architectural style and scale. The Custom House is located immediately across the River Liffey. Liberty Hall and the pyramidal George's Quay buildings are the most visually dominant taller buildings in the locality. The River Liffey Quays establish a 'shoulder' line height of 6 storeys to the river.

The plan area is located on one of the significant turning points on the River Liffey. The turning points on the river aid in the framing of important vistas where historically important buildings have been located. The river frames the contemporary landmarks along the stretch of water at Heuston Station, Liberty Hall and Ulster Bank Plaza. At the Custom House, the River Liffey begins to open out and extend to its widest form. This results in wider views along the Liffey corridor. As the plan area is located at the final turning point on the River Liffey before it enters Dublin Bay, the vista westwards from the river mouth and Dublin Docklands terminates in this area.

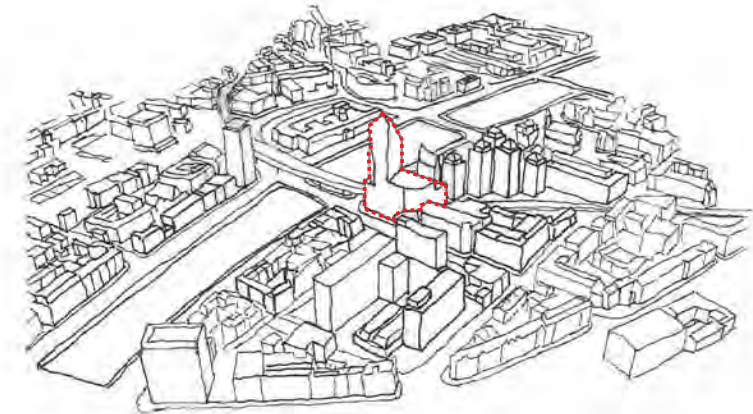


Fig 33: Conceptual Sketch of Tara Street Station Site

### Rationale for Provision of a Taller Building

The Dublin City Development Plan 2011-2017 identifies the Tara Street Station site as appropriate for taller buildings with potential for 50 metres and above in height. This equates to above 12 storeys for office or 16 storeys for residential.

The redevelopment of the Tara Street urban block presents the opportunity to provide a positive visual focus in a quality landmark building. A quality building would express the city's commitment to public transport for the future and has the potential to anchor a new centre of civic life at Tara Street Station.

The height provisions of the development plan have been incorporated into the local area plan height strategy. This strategy advocates the provision of a taller building at Tara Street Station for the following reasons;

- To serve as a distinctive landmark building providing identity for a key public transport node within the wider city landscape.
- To act as a visual counterpoint to Liberty Hall.
- To serve as a twin urban landmark or 'gateway' in tandem with Liberty Hall, marking the transition between the traditional city core and the docklands to the east.
- To act as a termination of long distance views on a pivotal turning point on the River Liffey by the Loop Line Bridge.
- To provide a more generous public realm that incorporates an accessible passenger concourse to accommodate increased passenger numbers.

### Public Plaza

As a key public transport hub, Tara Street Station functions as an important gateway and destination point for pedestrians in the city centre. The station area has a high flow of pedestrians as well as a role as a public space. The quality and usability of the public realm surrounding the station will become increasingly important as passenger numbers using the station are expected to double in the years ahead. Any future design proposals will therefore be required to develop the urban block and surrounding public space as a highly accessible public transport node that provides for a new urban meeting place or plaza in recognition of the civic importance of the site to the city. The provision of an improved public realm within and beyond the immediate station environs. is an essential component of the provision of a taller building.

### Integration with Surrounding Area

Pedestrian accessibility and movement between Tara Street Station and surrounding areas is generally poor. This is principally due to unappealing streets dominated by heavy vehicular traffic, inadequate and narrow pedestrian facilities and difficult crossing points at a number of key junctions in close proximity to the station. Improvement of access to and from the station will be essential to safely accommodate the increase in passenger numbers associated with improved service levels and to provide satisfactory interchange with other transport modes within a local walking catchment.

Accordingly, in tandem with a general improvement of pedestrian routes to the station, it is essential that the design of the ground floor level responds to the proposed pedestrian route through the Hawkins House block and allows for movement through the station from Tara Street and Poolbeg Street. Permeability must also be provided from George's Quay and Luke Street.

### Urban Form and Massing

It is a key consideration in the competitiveness of Dublin City that large scale developments at critical functional and visual nodes in the city should aspire to design excellence, comparable with the best international standards. The Tara Street Station site is complex and presents challenges in redesign and redevelopment; however it is essential that any proposed development achieves the highest standard of architecture and urban design commensurate with the prominence of the site in Ireland's capital city.

In principle, there are many design solutions for a taller building at Tara Street Station that would be consistent with the provisions of the local area plan and would provide for a high quality landmark building. Therefore, while the indicative proposal in this plan is considered to be the preferred design option for the redevelopment of the Tara Street urban block, other design approaches of merit which meet the LAP site objectives are also possible and will be fully considered.

Any redevelopment should provide an appropriate landmark building, terminating the long view along the River Liffey and announcing the presence of a major railway station. The building would be read as part of a vertical cluster of the taller buildings at George's Quay, with landmark quality provided by slenderness at upper levels. There is an opportunity to visually enhance this cluster of buildings, define a more dynamic relationship with the river, establish a visual relationship with Liberty Hall and take advantage of the visual fault line of the Loop Line Bridge.

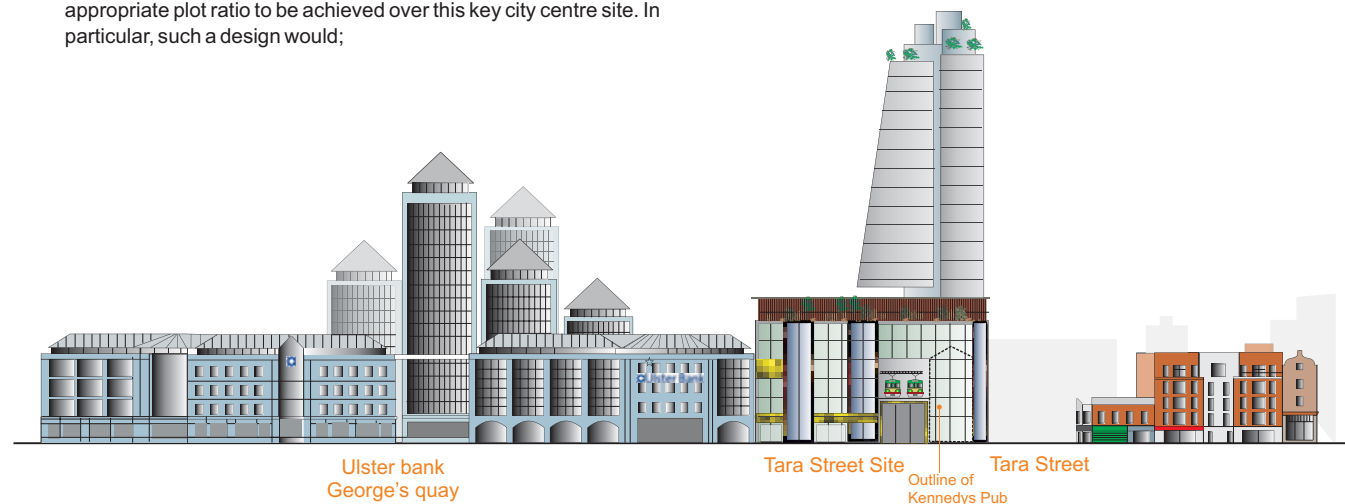
Any new building at Tara Street Station would be required to provide a new passenger concourse at the lower levels, with an office space to the quay side "shoulder" height, with one element rising to a maximum of 22 storeys (88 metres). Depending on the slenderness ratio achieved, there may be an opportunity for a second shorter (mid-rise) element. The division of the upper level of the proposed development into two distinct towers is considered to provide a possible design response to the site and surrounding context allowing for vertical emphasis, while enabling an appropriate plot ratio to be achieved over this key city centre site. In particular, such a design would;

- Enable taller built form with minimal visual impact on the wider environment, including the surrounding historic quarters.
- Achieve a landmark and identity function for Tara Street Station within the city landscape which helps reflect the civic function of the railway and a commitment to investment in public transport.
- It is proposed that the lower levels of the building would rise to 6 storeys along George's Quay, with provision for one set back floor (2m set back minimum) thus remaining consistent with the overall built form of the mid to upper quays.

### Mix of Uses

It is recommended that a mix of uses be implemented at a redeveloped Tara Street Station. Such uses would include rail operations, retail and commercial offices at lower levels, and commercial offices (including headquarter offices) at the mid to upper levels.

A new concourse must provide a public space that provides for more than the normal activities of a train station concourse but also a mix of use. Facilities should be so incorporated to make them available to the general public and not ticket holders only.



### Architectural Conservation

The Tara Street urban block includes “Kennedy’s” public house, which is a protected structure. This late 19<sup>th</sup> century structure originally formed part of a terrace of similar buildings but has now lost its setting and context as a result of demolitions and 20<sup>th</sup> century developments in the immediate vicinity. The structure now stands in isolation and is challenged by its current context, being surrounded by a block awaiting redevelopment and sitting close to the framework of the Loop Line Bridge. It would be preferable for future development proposals to provide for greater integration of Kennedy’s with new development as part of an overall design response to this strategic site. Proposals could include a comprehensive rear interface with the station concourse. Such integration would retain the positive relationship of Kennedy’s to the Quays while establishing a more dynamic, but comfortable relationship between Kennedy’s and the new development.

In seeking to achieve improvements to the railway station and concourse, the LAP recognises that a building was granted permission by An Bord Pleanála on this site. Whilst not achieving in full the policies and objectives of the Council regarding this site; amendments to this permission which deliver some of the objectives of the LAP which improve the public experience of the concourse, whilst also ensuring maximising the utility of the site as a headquarters location, will in principle be supported.



### Tara Street Station Objectives

1. To provide a public plaza that coherently integrates public and private lands as part of an improved station concourse and responds to existing and future desire lines including a new pedestrian route through the 'Hawkins House site'.
2. To provide for a taller landmark building with a large commercial space comprising of one or two towers at the upper levels, with the main element having a potential height of up to 22 storeys (88 metres maximum) provided design standards can be met, and subject to assessment outlined in Sc 17.6.3 of the Development Plan. The design of any secondary height element in both design and form, must be subordinate to the main landmark building. The design of the building must respect a 6 storey datum along the River Liffey.
3. To require minimum footpath widths of 5.5 metres to Tara Street and 3 metres to Poolbeg Street to provide for an improved public realm and enhanced pedestrian circulation at Tara Street Station. (Please also refer to Section 4.3)
4. To closely integrate elements of “Kennedy’s” public house in any design proposal.
5. The newly designed rail station and plaza shall incorporate a Bicycle Parking Station to encourage sustainable commuting.





# LOCAL AREA PLAN

## GEORGE'S QUAY



George's Quay

# 6

## Implementation of the L.A.P.

- 6.0 Implementation
- 6.1 Introduction
- 6.2 Individual Sites
- 6.3 Planning Applications
- 6.4 Community Gain
- 6.5 Temporary Uses
- 6.6 Construction & Completion
- 6.7 Monitoring & Reviewing







### 6.1 Introduction

The implementation for the George's Quay LAP will largely be reliant on the actions of stakeholders in the area over the short, medium and long term. It is acknowledged that the redevelopment of the area will take place over different periods of time and is directly related to economic and property activity and therefore this Plan must be seen as providing aims for the short term through the life of this LAP and also providing clear policy direction, aims and objectives for the long term for this area.

Dublin City Council will take an interdepartmental approach to the implementation of this local area plan, and also will engage with the Department of the Environment, Community and Local Government, the NTA, Department of Education and Skills, the Office of Public Works and other agencies to coordinate the delivery of key infrastructure in the local area.

### 6.2 Individual Sites

Individual site master plans will need to be prepared for each of the key site discussed in Chapter 5. The content of any masterplan will need to reflect the objectives of this local area plan and the masterplan shall be subject to detailed discussion and agreement with the Planning Department of Dublin City Council. No planning applications for large scale urban development will be granted planning permission until such time as an agreed individual site masterplan is in place.



In some instances, identified key development sites are in multiple separate ownerships. In such cases all landowners will be required to cooperate in the preparation and agreement of an overall integrated site masterplan that delivers the objectives of this local area plan to the satisfaction of the Planning Department. Where an individual landowner fails to engage in this process, other landowners can proceed with master plans, but must address how their site will successfully integrate with the adjoining site(s). The detail of how this shall be achieved should be discussed and agreed with Dublin City Council.

Masterplans shall address in detail the following key issues:

- Site Layout
- Land Uses
- Building Density
- Building Height
- Urban Design
- Community & Social Infrastructure
- Education
- Open Space
- Public Realm
- Permeability
- Heritage Conservation
- Car Parking & Vehicular Access
- Natural Heritage
- Environmental Impact Assessment

#### Tara Street Station

The masterplan for Tara Street will need to respond to the policies and objectives listed for this site in Chapter 5; and specifically provide detail on the proposed plaza, the relationship of this space with the proposed new pedestrian route through to College Green and the design approach adopted to adequately respond to the issue of height within the site context. The Planning Authority is aware that a planning permission for major redevelopment exists. This planning approval is not in accordance with the overall objectives of this local area plan. Dublin City Council will engage proactively with the proponents of the Tara Street Station scheme with a view to achieving a mutually satisfactory revised scheme for the site.

#### City Quay

The masterplan for these two sites will give full detail of an urban design solution regarding the setting of the Church, the proposed new square addressing the Liffey and Church forecourt, integrating public realm improvements on adjoining streets of Moss Street,

Gloucester Street South and Princes Street, and detail on how design, access and uses for important corner elements fully benefit the setting. (See Chapter 5).

#### Hawkins House Site

It is an important component of the overall LAP strategy to create and enhance linkages throughout the George's Quay area. A key element of this strategy is the creation of a new diagonal route. This route will create a stronger pedestrian linkage between Tara Street Station and College Green. The Planning Authority will require as part a detailed phasing plan of this masterplan, related to the ownership pattern which demonstrates how the pedestrian links will be achieved in interim phases of the overall site redevelopment. The design approach for the plaza area to the south of the site and also how pedestrian routes will be shaped and treated will form an important part of the masterplan. (See Chapter 5).

### 6.3 Planning Applications

The overall objectives of this local area plan will largely be achieved through individual development proposals lodged in accordance with Section 34 of the Planning & Development Act 2000 as amended, or for Tara Street Station development possibly under Section 37E of the Act (Strategic Infrastructure).

Each planning application for other development in the LAP area will be considered by Dublin City Council on its individual merits with particular reference to the achievement of the objectives as set out in this local area plan. Dublin City Council will seek to proactively engage with all applicants through the pre-application process in order to deliver the objectives of the local area plan.

### 6.4 Community Gain

It is critically important that the local area plan delivers a balanced approach to the future development of the George's Quay area through the delivery of an enhanced public realm and community and social infrastructure in tandem with the achievement of an appropriate quantum of new development.

#### *Community & Social Infrastructure*

New development will generate an appropriate financial return for landowners and will underpin investment in and support the viability of community and social infrastructure. It is considered reasonable therefore that the identified key development sites shall each contribute to the provision of new community and cultural infrastructure to serve the local area plan area and wider city.

The delivery, phasing, operation and the costs associated with the provision of new community and social infrastructure shall be the subject of detailed negotiations between the developer, the Planning Authority, statutory agencies and key stakeholders.

#### *Public Realm*

The future development of all identified key development sites shall include detailed proposals for a new privately funded high quality public realm as an integral part of the overall development proposals. The overall public realm strategy for each of the key development sites shall be agreed in principle during the site specific masterplan preparation process.

#### *Social & Affordable Housing*

All residential and mixed use development will be required to comply with the Dublin City Housing Strategy as prepared under Part V of the Planning & Development Acts.

#### *Section 48 Development Contribution Scheme*

All development proposals within the local area plan are subject to general financial contribution levies as set out under the Dublin City Council's Development Contribution Scheme made under Section 48 of the Planning & Development Acts towards expenditure by the City Council for works, including roads, water and drainage schemes, open spaces, cultural/arts projects and other amenities, which facilitate development.

#### *Section 48 (2)(c) Development Contribution Levies*

In all cases it will be the preferred approach of the Planning Authority to reach consensus with landowners with regard to the direct funding and provision by agreement of particular infrastructure which would benefit a development proposal and where there are specific exceptional costs not covered by a Section 48 scheme. However, should this not be achievable the Planning Authority will utilise its powers under Section 48 (2)(c) to recover these costs.

#### *Metro North*

The local area plan falls within the area covered by the Section 49 Supplementary Development Contribution Scheme for Metro North.

### 6.5 Temporary Uses

Due to the current economic climate there is a possibility that a number of sites within the LAP area currently vacant or underutilised may remain so in the short or medium term. This lack of activity in combination with poor management can result in urban blight.

It is important to Dublin City Council that such situations do not arise. In responding to this challenge the Council will adopt a dual approach of (i) ensuring vacant sites are managed properly so that sites are kept clear of debris, buildings secured and boundary treatments are attractive and maintained and (ii) encourage temporary uses on the sites to bring activity and vitality to the area. Where a temporary use is proposed on a site, either as a change of use or a new use moving into the site which will improve the appearance, the urban environment and activity on the site, such opportunities will be encouraged, within the context of the City Development Plan.

Options to be considered for temporary uses on sites in the area are:

- “greening” to create a temporary park/biodiversity space;
- landscape screening and attractive railing to reduce negative visual impacts of rear elevations/vacant sites/exposed boundary walls;
- use of the space for local events, projects or festivals
- allotments or community gardens
- start up business/innovation activities (within an improved visual environment)
- temporary artistic “fake” frontages.

Temporary buildings, which may not meet the requirements of the LAP regarding street forming, may be considered where it is agreed with the Council that the use for the building brings a benefit to the area and that the building can be easily extended, raised or removed to allow for a full form, appropriately scaled building to take shape in the street/urban block.

Uses which undermine the visual fabric, or overall City policy, such as surface car parking, will not be encouraged.

Other temporary uses which may emerge to use vacant sites in the LAP area (for example site works base for an adjoining/nearby site) will be required to provide an improved visual boundary and ensure its regular maintenance. Such changes would include removing temporary hoarding, clearing derelict buildings and new attractive and durable boundary treatments; including planting, if suitable.

Within the public realm, other actions which animate the space, such as visual arts projects on the street as a joint Council/stakeholders partnership will be encouraged. Such initiatives, in tandem with other temporary uses can enliven the area and give it a new identity as an area of cultural activity.

### 6.6 Construction & Completion

#### **Construction Phase**

Dublin City Council recognises the negative impacts, albeit short term, that large scale construction projects can have on local business and community in terms of traffic generation, dust, noise and other nuisances. All major planning applications for large scale development will be required to be accompanied by a construction management plan to mitigate against any adverse impacts on the local business and community.

#### **Taking in Charge**

Dublin City Council is committed to the taking in charge of the public areas of completed developments, including where appropriate new community, social and recreational facilities. The overall approach to the taking in charge of completed developments or public spaces shall be agreed in advance with the relevant stakeholders during the individual site masterplan preparation process.

### 6.7 Monitoring & Review

This local area plan will have effect for a period of six years (in accordance with the Planning & Development Acts 2000-2010). Thereafter the local area plan will be reviewed as appropriate to reflect any changed planning policy or circumstances in addition to altered market conditions.

This local area plan will have effect for a period of six years (in accordance with the Planning and Development Acts 2000-2010). Thereafter, the local area plan may be reviewed or extended as appropriate by resolution of the members of Dublin City Council in order to reflect any changed planning policy or circumstances, in addition to altered market conditions.

The City Manager will present a report on the implementation of this LAP to the South East Area Committee on an annual basis, or as necessary at the request of the Area Committee.

#### **Transitional Arrangements**

Once formally adopted, this local area plan will apply to all planning applications lodged with the Planning Authority in the local area plan area. In the interim period, prior to the formal adoption of this local area plan, the Planning Authority can have regard to the contents of the plan in the assessment of planning applications.

# APPENDICES



**George's Quay**



## Introduction

Flooding is a natural process that can happen at any time in a wide variety of locations. Where human development takes place within areas at risk of flooding it can have serious consequences. Increased Flood Risk can also arise from inappropriate development or design that is not itself within an area at risk of flooding. *"Also important to this issue is the consideration of the consequences of climate change on sea level change, the nature and pattern of rainfall events and weather patterns generally. Whilst the exact impacts of climate change are not known, it is widely agreed that it will result in higher risk of flooding both inland and along coastal locations"*<sup>1</sup>

The main types of flooding are from (i) coastal flooding which arises from the sea or estuaries; (ii) fluvial flooding which arises from rivers or streams, (iii) pluvial or surface flooding which arises directly from rainfall, (iv) groundwater flooding and (v) overflows from dams and (vi) sewer/infrastructure failure.

Within the study area there are a number of significant threats from fluvial and/or tidal flooding. However it should be stressed that there are other sources of flooding which are also a risk to the LAP lands, including pluvial, groundwater and sewers. The main source of historic floods is the OPW National Flood Hazard Mapping website [www.floodmaps.ie](http://www.floodmaps.ie) which provides an abundance of historic flood information throughout Ireland.

A Strategic Flood Risk Assessment (SFRA) is an area wide assessment of the existing risks of flooding and the impact on those risks arising from proposed spatial planning decisions. The methodology for preparing a Flood Risk Assessment is set out by the DoEHLG and OPW Guidelines *The Planning System and Flood Risk Management*, 2009. The draft SFRA, prepared for George's Quay Local Area Plan complies with these requirements and informs the policies and objectives of the LAP, as required under Section 28 of the Planning & Sustainable Development Act (as amended).

The Flood Risk Management Guidelines recognises that the local area plan is an important part of the planning process for more detailed area-based planning. Where an SEA is required, the Flood Risk Assessment can be integrated into the SEA process. An SEA is mandatory for Local Area Plans (where population of area is 5,000 persons or more), Planning Schemes in SDZ's, or where the area covered by the plan is greater than 50 square kilometres.

As an SEA is not required for the Georges Quay LAP, the Flood Risk Assessment has been prepared as a stand alone document, accompanying & informing the Draft LAP.

This document is divided into three main sections; the first which describes the policy and the context for undertaking an FRA for this LAP area; the second what is required for FRA and the final part sets out the process of FRA followed in the preparation of the George's Quay LAP.

<sup>1</sup> Regional Planning Guidelines for the Greater Dublin Area 2010-2022

## Policy Context

At a national level the OPW are responsible for monitoring and addressing flood risk (in terms of fluvial and coastal flooding). The OPW in conjunction with the Department of the Environment, Community and Local Government (DECLG) have published Guidelines for Planning Authorities entitled *'The Planning System and Flood Risk Management'* (November 2009). These guidelines set out a clear and transparent process of assessment for flood risk at all stages in the planning process including the preparation of development plans and Local Area Plans and in the development management process. As these guidelines deal primarily with fluvial and coastal flooding, it is still the responsibility of the Local Authority, and the DoEHLG, to monitor the impacts of pluvial flooding. The OPW is currently preparing catchment-based flood risk management plans (Flood Risk Assessment and Management Studies (FRAMs)) with the relevant local authorities, the Environmental Protection Agency and other key agencies.

The guidelines require the planning system at national, regional and local levels to:

- a) Avoid developments in areas at risk of flooding, particularly floodplains, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere.
- b) Adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk, and
- c) Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

At the regional level, the Regional Planning Guidelines (RPGs) for the Greater Dublin Area 2010-2022, include Regional Flood Risk Appraisal (RFRA). The RPGs set out policy and recommendations regarding avoiding and managing flood risk within the Greater Dublin Area, informing Development Plans and Local Area Plans within the Greater Dublin Area. RPG policy requires that flood risk is managed pro-actively in the planning process. It recommends that Development and Local Area Plans include a Strategic Flood Risk Assessment, and in doing so optimise biodiversity improvements as part of flood avoidance/protection, contain policies supporting Sustainable Drainage, and ensure that key infrastructure development is subject to FRA. The RFRA acknowledges that Dublin City is vulnerable to two key sources of flooding, fluvial and coastal. Flooding from the sea and from rivers is probably best known but prolonged and intense rainfall can also cause sewer flooding, overland flow and flooding from groundwater.

In examining the appropriate locations for growth in the RPGs, the RFRA considers that the designated towns within the settlement hierarchy (many of which are sited partially in flood plains and includes Dublin City) comply with the requirements of the Justification test of the OPW//DoEHLG Guidelines in facilitating consolidation and development within the City and towns to achieve sustainable planning goals.

# APPENDIX A1. FLOOD RISK ASSESSMENT

"The RPGs seek to emphasise the need to protect across the GDA the natural flood plains and riparian corridors of all rivers that have not already been built on, and seek that this is explicitly stated and spatially designated in all future Development and Local Area plans following the completion of CFRAMS for the area in question. In the absence of such data, Councils should identify these areas using other data from the OPW and existing studies and historical information available, and, where necessary, through additional studies or investigations. Land required for current and future flood management should be safeguarded from development.

In the preparation of Future Development Plans and Local Area Plans, Local Authorities are advised to:

- Identify and consider at the earliest stage in the planning process flood hazard and potential risk.
- Identify flood risk areas on the Development Plan and Local Area Plan maps.
- Review existing Development Plans and Local Area Plans to ensure that issues of Flood Risk has been addressed in a manner consistent with the Flood Risk Management Guidelines. Where lands are already zoned for housing or other vulnerable development in flood risk areas, the Council should undertake a re-examination of the zoning in accordance with the sequential approach. RPGs may need to identify Plans which will require a variation to take account of FRA (my emphasis).
- Include policies which ensure that flood risk areas targeted for development following the sequential approach should be planned, designed and constructed to reduce and manage flood risk and be adaptable to changes in climate.
- Include policies to ensure that flood risk and impact is considered as a key element in the assessment of future waste and mineral planning strategies and developments.
- Include policies that ensure that the location of key infrastructure will be subject to FRA.
- Include policies on the importance of the inclusion of Sustainable Drainage Systems (SuDS) in future developments, in accordance with the recommendations of the Greater Dublin Strategic Drainage Study Guidelines and Appendix B of the Flooding Guidelines published by the Department and the OPW"<sup>2</sup>

The Dublin City Development Plan 2011-2017 includes a Strategic Flood Risk Assessment (SFRA). This SFRA acknowledges that flood risk is an issue for significant areas of the City from pluvial, fluvial and coastal sources. The SFRA sets out how the Core Strategy of the Development Plan which seeks to consolidated the City meets the needs of the Flood Risk Guidelines, by demonstrating that consolidation within the Gateway core is justifiable and sustainable within the context of the existing and proposed flood protection schemes, and through policies for development to achieve flood resilience. This is integrated via Section 5.2.4.7 of the Development Plan, which includes a number of objectives for the management of flood risk. The Dublin City Council Water Services Strategic Plan 2009 sets out the City policy for responding to flood risk through a series of projects and studies, to address the three main types of flooding that affect the city.

<sup>2</sup>Regional Planning Guidelines for the Greater Dublin Area 2010–2022

These are-

- The 2005 Report on the Dublin Coastal Flood Protection Project (addressing Coastal flood risk)
- The preparation of Catchment Flood Risk Assessment Models (CFRAMS) (Fluvial flood risk)
- The implementation of the SAFER Project and the FloodResilientCity Project (Pluvial flood risk)

## Dublin City Development Plan 2011 – 2017 Policy

The most relevant policies developed in the 2011 - 2017 development plan relating to flood risk are as follows:

S147 – To assist the Office of Public Works in developing catchment – based flood risk management plans for rivers in the Dublin City Area and have regard to their provisions/recommendations
S148 – To carry out flood risk assessment and introduce flood risk management in all areas which have been flooded in recent years recognising that areas of the City area at risk of flooding
S149 – To have regard to the Guidelines for Planning Authorities on Flood Risk Management November 2009, published by the Department of the Environment, Heritage and Local government when assessing planning applications and in the preparation of plans both statutory and non-statutory
S150 – To put in place adequate measures to protect the integrity of the existing flood defence infrastructure identified in Appendix 17 and to ensure that the new development do not have the effect of reducing the effectiveness or integrity of existing and new flood defence infrastructure and that flood defence infrastructure provision has regard also to nature conservation and amenity issues.
SI077 – To require all applicants where appropriate, to carry out a Flood Risk Assessment in accordance with the Development Guidelines on Flood Risk Management. The Flood Risk assessment shall accompany the planning application and should be sufficiently detailed to quantify the risks and the effects of any necessary mitigation. adaptation, together with the measures needed to manage residual risks. Local Area Plans or other land use plans, or policies drawn up by Dublin City Council under the Development Plan are also subject to a flood risk assessment as appropriate in accordance with the Guidelines.
GC7 - To co-ordinate between open space, biodiversity and flood management, in progressing a green infrastructure network.
GC19 - To protect, maintain and enhance the natural and organic character of the watercourses in the city, and to promote access, walkways and other recreational uses of their associated open space, incorporating flood strategies and subject to a defined of nature conservation in consultation with Inland Fisheries Ireland. The creation and/or enhancement of riparian buffer zones will be required where possible. It is the policy of Dublin City Council to maintain and enhance the safety of the public in its uses and enjoyment of the many public parks, open spaces and linkages to the city. This should, for example, too all areas of the Royal and Grand Canal

## Requirements of Flood Risk Assessment

This section describes the requirements for Local Authorities in undertaking a Flood Risk Assessment for Plans and also to ensure that the results of the FRA are embedded into the decision making process of preparing plans.

## Stages in the Assessment of Flood Risk

*Stage 1 – Flood Risk Identification* - to identify whether there may be any flooding or surface water management issues related to the plan area. This stage mainly comprises a comprehensive desk study of available information to establish whether a flood risk issue existing or whether one may exist in the future.

*Stage 2 – Initial flood risk assessment* – If a flood risk issue is deemed to exist arising from the Stage 1 Flood Risk Identification process, the assessment proceeds to Stage 2 which confirms the sources of flooding, appraises the adequacy of existing information and determines the extent of additional surveys and the degree of modelling that will be required. Stage 2 must be sufficiently detailed to allow the application of the sequential approach within the flood risk zone.

*Stage 3- Detailed Risk Assessment* – Where Stages 1 and 2 indicate that a proposed area of possible zoning or development may be subject to a significant flood risk, a Stage 3 Detailed Flood Risk Assessment must be undertaken.

The general approach is to avoid development in areas of risk of flooding, and where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.

As part of stage 2, a Flood Zone Map for the plan area must be prepared drawing on the most up to date available information. This map provides information on three zones of flood risk in the study area. Zone A where there is a high probability of flooding, Zone B where there is a moderate probability of flooding and Zone C where there is a low probability of flooding.

- Zone A – High probability of flooding – Where the average probability of flooding from rivers and sea is highest (greater than 1% annually or more frequent than 1 in 100 for river flooding or 0.5% or 1 in 200 respectively for coastal flooding) most forms of development are deemed to be inappropriate here, only water compatible development including essential infrastructure which cannot be located elsewhere, would normally be allowed
- Zone B – Moderate probability of flooding – (Risk between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding, between 0.1% and 0.05% or 1 in 200 for coastal flooding) highly vulnerable development including dwelling houses, hospitals, residential care homes, Garda, fire and ambulance stations, and primary strategic transport infrastructure is generally inappropriate unless the requirements of the justification test is met.
- Zone C – Low probability of flooding – (Risk is less than 0.1% or 1 in 1000 for both rivers and coastal flooding) Development is appropriate from a flood risk perspective (subject to flood hazard from sources other than rivers and coast meeting normal proper planning considerations)

It is important to note that the above zonal approach and the flood mapping only cover coastal and fluvial flood risk / flood plains etc. They do not cover pluvial flood risk and the requirement in the sequential approach to “prepare land use strategy / detailed proposals for flood risk and surface water management as part of flood risk assessment The FloodResilientCity Project is developing equivalent risk bands.

Chapter 3 of the Flood Risk Guidelines sets out the principles and key mechanisms of a risk based approach to managing flood risk. In relation to pluvial flooding the following points are relevant.

Sect 3.1.7 Land required for current and future flood management, e.g. for conveyance and storage of flood water and for flood protection schemes, should be pro-actively identified on development plan and LAP maps and safeguarded from development.

Sect 3.1.8 Flood risk to, and arising from, new development should be managed through location, layout and design incorporating sustainable drainage systems (e.g. SuDS) and compensation for any loss of floodplain as a precautionary response to the potential incremental impacts in the catchment.

Sect 3.1.9 Strategic environmental assessment (SEA) of Regional Planning Guidelines, development plans and local area plans should include flood risk as one of the key environmental criteria against which such plans are assessed where flood risk has been identified.

## Sequential Approach

This is the key tool in the decision making process of preparing plans to ensure that development is first and foremost directed towards land that is at low risk of flooding. This approach makes use of existing flood risk assessments, FRAMs and of prior identification of flood zones for rivers, coastal flooding and pluvial flooding, and classification of the vulnerability of flooding of different types of development. The Guidelines set out a decision making tree setting the stages of the sequential approach to be followed (Fig.1).

<sup>3</sup>

<sup>4</sup>

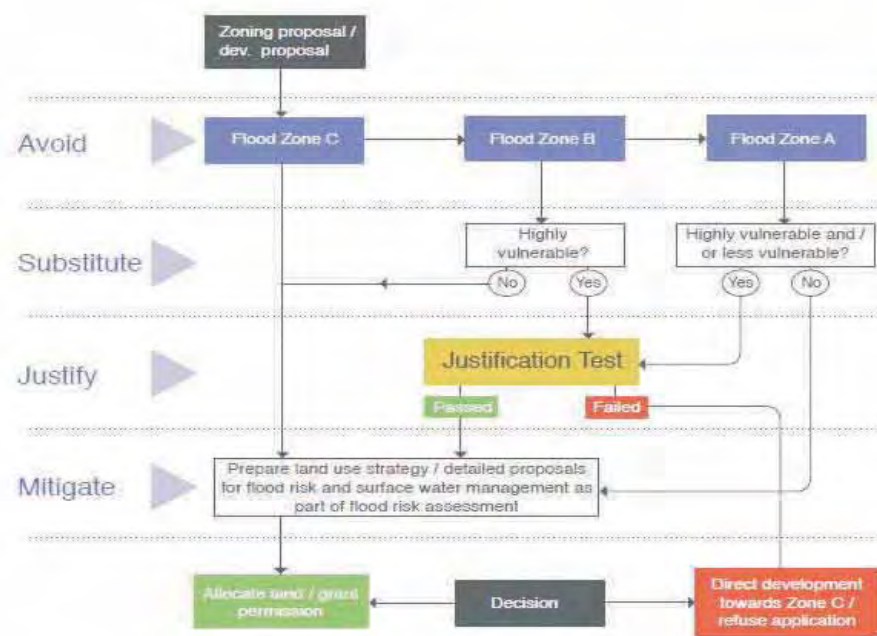
<sup>3</sup> The FloodResilientCity Project is co-funded by the European Union INTERREG IVB programme.

<sup>4</sup> The Planning System and Flood Risk Management. Guidelines for Planning Authorities, November 2009



# APPENDIX A1. FLOOD RISK ASSESSMENT

Figure 1: Sequential Approach<sup>5</sup>



The sequential approach in terms of flood risk is based on the following principles:  
The primary objective of the sequential approach is that development is primarily directed towards land that is at low risk of flooding (AVOID).

The next stage is to ensure that the type of development proposed is not especially vulnerable to the adverse impacts of flooding (SUBSTITUTION).

The Justification Test is designed to rigorously assess the appropriateness, or otherwise, of particular developments that, for various reasons, are being considered in areas of moderate or high flood risk (JUSTIFICATION).

The test is comprised of two processes, namely The Plan-Making Justification Test and The Development Management Justification Test. Only the former (Plan-Making Justification Test) is relevant to a Strategic Flood Risk Assessment for a Development Local area Plan.

## The Plan-Making Justification Test

Where, as part of the preparation and adoption of a development / local area plan, a planning authority is considering the future development of areas in an urban settlement that are at moderate or high risk of flooding, for uses or development vulnerable to flooding that would generally be inappropriate as set out in the Guidelines, all of the criteria listed below, as stated in the Guidelines, must be satisfied. This is referred to as the "Justification Test for Development Plans.

- (I) The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act 2000, as amended.
- (II) The zoning or designation of the lands for the particular use or development type is required to achieve the proper and sustainable planning of the urban settlement and in particular:
  - (i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;
  - (ii) Comprises significant previously developed and/or under-utilised lands;
  - (iii) Is within or adjoining the core of an established or designated urban settlement;
  - (iv) Will be essential in achieving compact or sustainable urban growth;
  - (v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.
- (III) A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.

**MITIGATION** is the process where the flood risk is reduced to acceptable levels by means of land use strategies or by means of detailed proposals for the management of flood risk and surface water, all as addressed in the Flood Risk Assessment.

The decision to **PROCEED** should only be taken after the Justification Test has been passed.

## Flood Risk Assessment - Georges Quay

The Georges Quay LAP encompasses an area between Burgh Quay, George's Quay and City Quay to the north, Hawkins Street to the west, Pearse Street to the south, and Lombard Street East to the east. (Figure 2). It is also proposed that two adjoining areas, intrinsically linked to the wider consideration of the George's Quay LAP be considered as 'Related Context Areas'. These include Custom House Quay and the Trinity College Campus.

<sup>5</sup> The Planning System and Flood Risk Management, Guidelines for Planning Authorities, DOEHLG, OPW, 2009

# APPENDIX A1. FLOOD RISK ASSESSMENT

Figure 2: George's Quay LAP boundary



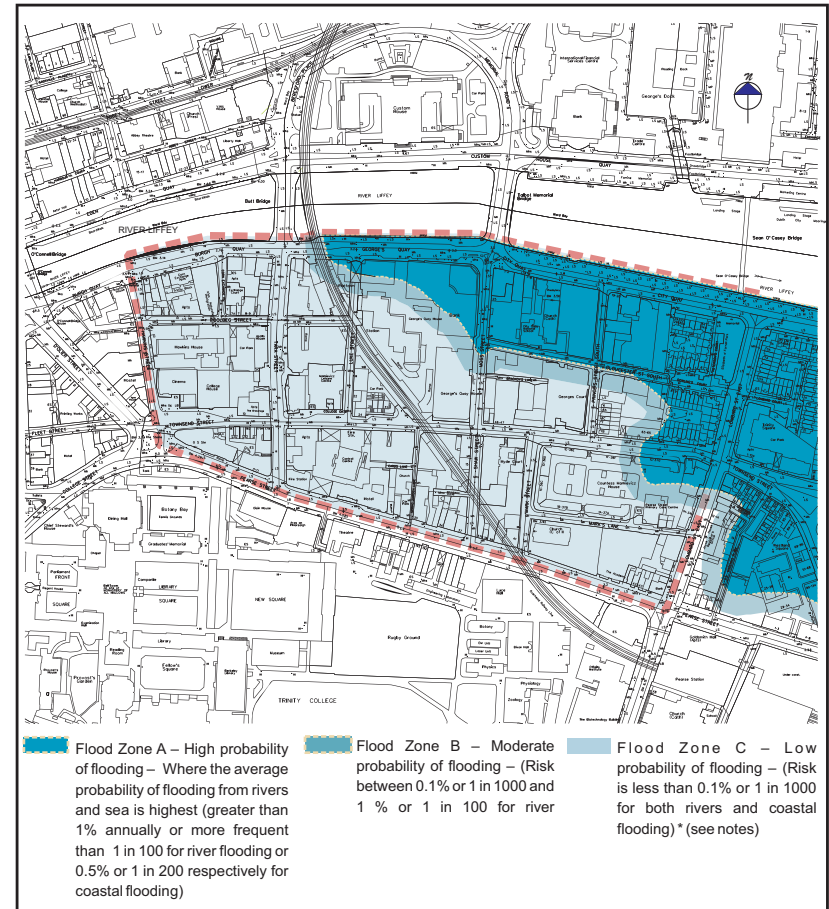
## Flood Risk Identification /Assessment

Dublin City, including the Georges Quay LAP, is at risk from a number of different sources of flooding including fluvial, coastal, pluvial, and sewer flooding. However it should be noted for the purposes of the Flood Risk Assessment that in there is a minor risk of infrastructural failure, associated with possible dam burst at Poulaphouca, which dams the River Liffey. This dam is one of four major sources of Dublin's water Supply.

Following recent extreme flood events and also predictions of a rise in sea levels due to climate change, Dublin City Council has carried out a review of the capacity of the existing flood defences to provide protection against tidal flooding of urban areas. This review was carried out as part of Dublin Coastal Flooding Protection Project (DCFPP) which was published in 2005. Extensive follow up studies of the impacts of flooding of the River Liffey on the South Quays and the urban hinterland were carried out by Dublin City Council, which has identified a flood cell in this area of the city south of the Liffey would be at risk of flooding during a 200 year flood event. This flood cell includes all low lying lands which will flood during an extreme storm or tidal event.

It is clear from the map that a large area of Georges' Quay LAP will be at risk of coastal flooding during the 200 year flood event. Therefore it is decided to progress to a full assessment, using the most up to date available data, and to prepare a flood zone map.

Figure 3 – Flood Risk Assessment Map for Georges Quay LAP



## Notes

Source of Information – Maps based on information from the Dublin Coastal Flooding Protection Project (DCFPP) 2005. In the absence of detailed CFRAM studies for the River Liffey it is not possible to clearly identify the 1 in 1000 year flood event, so Zones B and C cannot be accurately delineated until flood map outputs from the Eastern Region Catchment Flood Risk Assessment Management Study are received around the end of 2013. However any development adjacent to Zone A must be considered to be in Zone B unless disproved by hydraulic analysis. For the purpose of this study an indicative 20m band outside the Flood Zone A has been identified which will act as a rough estimate for flood Zone B. Flood Zone C would be anything outside this band again.<sup>6</sup>

<sup>6</sup> Source : Dublin City Council, Indicative Map. Information based on Dublin City Council Flood Protection Project, 2005 ( See disclaimer at end of Flood Risk Assessment)

# APPENDIX A1. FLOOD RISK ASSESSMENT

In the absence of catchment flood risk assessment and management study (CFRAM) for the River Liffey, information on flood risk was obtained from a number of sources outlined below. This information culminated in the production of Flood Zone Maps

- Development plans, policies and recent planning applications were studied.
- Responses from statutory bodies during the consultation process were examined, with particular reference to concerns relating to flood risk.
- The nature and location of the area in the vicinity of the proposed development was described in terms of the existing hydrological environment.
- The existing site geology and hydrogeology was examined in terms of how it relates to the flooding history and the potential for drainage methods of the proposed scheme.
- All existing historical information on previous events, studies and surveys, was examined as made available from the Office of Public Works (OPW) flood hazard mapping website.
- The Greater Dublin Strategic Drainage Study flood maps which show the one in a hundred year flood events.

In preparing the flood zone map, the most recent source of information is the study and modelling carried out by Dublin City Council for the South Campshire Flood Protection Project, June 2011. This showed the effects of Coastal and fluvial flooding for the 200 year event. The main flood risk identified in this study was from coastal flooding from a 1 in 200 year event, which showed a large area of the coast flooding, including a portion of the Georges Quay Study area.

The draft map (Figure 3) shows that the main risk to the Georges Quay area is from coastal flooding. It is clear that a large area of the Georges Quay LAP would be in a high risk area, Zone A.

In the absence of detailed CFRAM studies from the River Liffey it is not possible to clearly identify the 1 in 1000 year flood event, so Zones B and C cannot be accurately delineated until flood maps outputs from the Eastern Region Catchment Flood Risk Assessment & Management Study are received around the end of 2013, however any development adjacent to Zone A must be considered to be in Zone B unless disproved by hydraulic analysis.

For the purposes of this study an indicative 20m band outside the Flood Zone A has been identified which will act as a rough estimate for Flood Zone B. Flood Zone C would be anything outside this band again.

## Mitigation Measures Proposed

The South Campshire Flood Protection Project for Georges Quay and Sir John Rogerson's Quay<sup>7</sup> has identified the area along the South Quays of the River Liffey as a flood cell which would be at risk in the 200 year flood event.

In order to protect this hinterland south of the River Liffey which would include the LAP area of George's Quay, City Quay and Sir John Rogerson's Quay, Dublin City Council (DCC) in conjunction with the Office of Public Works (OPW) and Dublin Docklands Authority (DDDA) are proposing to construct a flood protection system along the South Campshires between Butt Bridge and Sir John Rogerson's Quay. The proposed flood defences consists of a new flood protection system, approximately 1.0km in length on the Southern Campshires of the River Liffey. This Project is currently with an Bord Pleanála and, subject to their approval, tenders for the construction of the works will be invited in 2012 with construction work likely to commence at end 2012 or start of 2013, subject to funding.

Until this scheme has been put in place however, the area shown on the flood maps (Zone A & B) is still considered at high risk during a 200 year flood event, and any application lodged before this will have to take this into consideration.

Figure 4 – South Campshires Flood Protection Scheme<sup>8</sup>



<sup>7</sup>Source: South Campshire Flood Protection Project, George's Quay, City Quay & Sir John Rogerson's Quay, Dublin 2, EIS, Vol 1 of 4, June 2011

<sup>8</sup>Source: South Campshire Flood Protection Project, George's Quay, City Quay & Sir John Rogerson's Quay, Dublin 2, EIS, Vol 1 of 4, June 2011.



# APPENDIX A1. FLOOD RISK ASSESSMENT

Figure 5 - Section through Proposed Campshire<sup>9</sup>

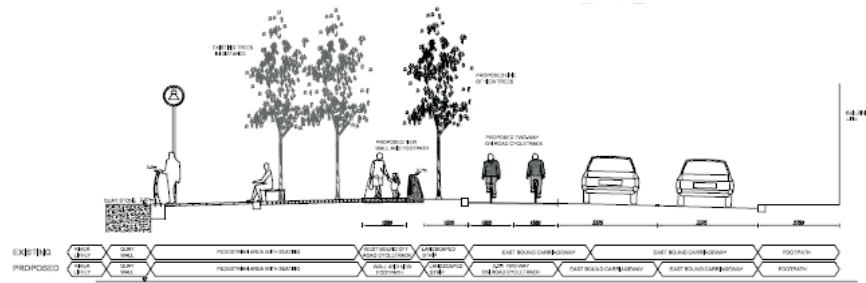


Figure 6 : Existing view from Custom House Quay



Figure 7 : Proposed view from Custom House Quay. Extract from South Campshire Flood Protection Project, George's Quay, City Quay & Sir John Rogerson's Quay, Dublin 2, EIS, Vol. 3, June 2011



<sup>9</sup> Extract from South Campshire Flood Protection Project, George's Quay, City Quay & Sir John Rogerson's Quay, Dublin 2, EIS, Vol. 3, June 2011

# APPENDIX A1. FLOOD RISK ASSESSMENT

Figure 8 : Existing view from City Quay looking East. Extract from South Campshire Flood Protection Project, George's Quay, City Quay & Sir John Rogerson's Quay, Dublin 2, EIS, Vol. 3, June 2011



Figure 9 : Proposed view from City Quay looking East. Extract from South Campshire Flood Protection Project, George's Quay, City Quay & Sir John Rogerson's Quay, Dublin 2, EIS, Vol. 3.



## Justification Test

The flood risk assessment carried out for the purposes of the George's Quay LAP concluded that part of the lands is at high/moderate risk of flooding. All of these lands however will be protected when the new South Campshires Scheme is constructed. The following statement is therefore presented in accordance with the requirements of the Justification Test for plans. It should be noted that this area is within a heavily built up area within the city centre. There are only about 5 sites in the LAP area that are to be redeveloped.

In this context the designation satisfies the Justification Test, in that:

1. The urban settlement is targeted for growth under the National Spatial Strategy, regional planning Guidelines, statutory plans as defined above or under the planning guidelines or planning Directives of the planning and Development Act, 2000 as amended

The National Spatial strategy (NSS) recognises Dublin, as the Capital City, plays a vital national role and that the performance of its economy is essential to the success and competitiveness of the national economy. The NSS places particular emphases on the physical consolidation of the metropolitan area, which incorporates the entire functional area of Dublin City Council. The Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022 translates the national strategy to the Regional Level with an emphasis on Dublin as the driver of national development and the need to physically consolidate the growth of the metropolitan area.

The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 translates the national strategy to regional level with an emphasis on Dublin as the driver of national development and the need to physically consolidate the growth of the Metropolitan area. The RPG recognises that "the settlement hierarchy selected by the Guidelines takes account of the fact that while a number of key towns and the City which are vulnerable to two key sources of flooding, fluvial and coastal, effective management of flood risk coupled to wider environmental, sustainability and economic considerations mean that it is possible to facilitate the continued consolidation of the existing urban structure of the GDA. In line with the sequential and justification criteria set out in the Department's Guidelines on the 'Planning System and Flood Risk Management' it is considered that these locations should be encouraged to continue to consolidate and to grow in order to bring about a more compact and sustainable urban development form while at the same time managing flood risk appropriately".

The Dublin City Development Plan 2011-2017 has been prepared in accordance with the requirements of the Planning and Development Act, 2000, (as amended) the Planning and Development (Strategic Environmental Assessment) Regulations 2004 and Article 5 of the Habitats Directive 92/43/EEC.

The areas within the high/medium risk fall within the LAP boundary designated by Dublin City Development Plan, 2011 – 2017.

2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular.

i) To facilitate regeneration and/or expansion of the centre of the urban settlement

The LAP area is located just outside the inner city zoning in the current development plan, but forms part of the Key Development Areas. The Key Development Areas represent significant areas of the inner and outer city with substantial development capacity and the potential to deliver the residential, employment and recreational needs of the city. The Docklands area in particular is seen as essential as supporting the economic or cultural specialism essential for the growth and diversification of the city's economy. All of these areas correspond to high levels of public transport accessibility, whether existing or planned under Transport 21.

The Georges Quay area is located at the southern bank of the River Liffey and faces the Custom House. The area is also located in a centre for public transport as Tara Street railway station is located on Georges Quay. Office Use in George's Quay accounts for two thirds of all development. The area is located in a Key Development Area, just outside the inner city boundary (see map K of the Development Plan) and the majority of the lands in the area are zoned Z5 in the Dublin City Development Plan 2011-2017 which is to 'consolidate and facilitate the development of the central area, and to identify, reinforce and strengthen and protect its civic design character and dignity'.

The Local area plan will facilitate the regeneration and expansion of the urban settlement .

ii) Comprise significant previously developed or under utilised lands

A significant amount of the LAP lands are developed or committed to development through planning permissions. There are a number of large sites that have development on them but are coming up for redevelopment, the primary ones are listed below:

1. Tara Street Station site:
2. Hawkins House, College House, Screen Cinema, Apollo House Site:
3. City Quay Block:
4. Moss Street/Townsend Street site (Ned's):

iii) It within or adjoining core of an established or designated urban settlement

The Georges Quay LAP lands lies just outside the inner city zoning as defined in Map K of the Dublin City Development Plan, and is a Key Development Area identified in the plan.

iv) Will be essential in achieving compact and sustainable urban growth and

The draft LAP proposes a development strategy that concentrates on the renewal and regeneration of the underutilised sites. These sites should be retained for land uses that are appropriate to a city centre setting, such as commercial, leisure, residential and retail.

The development of these key sites will be essential in achieving sustainable and compact growth of the city, and is also identified as an area suitable for high buildings in the Dublin City Development Plan 2011-2017.

v) there are no sustainable alternative lands for the particular use or development type in areas of lower risk

There are no suitable alternatives lands. This area forms part of the historic city centre and it vital to the long term growth of the city centre, and the development of the Quays.

3. A flood risk assessment to an appropriate level of detail has been carried out as part of the SEA which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.

Flood risk was considered as an issue in the screening process for the Strategic Environmental Assessment that was undertaken for the Dublin City Development Plan 2011 -2017. The Georges Quay draft LAP was screened in line with implementation of SEA Directive (2001/42/EC), Assessment of Certain Plans and Programmes on the Environment – Guidelines for Planning Authorities to determine whether or not a full Environmental Report would, nevertheless be appropriate. It was determined that a full Environmental Report was not required.

A flood Risk assessment has been carried out to an appropriate level of detail. It is recognised that Dublin City is vulnerable to flooding. The majority of the lands in the LAP area, would be prone to periodic flooding and would be at risk from Coastal flooding, however Dublin City Council are undertaking a number of projects to improve the defences of Dublin City, including the South Campshires Flood Protection Project.

Having regard to important status of Georges Quay area, which is a major transportation hub, the existence of an already built up area, close to the city centre, the existing planning permissions already granted in the area, and also the key sites for redevelopment , the designation of development of lands contiguous to existing zoned lands and the lack of availability of alternative lower flood probability areas, the mitigation measures proposed with the South Campshires schemes, it is considered that the development of the lands in the high/medium risk satisfies the justification test as set out in the Planning System & Flood Risk Management Guidelines for Planning Authorities, November 2009. All Planning applications for proposed development within the LAP area should include a site specific flood risk assessment (FRA).



## Settlement Strategy and Flood Risk

It is the strategy of Dublin City Council in accordance with the Guidelines to reduce the potential risk to people, property and the environment caused by flooding, through a hierarchy of avoidance (not possible in the Georges Quay LAP), followed by substitution of lower vulnerability used and, only if avoidance and substitution are not possible, reduction and management of the risks through a variety of techniques.

From an initial examination of the Flood Zone Maps, it is noted that coastal flooding is the main risk to the Georges Quay Area. This area is zoned for development in the Dublin City Development Plan 2011 - 2017, and there are a number of key sites within the LAP boundary due for redevelopment, some of which are within the Flood risk areas.

Generally the approach to deal with flood protection would involve raising the ground floor levels above the level of extreme high tides. However in most parts of Georges Quay which is already largely built up, in a dense urban context, setting high ground floor levels for flood protection could lead to floor levels being much higher than adjacent streets, thus creating a hostile streetscape for pedestrians. This would cause problems for infill development sites if floor levels were required to be significantly higher than those of neighbouring properties. In this regard for the key sites in Georges Quay, it has been recognised that ground floor levels below predicted high tide levels could be allowed, in limited circumstances, on a site by site basis. However, if this is the case then these would be required to be flood resistant construction using water resistant materials, and electrical fittings places at higher levels. For areas in high risk (Zone A & B) it would also be necessary to impose planning restrictions in these areas, with residential use not being favoured below tide levels.

## Development in Flood Risk Areas - Plan Objectives

The following policies and measures are applicable to all development within the George's Quay LAP:

P1) All planning applications, for proposed development within the LAP area should include a site specific flood risk assessment (FRA)

P1a) Risk to other development

- If the development does not result in increased discharge to foul or surface-water sewers, then it can be confirmed in the FRA that the development does not cause an increased flood risk to other areas. Note that since the publication of the GSDSDS, it has been a requirement that surface-water discharge rates are limited to green-field rates for the development, so compliance with this requirement results in compliance with flood risk management guidelines for surface-water discharge. This requirement is best achieved by properly incorporating SUDS techniques into the development.

It should be considered that green-field run-off rates for development in the George's Quay area are very low for most storm events. " $Q_{thr}$ " Calculations will not necessarily be taken as appropriate for runoff calculations for small areas of development.

- If the development does result in increased discharge rates to sewers, then the developer may be required to confirm that there is adequate capacity in the local network to cater for the increased flows without surcharge of the system.

P1b) Risk to the development itself

- The FRA should address risks from all sources, including but not limited to coastal, fluvial and pluvial sources, possible flooding from sewer surcharging and flooding from groundwater.
- For large-scale development, risks from all sources should be designed out by:
  - i) For development sites in the LAP area, ground floor levels below predicted high tide level may be allowable in limited circumstances, to be agreed on a site by site basis. In these cases all buildings shall be required to be flood resistant construction including water resistant materials and electrical fittings at high levels. In high risk areas residential uses will not be permitted at ground floor levels. in the high-risk areas identified as flood zones A & B in Figure 3
  - ii) Where it is not appropriate to raise ground floor levels in order to design out risk from pluvial and fluvial events, commercial uses for ground floor space may be proposed. However, in this case, the ground floor should be designed to be flood resilient, that is, designed to accommodate floodwater ingress with minimum damage. This can be achieved by use of appropriate building materials and designing ways for water to drain, or be pumped out of the property once the flood water subsides. The decision whether to make properties flood resistant or flood resilient may be influenced by the structural condition of existing buildings.
  - iii) Incorporating storage within the development to cater for surface-water falling within the development for up to the 100-year pluvial event with 20% climate change applied.
- i) Designing basements and basement access to prevent ingress of water that may be caused groundwater sources or pluvial or fluvial flood events. Reference should be made to the DCC policy on basements as set out in the GSDSDS Regional Drainage policy – Volume 6 – Basements. In particular, internal drainage must discharge from a level that is no deeper than 1.5m below ground level. This may require pumping in some case
- ii) Designing outfall manholes and connections to sewers such that the risk of flooding from backup from sewers is minimised. This may require the installation of non-return valves.

## INTRODUCTION

The purpose of this report is to establish whether or not a Strategic Environmental Assessment (SEA) should be carried out on the proposed Local Area Plan (LAP) for George's Quay in accordance with SEA Directive 2001/42/EC, S.I. No. 436/2004 Planning and Development (SEA) Regulations 2004 and the DoEHLG document 'Implementation of SEA Directive 2001/42/EC Guidelines for Regional Authorities and Planning Authorities (Nov. 2004)'. The LAP does not fall directly into any of the categories where an SEA is mandatory.

The purpose of this new LAP is to provide a planning strategy on how the George's Quay area of the city should be developed and managed in a sustainable way in order to meet the needs of residents, employees and visitors in the area. It will focus in particular on policies and mechanisms that deliver the necessary physical, social and environmental infrastructure for the proper planning and sustainable development of the local area.

## REQUIREMENT FOR A LOCAL AREA PLAN

Section 18-20 of the Planning and Development Acts 2000-2010 states that a planning authority at any time, and for any particular area within its functional area, can prepare a LAP in respect of that area. A LAP may be prepared in respect of any area, or any existing suburb of an urban area, which the planning authority considers suitable and in particular, for those areas which require economic, physical and social renewal and for areas likely to be subject to large scale development within the lifetime of the plan.

The Dublin City Development Plan 2011-2017 sets out that a number of LAPs will be prepared for different areas of the city over the life of the plan, in order to aid the delivery of the plan's Core Strategy. The George's Quay area has been identified for the preparation of a LAP in the Development Plan. The preparation of a LAP for the George's Quay area of the city is considered a fundamental element in the delivery of the Core Strategy and in the implementation of the Development Plan.

## LOCATION CONTEXT

The George's Quay area is located on the south bank of the River Liffey at the south eastern end of Dublin City Centre. The study area lies east of Dublin's retail core(s), west of the south Docklands and north of the Trinity College campus. The designated study area encompasses sixteen city blocks within Burgh Quay, George's Quay and City Quay to the north, Hawkins Street to the west, Pearse Street to the South and Lombard Street East on its eastern boundary (See Appendix 1 for mapping). With the exception of the four city blocks west of Tara Street, the study area is located within the Dublin Docklands Development Authority (DDDA) Masterplan area.

The LAP applies to approximately 14ha of lands zoned predominantly Z5 'To consolidate and facilitate the development of the central area, and to identify, reinforce and strengthen and protect its civic design, character and dignity', with smaller areas of Z1 (residential) and Z2 (residential conservation) zoned land.

<sup>1</sup> The study area is dominated, both in terms of scale and land use, by office buildings. This office quarter is the most visible concentration of such buildings in the City of Dublin. Some traditional city centre mixed use development has been retained on the river quay side and on Pearse Street. The area is strategically located between O'Connell Street, College Green and Dublin Docklands. It is well connected, in close proximity to a number of transportation hubs providing mainline rail, suburban and commuter train services at Tara Street Station and Connolly Station. The 'Inner Orbital' road network traverses the area. It is part of the city which has undergone significant change and redevelopment in the past and contains a number of taller buildings e.g. Hawkins House, Apollo House and the

Using the Regional Planning Guidelines projected occupancy rate of 2.26 (2016 projection).

George's Quay seven tower development.

Despite the central location and high-levels of public transport accessibility, as well as proximity to the IFSC and the traditional office core of the south-east inner city, the area suffers from severance and lack of connectivity with the wider city, which in turn has resulted in a number of vacant and underperforming sites and a lack of vibrancy throughout the plan area. These factors have undermined the sustainable development of the area as an attractive place for residents, investors and visitors.

## REQUIREMENT FOR A SEA

SEA is a system for integrating wider environmental considerations into plans and programmes thereby building environmental protection into the decision making process. Section 3.5 of 'Implementation of SEA Directive 2001/42/EC Guidelines for Regional Authorities and Planning Authorities (Nov 2004)' states that the key to deciding if SEA will apply will be whether a plan would be likely to have significant effects on the environment. The decision should not be determined by size of the area alone. It will also be influenced by the nature and extent of development likely to be proposed in the plan, its location (eg. close to or within and SAC, SPA or NHA) and its broad environmental effects. The Directive has been transposed into the land use planning sector through the Planning and Development (Strategic Environmental Assessment) Amendment Regulations 2011.

SEA is mandatory in the case of the preparation of a LAP where the population or target population of the area is 5,000 persons or more, or the area covered by the LAP is greater than 50 square kilometres. Screening is required for LAPs where the population or target population involved is less than 5,000 persons or the area covered is less than 50 square kilometres.

The Planning and Development Regulations state that the planning authority must determine whether or not implementation of the LAP or would be likely to have significant effects on the environment and that, in so doing, it must take account of the relevant criteria set out in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) regulations 2004.

The LAP is still at preparation stage. However, having regard to the previous studies prepared for the area, the extent of planning permission for development granted and completed, the extent of planning permissions granted and not yet enacted and the Dublin City Development Plan designations for the area, it is possible to give an estimation of the nature and extent of development likely to be included in the plan for the purposes of screening.

The area of the proposed LAP is less than 50 square kilometres at circa 14ha and has a population less than 5,000 persons at circa 1,500 persons. The likely increase in population of the plan area is circa 1,356-2,260 based on the delivery of approximately 600-1000 new residential units, giving an overall total of between 2,856-3,760 persons. It is important to note that this figure will likely be delivered over a longer time period than the six year life of this first LAP for the area. As the LAP falls below the relevant thresholds for the mandatory preparation of SEA, it is proposed to carry out SEA Screening.

## LIKELIHOOD FOR BROAD ENVIRONMENTAL EFFECTS

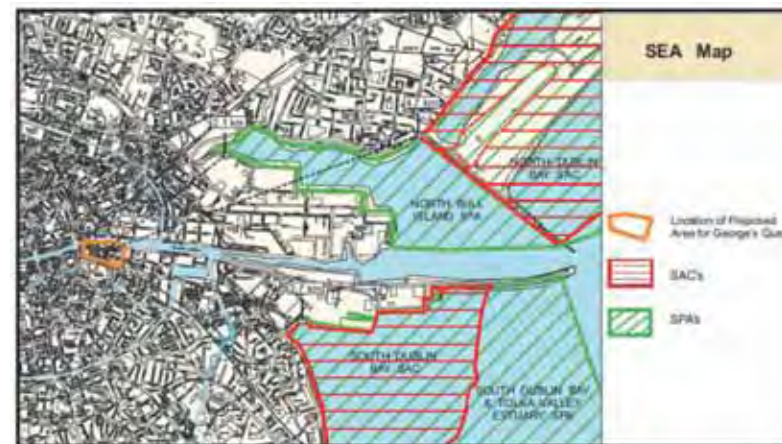
The LAP will set out a framework for future development on lands that are zoned and designated for future mixed use development under the Dublin City Development Plan 2011-2017. There are no EU habitat designated areas or natural conservation designations within the LAP boundaries but the location is close to the following sites in the Dublin area (see Maps 1 and 2):

- North Bull Island SPA (#00406)
- South Dublin Bay & River Tolka Estuary SPA (#004024)
- Howth Head Coast SPA (#004113)
- Irelands Eye SPA (#004117)
- Baldoyle Bay SPA (#004116)
- Baldoyle Bay SAC (#000199)
- North Dublin Bay SAC (#000206)
- South Dublin Bay SAC (#000210)
- Howth Head SAC (#000202)
- Irelands Eye SAC (#002193)
- Swords/Broadmeadow Estuary SPA (#004025)
- Malahide Estuary SAC (#000205)
- Glenasmole Valley SAC (#001209)
- Wicklow Mountains SAC (#002122)
- Baldoyle Bay SPA (#004116)
- Baldoyle Bay SAC (#000199)
- North Dublin Bay SAC (#000206)
- North Bull Island SPA (#00406)
- Howth Head SAC (#000202)
- Howth Head Coast SPA (#004113)
- Irelands Eye SPA (#004117)
- Irelands Eye SAC (#002193)

Policies of the LAP will be developed and assessed to ensure there are no direct negative impacts on designated sites. The likelihood of indirect impacts on all designated sites in the local and wider area will also be assessed.



MAP 1: The location of the LAP lands in context with Special Areas of Conservation, Special Protection Areas and proposed Natural Heritage Areas designated in close proximity.



MAP 2: The location of the LAP lands in context with Special Areas of Conservation and Special Protection Areas.



**CRITERIA FOR DETERMINING WHETHER A PLAN IS LIKELY TO HAVE SIGNIFICANT EFFECTS ON THE ENVIRONMENT.**

Section 3.6 of “Implementation of SEA Directive 2001/42/EC Guidelines for Regional Authorities and Planning Authorities (Nov 2004)” states that the Planning and Development (Strategic Environmental Assessment) Regulations 2004 require case-by-case screening of individual plans, based on the criteria in Schedule 2A of the Planning and Development Regulations 2001 (as amended). These criteria must be taken into account in determining whether or not significant effects on the environment would be likely to arise.

The determinations regarding the likely significance of effects on the environment of the proposed George’s Quay LAP are set out in Table 1 based on Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004.

TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT		
Dublin City Council		
Proposed George’s Quay LAP		
Criteria for determining the likely significance of effects on the environment	Likely to have significant environmental effects?  YES/NO	Summary of significant environmental effects (negative and positive)
<p>1. THE CHARACTERISTICS OF THE PLAN HAVING REGARD, IN PARTICULAR TO:</p> <p>1(a) the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</p>	No	<p>The preparation of the George’s Quay LAP is an action of the Dublin City Development Plan. In tandem with the Development Plan, the LAP will provide a framework for future sustainable development in the plan area at a local level.</p> <p>The plan will focus on specific localised policies and objectives that will influence growth and development in the plan area of 14ha, and will ensure the integration of environmental priorities in future development, for example, protecting biodiversity, requiring the use sustainable urban drainage systems, etc.</p> <p>The LAP is being prepared in accordance with national and regional planning policy, as well as the Dublin City Development Plan. Full SEA and Appropriate Assessment were carried out at all stages of the Development Plan preparation and adoption process.</p>

1(b) the degree to which the plan influences other plans including those in a hierarchy.	No	<p>Strategic planning issues for the area are determined by the current 2011-2017 Dublin City Development Plan. The LAP proposals must be consistent with existing Development Plan policies including zoning provisions and development standards.</p> <p>The LAP is a lower tiered statutory land use plan that will guide future development with site specific objectives and will not influence other higher order statutory land use plans in the city’s planning hierarchy.</p> <p>The plan may influence other local area plans or non-statutory plans in the city centre to a minor extent where, in the interest of good planning practice and achieving proper planning and sustainable development, consistency and coherence with the George’s Quay LAP will be a planning necessity.</p>
1(c) the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development	No	<p>The LAP promotes the sustainable development and regeneration of an existing inner city area based on the framework of existing land use zoning designations and sustainable development standards set down in the Dublin City Development Plan.</p> <p>In tandem with the Development Plan, the LAP will be of key relevance in the integration of environmental considerations in future growth and in promoting sustainable development. The promotion of sustainable development (which includes the integration of environmental considerations) is a statutory requirement of the LAP preparation and adoption process.</p> <p>The LAP area is bounded by Trinity College Dublin and the River Liffey, both important biodiversity locations in Dublin City. There is little biodiversity within the George’s Quay area. Most of the trees and shrubs are non-native varieties and are of limited benefit to native wildlife. In particular, the LAP will seek to provide better ecological connections between the river Liffey and also Trinity College Dublin and improve biodiversity potential generally.</p> <p>The sustainable development principles issued by</p>

		the Department of Heritage and Local Government under its guideline documents Sustainable Residential Development in Urban Area and Best Practice Urban Design Manual (May 2009) will be incorporated into the LAP.
1(d) environmental problems relevant to the plan	No	<p>There is no predicted direct impact on the natural environment or conservation function of any Designated Sites including proposed Natural Heritage Areas (pNHA's), Natural Heritage Areas (NHA's), Candidate Special Areas of Conservation (cSAC's) or Special Protection Areas.</p> <p>The area of the local area plan is zoned for development and has an established precedent of existing urban development.</p> <p>The proposed development of the area will occur within the context of sustainable development guidelines included in the LAP. This will include policies and objectives for increasing the connectivity of the area with other areas of high ecological value such as Trinity College and the river Liffey, reducing surface water run-off through development which will incorporate sustainable urban drainage systems and practices, promoting the use of public transport, walking and cycling and the planting of areas with native species. The LAP will therefore result in environmental improvement in the area.</p>
1(e) the relevance of the plan for the implementation of European Union legislation on the environment (e.g. Plans linked to waste-management or water protection)	No	<p>The LAP has relevance at a local level to the implementation of European Legislation on the environment, for example, the Water Framework Directive, and is being prepared in full consultation with all internal divisions of Dublin City Council (including working groups with the Drainage and Water Services Departments, the Economic Development Section, the Parks Department, the Arts Office and the Roads and Traffic Department) and in accordance with the existing Dublin City Development Plan 2011-2017, in addition to all relevant governmental guidelines and legislation on the environment.</p> <p>Building on the policies, objectives and development standards contained in the Dublin City Development Plan, the local area plan will include policies and objectives to ensure that the plan</p>

		addresses compliance and implementation of European Union legislation on the environment at a local level.
		Such measures will include; reduction of surface run off through development which will incorporate sustainable urban drainage systems, general water protection and conservation measures, requiring the use of energy efficient design and construction, the promotion of public transport, walking and cycling, the planting of areas with native species, linking of biodiversity hotspots, etc.
2. CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED, HAVING REGARD, IN PARTICULAR TO:  2 (a) the probability, duration, frequency and reversibility of the effects	No	<p>The LAP will have a six year lifespan, and can be amended, revoked or extended in accordance with the Planning and Development Acts. It is anticipated that the LAP may put forward longer term objectives.</p> <p>No negative significant effects have been identified. In broad terms, positive environmental effects will include the promotion of sustainable development in the George's Quay area, in addition to the closer integration of environmental priorities in decision making at a local level.</p>
2 (b) the cumulative nature of the effects	No	<p>The LAP will provide a comprehensive phasing programme for future development in the area to ensure coordinated and sustainable development. The overall development of the area may likely have cumulative effects however, it is envisaged these would largely be positive effects, for example reduced reliance on the private car, improved cycle infrastructure, water conservation measures, the reduction of untreated surface run-off into local river systems through the development of sustainable drainage practices, the development of energy efficient buildings, etc.</p> <p>Any future development will be dependant on the necessary service infrastructure being in place and is subject to the normal statutory planning approval process. Where the necessary capacity or infrastructure has not been provided, future development will not be progressed until the necessary upgrades have been completed. The LAP will include the necessary policy safeguards and standards to ensure that no negative significant environmental effects will arise, singularly or in a cumulative manner.</p>
2 (c) the transboundary nature of the	No	The study area for the LAP is located entirely within

effects		the City Council boundary. No transboundary effects are anticipated.
2 (d) the risks to human health or the environment (e.g. due to accidents)	No	There are no Seveso Sites within the area. No risks to human health or the environment are identified.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	No significant effects on geographical areas or populations have been identified.
2 (f) the value and vulnerability of the area likely to be affected due to- (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use.	No	(i) The LAP area has a significant number of Protected Structures and a number of buildings which are not on the Record of Protected Structures but appear to be either local landmarks or of historical value. The sustainable approach of the plan will ensure that cultural heritage is maintained and protected. The LAP will have regard to the 2011-2017 Dublin City Development Plan policies and objectives in protecting the natural characteristics and cultural heritage of the area.  (ii) It is not expected that any environmental quality standards will be exceeded. The objectives and principles of the LAP will help improve the environmental quality of the George's Quay area with high quality, sustainable, mixed use developments in full accordance with all relevant standards and guidelines.  (iii) It will be an objective of the LAP to ensure that the future redevelopment of the area and efficient use of urban zoned land does not undermine the conservation/heritage value of the area. Sustainable densities will be promoted in accordance with the DoEHLGs guidelines for Sustainable Residential Development in Urban Areas (May 2009) and to the accompanying Design Manual. High qualitative standards will be provided in accordance with the Dublin City Development Plan.
2 (g) the effects on areas or landscapes which have a recognised national, European Union or international protection status	No	The LAP does not impact upon an area or landscape, which has recognised National, European Union or International Protection Status.

**DETERMINATION**

Having considered;

- The character of the proposed plan,
- The existing population of the study area,
- The potential population capacity of the developing area,
- The character of the study area location, close to natural amenity areas,
- The provisions of the Planning and Development (Strategic Environmental Assessment) Regulations 2004,
- The provisions of the DoEHLGs “Implementation of SEA Directive 2001/42/EC Guidelines for Regional Authorities and Planning Authorities (Nov 2004)” and
- The criteria of Schedule 2A of the Planning and Development Regulations 2001 (as amended);

The Planning Authority has determined that an SEA is NOT required for the proposed LAP for George's Quay. There are no significant environmental problems identified in relation to the LAP and it is not anticipated that the LAP will have any strategic environmental effects.

**REFERRALS:**

In accordance with S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011, this report has been referred to the following environmental authorities to outline the reasons why the Planning Department has determined that an SEA is not required for the LAP;

- The Environmental Protection Agency,
- Department of Environment, Community and Local Government,
- Department of Agriculture, Food and the Marine,
- Department of Communications, Energy and Natural Resources,
- Department of Arts, Heritage and the Gaeltacht.



## INTRODUCTION AND TERMS OF REFERENCE

Dublin City Council are currently preparing a draft Local Area Plan (LAP) for the George's Quay area as a required implementation action of the Dublin City Development Plan 2011-2017. The purpose of this new LAP is to provide a planning strategy on how the George's Quay area of the city should be developed and managed in a sustainable way in order to meet the needs of residents, employees and visitors in the area. It will focus in particular on policies and mechanisms that deliver the necessary physical, social and environmental infrastructure for the proper planning and sustainable development of the local area.

This is an Appropriate Assessment Screening Report of the George's Quay LAP, in accordance with the requirements of the Article 6(3) of the EU Habitats Directive (92/43/EEC):

*“Any plan or project not directly connected with or necessary to the management of the [Natura 2000] site not likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”*

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as “The Habitats Directive”, provides legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/ECC). In general, these sites are considered to be of exceptional importance in terms of rare, endangered or vulnerable habitats and species within the European Community. The principle trigger for undertaking an 'Appropriate Assessment' would be if the LAP was likely to have significant effects on a Natura 2000 site.

The requirement for Appropriate Assessment has been integrated into Irish law through the *Planning and Development (Amendment) Act 2010*, having specific regard to the implications of any proposed development or 'project'. Circular Letter SEA 1/08 & NPWS 1/08 issued by the Department of Environment, Heritage and Local Government requires that, as a result of European Court of Justice

Case 418/04 EC Commission v Ireland, any draft land use plan proposed under the *Planning & Development Act 2000 (as amended)* must be screened for any potential impact on areas designated as Natura 2000 sites. The results of the screening should be recorded and made available to the public.

## ASSESSMENT METHODOLOGY AND LITERATURE REVIEW

Methodology for the screening assessment process follows *Appropriate Assessment for Plans and Projects in Ireland: Guidance for Planning Authorities*, which was issued by the Department of the Environment, Heritage and Local Government in 2009. This methodology also applies elements of guidance and good practice as set down by the following documents:

- 
- Managing Natura 2000 sites. The provisions of Article 6, of the 'Habitats' Directive 92/43/CEE.
- Assessment of plans and projects significantly affecting Natura 2000 sites Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. (2002) European Commission.
- Guidance document on Article 6(4) of 'Habitats Directive' 92/43/EEC.
- Department of the Environment Heritage and Local Government (DoEHLG) circular letter SEA 1/08 and NPWS 1/08.
- Department of the Environment Heritage and Local Government (DoEHLG) Circular letter NPWS 1/10 and PSSP2/10.
- Department of Environment, Heritage and Local Government (DoEHLG). Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities.
- Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for the Community action in the field of water policy.
- Natura Impact Report of the Dublin City Development Plan 2011-2017.
- Eastern River Basin Management Plan.
- Greater Dublin Strategic Drainage Study.
- The Planning System and Flood Risk Management Guidelines for Planning Authorities.
- Appropriate Assessment is an assessment of the potential effects of a proposed plan 'in conjunction' with other plans and projects on one or more European Sites. The four key stages are set out below:

Stage 1 – Screening for Appropriate Assessment

Stage 2 – Appropriate Assessment

Stage 3 – Alternative Solutions

Stage 4 - Imperative Reasons of Overriding Public Interest (IROP)/Derogation

## SCREENING FOR GEORGE'S QUAY LAP

The Screening (Stage 1) methodology applied in the case of the proposed Local Area Plan has followed the approach advised within the EC and DoEHLG guidance. The structure of the Screening process is as follows:

1. Describing the nature of the proposed LAP and site characteristics.
2. Identifying the relevant Natura 2000 sites that could be affected by the proposed LAP and compilation of information on their qualifying interests and conservation objectives.
3. Predicting any likely effects – direct, indirect and cumulative – undertaken on the basis of available information as a desk study.
4. Screening statement with conclusions.

## STAGE 1 – SCREENING

### DESCRIPTION OF THE PROPOSED LAP AND THE SITE CHARACTERISTICS.

The proposed LAP will set out the vision and an overall spatial strategy for the proper planning and sustainable development of George's Quay. The plan will contain the policies and objectives that will guide the development of the area in terms of physical growth and renewal, economic, social and cultural activity and environmental protection and enhancement in accordance with the National Development Plan, National Spatial Strategy, the Regional Planning Guidelines for the Greater Dublin Area and the Dublin City Council Development Plan.

The George's Quay area is located on the south bank of the River Liffey at the south eastern end of Dublin City Centre. The study area lies east of Dublin's retail core(s), west of the south Docklands and north of the Trinity College campus. The designated study area encompasses sixteen city blocks within Burgh Quay, George's Quay and City Quay to the north, Hawkins Street to the west, Pearse Street to the South and Lombard Street East on its eastern boundary (See map – Appendix 1). With the exception of the four city blocks west of Tara Street, the study area is located within the Dublin Docklands Development Authority (DDDA) Masterplan area.

The LAP applies to approximately 14ha of land zoned predominantly Z5 'To consolidate and facilitate the development of the central area, and to identify, reinforce and strengthen and protect its civic design, character and dignity', with smaller areas of Z1 (residential) and Z2 (residential conservation) zoned land.

The study area is dominated, both in terms of scale and land use, by office buildings. This office quarter is the most visible concentration of such buildings in the City of Dublin. Some traditional city centre mixed use development has been retained on the river quay side and on Pearse Street. The area is strategically located between O'Connell Street, College Green and Dublin Docklands. It is well connected, in close proximity to a number of transportation hubs providing mainline rail, suburban and commuter train services at Tara Street Station and Connolly Station. The 'Inner Orbital' road network traverses the area. It is part of the city which has undergone significant change and redevelopment in the past and contains a number of taller buildings e.g. Hawkins House, Apollo House and the George's Quay seven tower development.

Despite the central location and high-levels of public transport accessibility, as well as proximity to the IFSC and the traditional office core of the south-east inner city, the area suffers from severance and lack of connectivity with the wider city, which in turn has resulted in a number of vacant and underperforming sites and a lack of vibrancy throughout the plan area. These factors have undermined the sustainable development of the area as an attractive place for residents, investors and visitors.

### BRIEF DESCRIPTION OF THE NATURA 2000 SITES (including compilation of information their qualifying interests and conservation objectives)

There are no Natura 2000 Sites in the LAP area. The closest Natura 2000 sites to the LAP area are North Bull Island SPA, South Dublin Bay SAC and South Dublin Bay and Tolka Valley Estuary SPA. Distances are set out below.

There are 15 Natura 2000 sites within 15km of the LAP area. A 15km buffer zone was chosen as a precautionary measure, to ensure that all potentially affected Natura 2000 sites are included in the screening process, in accordance with best practice in Ireland and the UK. The Natura 2000 sites within the wider vicinity of the LAP area are as follows:

1. North Dublin Bay SAC (#00206) (2.1km from plan area)
2. South Dublin Bay SAC (#00210) (2.7km from plan area)
3. North Bull Island SPA (#00406) (4.7km from plan area)
4. South Dublin Bay & River Tolka Estuary SPA (#004024) (2.7km from plan area)
5. Howth Head Coast SPA (#004113) (14km from plan area)
6. Baldoyle Bay SPA (#004116) (10km from plan area)
7. Baldoyle Bay SAC (#000199) (10km from plan area)
8. Howth Head SAC (#000202) (13.5km from plan area)
9. Irelands Eye SAC (#002193) (13.7km from plan area)

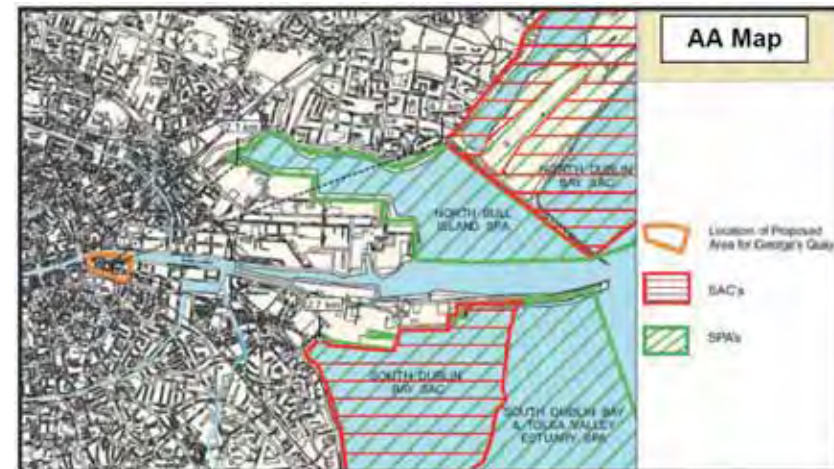
# APPENDIX A3. APPROPRIATE ASSESSMENT (AA) SCREENING

10. Irelands Eye SPA (#004117) (13.7km from plan area)
11. Malahide Estuary SAC (#000205) (13.6km from plan area)
12. Malahide Estuary SPA (#004025) (13.6km from plan area)
13. Glenasmole Valley SAC (#001209) (12.2km from plan area)
14. Wicklow Mountains SAC (#002122) (12km from plan area)
15. Dalkey Island SPA (#004172) (12.9km from plan area)

There are no Natural Heritage Areas (NHAs) or Proposed Natural Heritage Areas (pNHAs) in the LAP area. Although NHAs/pNHAs do not form part of the Natura 2000 network they have been included here for the purposes of completeness. The following pNHAs are present in the wider vicinity of the LAP area

- Royal Canal pNHA (002103)
- Grand Canal pNHA (002104)
- Liffey Valley pNHA (000128)
- South Dublin Bay pNHA (000210)

Figures 1 and 2 below illustrate all of the designated sites in the vicinity of the LAP area. Table 1 describes the Natura 2000 sites.





# APPENDIX A3. APPROPRIATE ASSESSMENT (AA) SCREENING

TABLE 1: NATURA 2000 SITES WITHIN 15KM OF THE DUBLIN CITY COUNCIL ADMINISTRATIVE BOUNDARY

Site Code	Site Name	Approximate Distance from Plan area	Qualifying Feature	Likely Impacts
000199	Baldoyle Bay SAC	10km	The site is a Special Area of Conservation (SAC) under the EU Directive. It contains four habitats listed on Annex I of the directive: Salicornia Mud, Mediterranean salt meadows, Atlantic salt meadows and Tidal mudflats, <i>Spartina</i> Swards. Also has two legally protected plant species Borrer's Saltmarsh-grass ( <i>Puccinellia fasciculata</i> ) and Meadow Barley ( <i>Hordeum secalinum</i> ).	At sufficient distance from the Plan area to not be impacted directly or indirectly
000202	Howth Head SAC	13.5km	The site is a Special Area of Conservation (SAC) under the EU Directive for two habitats listed on Annex I: Vegetated Sea Cliffs of the Atlantic and Baltic Coasts and European Dry Heaths.	At sufficient distance from the Plan area to not be impacted directly or indirectly
000205	Malahide Estuary SAC	13.6km	The Malahide Estuary is the estuary of the River Broadmeadow. The site is a Special Area of Conservation (SAC) under the EU Directive. It contains four habitats listed on Annex I of the directive: Fixed Coastal Dunes with Herbaceous Vegetation (Grey Dunes), Mudflats & Sand flats not covered by seawater at low tide, Atlantic Salt Meadows, <i>Spartina</i> Swards, Mediterranean Salt Meadows, <i>Salicornia</i> & other annuals colonising mud and sand and Shifting Dunes along the shore line with <i>Ammophila arenaria</i> (White Dunes).	At sufficient distance from the Plan area to not be impacted directly or indirectly
000206	North Dublin Bay SAC	2.1km	The site is a Special Area of Conservation (SAC) under the EU Directive for the following habitats	At sufficient distance from the Plan area to not be impacted directly or

Site Code	Site Name	Approximate Distance from Plan area	Qualifying Feature	Likely Impacts
			listed on Annex I: Fixed dunes, Marram dunes, Embryonic shifting dunes, Dune slack, Vegetation Drift lines, <i>Salicornia</i> mud, Atlantic salt meadows, Mediterranean salt meadows and Tidal mudflats. Fixed dunes are listed with priority status. The site also contains three rare plant species legally protected, Lesser Centaury ( <i>Centaureum pulchellum</i> ), Hemp Nettle ( <i>Galeopsis angustifolia</i> ) and Meadow Saxifrage ( <i>Saxifraga granulata</i> ). The site also contains Petalwort ( <i>Petalophyllum ralfsii</i> ), a species which is listed on Annex II of the EU Habitats Directive.	Indirectly
000210	South Dublin Bay SAC	2.7km	The site is a Special Area of Conservation (SAC) under the EU Directive as it contains Tidal mudflats and sandflats a habitat listed on Annex I of the directive and also the site contains Petalwort ( <i>Petalophyllum ralfsii</i> ), a species which is listed on Annex II of the EU Habitats Directive.	At sufficient distance from the Plan area to not be impacted directly or indirectly
001209	Glenasmole Valley SAC	12.2km	The site is a Special Area of Conservation (SAC) under the EU Directive as it contains Semi-Natural Dry Grassland and Scrubland Facies on Calcareous Substrates, <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils ( <i>Molinia caerulea</i> ) and Petrifying springs with tufa formation as listed on Annex I of the directive, two of which have listed with priority status.	At sufficient distance from the Plan area to not be impacted directly or indirectly
002193	Ireland's Eye SAC	13.7km	The site is a Special Area of	At sufficient distance from

## APPENDIX A3. APPROPRIATE ASSESSMENT (AA) SCREENING

Site Code	Site Name	Approximate Distance from Plan area	Qualifying Feature	Likely Impacts
			Conservation (SAC) under the EU Directive as it contains Vegetated Sea Cliffs of the Atlantic and Baltic Coasts and Perennial Vegetation of Stony Banks both listed in Annex I of the directive.	the Plan area to not be impacted directly or indirectly
004005	North Bull Island SPA	4.7km	This site is listed as a Special Protection Area (SPA) as it contains the following species which are found under the EU Birds Directive: Light-bellied Brent Goose, Shelduck, Pintail, Shoveler, Oystercatcher, Grey Plover, Knot, Dunlin, Black-tailed Godwit, Bar-tailed Godwit, Redshank, Turnstone and 20,000 wintering waterbirds. Additional Special Conservation Interests include: Teal, Ringed Plover, Golden Plover, Sanderling, Curlew, Black-headed Gull and wetland & waterbirds.	At sufficient distance from the Plan area to not be impacted directly or indirectly
004016	Baldoyle Bay SPA	10km	This site is listed as a Special Protection Area (SPA) as it contains the following species which are found under the EU Birds Directive: Light-bellied Brent Goose, Ringed Plover and Bar-tailed Godwit. Additional Special Conservation Interests include: Shelduck, Golden Plover, Grey Plover and Wetland & Waterbirds.	At sufficient distance from the Plan area to not be impacted directly or indirectly
004024	South Dublin Bay And River Tolka Estuary SPA	2.7km	This site is listed as a Special Protection Area (SPA) as it contains the following species which are found under the EU Birds Directive: Light-bellied Brent Goose, Knot, Sanderling, Bar-tailed Godwit, Redshank, Roseate	At sufficient distance from the Plan area to not be impacted directly or indirectly

Site Code	Site Name	Approximate Distance from Plan area	Qualifying Feature	Likely Impacts
			Tern, Common Tern and Arctic Tern. Additional Special Conservation Interests include: Oystercatcher, Ringed Plover, Golden Plover, Grey Plover, Dunlin, Black-headed Gull and Wetland & waterbirds.	
004025	Malahide Estuary SPA	13.6km	This site is listed as a Special Protection Area (SPA) as it contains the following species which are found under the EU Birds Directive: Light-bellied Brent Goose, Goldeneye and Black-tailed Godwit. Additional Special Conservation Interests include: Great Crested Grebe, Shelduck, Pintail, Red Breasted Merganser, Oystercatcher, Golden Plover, Grey Plover, Knot, Dunlin, Bar-tailed Godwit, Redshank and Wetland & Waterbirds	At sufficient distance from the Plan area to not be impacted directly or indirectly
004113	Howth Head - Coast SPA	14km	This site is listed as a Special Protection Area (SPA) as it contains the Kittiwake, a species which is found under the EU Birds Directive	At sufficient distance from the Plan area to not be impacted directly or indirectly
004117	Ireland's Eye SPA	13.7km	This site is listed as a Special Protection Area (SPA) as it contains the Cormorant which is found under the EU Birds Directive. Additional Special Conservation Interests include: Herring Gull, Kittiwake, Guillemot and Razorbill	At sufficient distance from the Plan area to not be impacted directly or indirectly
004172	Dalkey Islands SPA	12.9km	This site is listed as a Special Protection Area (SPA) as it contains the following species which are found under the EU Birds Directive: Roseate Tern,	At sufficient distance from the Plan area to not be impacted directly or indirectly

Site Code	Site Name	Approximate Distance from Plan area	Qualifying Feature	Likely Impacts
			Common Tern and Arctic Tern	
002122	Wicklow Mountains SAC	12km	The site is a Special Area of Conservation (SAC) under the EU Directive as it contains blanket bog and northern atlantic wet heaths with Erica tetralix habitats listed on Annex I of the directive and also the site contains the European Otter, Lutra Lutra a species which is listed on Annex II of the EU Habitats Directive.	At sufficient distance from the Plan area to not be impacted directly or indirectly



## ASSESSMENT CRITERIA (Predicting any likely effects – direct, indirect and cumulative)

**Describe any likely direct, indirect or secondary impacts on the plan (either alone or in combination with other plans or projects) on the Natura 2000 sites by virtue of:**

**(a) Size and Scale**

**(b) Land Take**

**(c) Distance for Natura 2000 sites or key features of the site**

**(d) Resource Requirements (water abstraction etc)**

**(e) Emissions (disposal to land, water or air)**

**(f) Excavation Requirements**

**(g) Transportation Requirements**

**(h) Duration of Construction, Operation, Decommissioning etc).**

(a) Size and Scale

No impact on any qualifying habitat.

There is no Natura 2000 site located in the George's Quay LAP area. The George's Quay LAP area equates to circa 14ha of existing urban land in the city centre. The land is already developed with a combination of commercial, residential and other miscellaneous development. The land is zoned for development in the Dublin City Development Plan 2011-2017. It is an action of the Development Plan to prepare a LAP for the area to provide a sustainable framework for future growth and redevelopment in the area. It is anticipated that the area can accommodate in the region of 600-1,000 new residential units.

(b) Land Take

No impact on any qualifying habitat.

The LAP will not have any impact on the Natura 2000 sites by way of land take.

(c) Distance from Natura 2000 sites or key features of the site

No impact on any qualifying habitat.

The lands of the LAP are located approximately 2km from the nearest Natura 2000 sites in Dublin Bay (See Table 1 for Natura 2000 sites descriptions and also distances from plan area.). The LAP will not have any impact on the Natura 2000 sites by way of proximity.

(d) Resources Requirements (water abstraction etc.)

No impact on any qualifying habitat.

Resource supply, including potable water, will be provided from existing municipal infrastructure.

Any potential indirect or secondary impact on the conservation function of any Natura 2000 site as a result of potential increased population equivalent (P.E.) demand for potable water supply will be subject to a separate higher level Appropriate Assessment/Strategic Environmental Assessment (SEA) at regional level and to other statutory approvals.

(e) Emissions (disposal to land, water or air)

No impact on any qualifying habitat.

No predicted likely direct impact on the conservation function of any Natura 2000 site is predicted as a result of the preparation of a LAP for the George's Quay area. The most likely potential indirect or secondary impact on a Natura 2000 site is by way of effluent discharge from the Ringsend waste water treatment plant which serves the entire Dublin region to Dublin Bay.

This potential source-pathway-receptor link is ruled out as any future development will be dependant on the necessary service infrastructure being in place and is subject to the normal statutory planning approval process. Where the necessary capacity or infrastructure has not been provided, future development will not be progressed until the necessary upgrades have been completed. The LAP will include the necessary policy safeguards and standards to ensure that no negative significant environmental effects will arise, singularly or in a cumulative manner. In addition, there is a commitment under the Dublin City Development Plan 2011–2017 to which the LAP must be consistent, to “provide additional and improved wastewater treatment capacity by the upgrading of the Ringsend Waste Water Treatment Plant” (objective SI45). Through these and a combination of other measures, it is an objective of the Eastern River Basin District Management Plan to achieve good water status in the Liffey Estuary by 2027

(f) Excavation Requirements

Not Applicable. No impact on any qualifying habitat.

(g) Transportation Requirements

Not Applicable. No impact on any qualifying habitat.

(h) Duration of construction, operation, decommissioning etc

Not Applicable. No impact on any qualifying habitat. The LAP will have a six year life and can be amended, extended or revoked.

Describe any likely changes to the site arising as a result of:

- (a) Reduction of habitat area
- (b) Disturbance of key species
- (c) Habitat or species fragmentation
- (d) Reduction in species density
- (e) Changes in key indicators of conservation value
- (f) Climate change

(a) Reduction of habitat area

The plan will not impact on Natura 2000 sites through habitat reduction.

(b) Disturbance to key species.

The plan will not impact on Natura 2000 sites through disturbance of key species.

(c) Habitat or species fragmentation.

The plan will not impact on Natura 2000 sites through on habitat or species fragmentation.

(d) Reduction in species density

The plan will not impact on Natura 2000 sites through a reduction in species density.

(e) Changes in key indicators of conservation value

The plan will not alter key indicators of conservation value

(f) Climate Change

The development of the George's Quay LAP lands will not have any impact on climate change in terms of the Natura 2000 sites.

Describe any likely impacts on the Natura 2000 sites, as a whole in terms of:

- a) Interference with the key relationships that define the structure of the site and:
- b) this development with key relationships that define the function of the site

The preparation of a LAP for George's Quay will not impact on the key relationships that define the structure of the Natura 2000 sites, or on the key relationships that define the function of the Natura 2000 sites.

Provide indicators of significance as a result of the identification of effects set out above in terms of:

- a) Loss
- b) Fragmentation
- c) Disruption
- d) Disturbance
- e) Change of Key elements of the site (water quality etc)

An evaluation of the proposed development has not identified any effects on the Natura 2000 sites.

Describe from the above of those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude or impacts is not known

There are no elements, or combination of elements of this project that have a significant impact on the Natura 2000 sites, or combination of elements where the scale of magnitude of impact is not known.

### CONCLUDING SCREENING STATEMENT – (Findings of No Significant Effects Matrix)

**Name of plan or project**

Proposed Draft George's Quay Local Area Plan.

**Description of the plan or project**

As provided above.

**Name and location of the Natura 2000 sites**

No Natura 2000 sites are located in the proposed LAP Area.

**Is the project or plan directly connected with or necessary to the management of the site?**

No.

**Are there other projects or plans that together with the project or plan being assessed could affect the site?**

No. The LAP will provide for the sustainable future development of existing developed urban land that is zoned for development under the Dublin City Development Plan 2011-2017. The LAP will be consistent with the Dublin City Development Plan which was subject to Strategic Environmental Assessment and Appropriate Assessment processes during its preparation and adoption. There are no interactions identified with other plans or projects that together with the proposed amendment could affect the sites.

## THE ASSESSMENT OF SIGNIFICANCE OF EFFECTS

### Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 sites:

Potential source-pathway-receptor linkages with Natura 2000 sites were identified in Dublin Bay. The potential pathway was effluent discharge into Dublin Bay via discharge from the Ringsend Wastewater Treatment Plant into Dublin Bay. This pathway was ruled out following analysis, as any future development will be dependant on the necessary service infrastructure being in place and will be subject to the normal statutory planning approval process. Where the necessary capacity or infrastructure has not been provided, future development will not be progressed until the necessary upgrades have been completed. The LAP will include the necessary policy safeguards and standards to ensure that no negative significant environmental effects will arise, singularly or in a cumulative manner. In addition, there is a commitment under the Dublin City Development Plan 2011–2017 to which the LAP must be consistent, to “provide additional and improved wastewater treatment capacity by the upgrading of the Ringsend Waste Water Treatment Plant” (objective SI45). Through these and a combination of other measures, it is an objective of the Eastern River Basin District Management Plan to achieve good water status in the Liffey Estuary by 2027

It is therefore it not considered necessary to undertake any further stages of the Appropriate Assessment process.

### Explain why these effects are not considered significant:

No effects have been identified.

### Who carried out the assessment?

Planning Department  
Dublin City Council

### Sources of Data

NPWS Website  
Dublin City Council, Drainage Division  
Dublin City Council, Parks and Landscapes Services  
Dublin City Council, Planning Department

### Level of Assessment Completed

Desktop Screening Study.

## CONSULTATION

This document contains the full results of the Appropriate Assessment Screening Exercise and will be placed on display with the proposed local area plan.

This screening report has been referred to the following Environmental Bodies for consultation and comment.

- The Environmental Protection Agency,
- Department of Environment, Community and Local Government,
- Department of Agriculture, Food and the Marine,
- Department of Communications, Energy and Natural Resources,
- Department of Arts, Heritage and the Gaeltacht.



# APPENDIX A4: SCHOOLS CONSULTATION

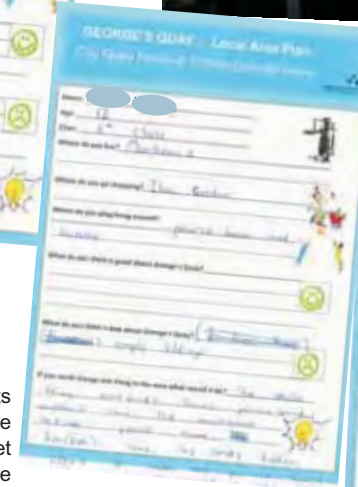
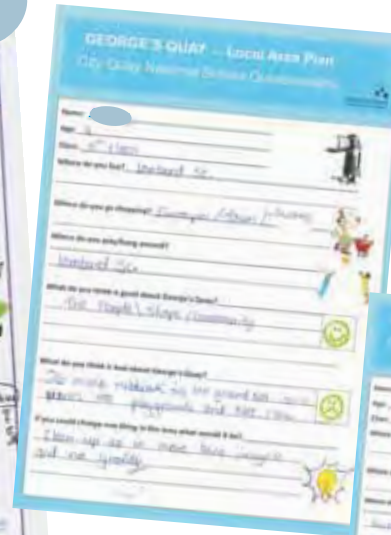


Consultation with Pupils of City Quay National School

In December 2011 the LAP team visited the school. The class of was split into 4 working groups of between 4 and 8 students and an LAP team member was appointed to each team.

Questionnaires were distributed and discussion with each group followed focussed around the questionnaire, which contained 6 questions relating to the George's Quay area. (See appendix A4 for a copy of the questionnaire). The large maps of the area were also distributed to each group and the children drew their ideas onto the maps.

The questionnaire and subsequent discussion revealed that the majority of the children either lived in the George's Quay area, the immediate vicinity or had family members within the area. The majority of the children also shopped and played in the immediate vicinity of the LAP area, in the Eurospar on Townsend Street and in the Pearse House Playground. The children highlighted the Gloucester Street sports centre and Markievicz Leisure Centre as the major positive elements of the area, with the strong community and St. Andrew's Resource Centre also strongly featured.



The negatives of the area included several poor quality streets (Brackens Lane and Mark's Lane), the several empty buildings, the cleanliness of the area, insufficient areas to play, lack of street lighting and general anti-social behaviour which is prevalent in the area, particularly close to the school.

When asked if they could change one thing in the area there was several interesting responses. More play spaces, apartments and shops were all discussed. Several children mentioned the need for more pedestrian crossings, in particular around Tara Street Station. Rejuvenation of existing empty premises, through either the use as homeless facilities, such as soup kitchens, or for the use of local community groups and sporting clubs in the area was considered. They also suggested the regeneration of Elizabeth O'Farrell Park, to include some sort of play space for older children (6-12years). In general the children wanted the area to be cleaned up, with more litter collection facilities, less graffiti, more CCTV cameras, better lighting, more colour, more shops and more play facilities for all age groups, not just small children.





