



NATURE AND EXTENT OF PROPOSED DEVELOPMENT

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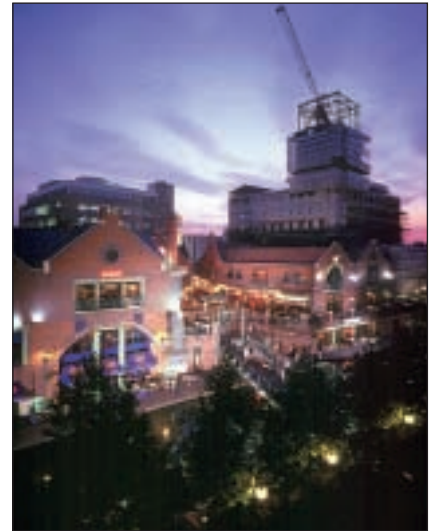
3.1 INTRODUCTION

This section establishes the nature and extent of development appropriate for the Area.

The vision is to create a vital and viable place which reconnects the urban fabric of the Area to the city in a seamless way to offer a high quality mixed use environment that functions as a working and living quarter of the city.

The overall strategy follows a set of principles that:

- connects the Area into the wider area;
- provides sufficient density and mix of uses to create a sustainable vibrant district; and integrates living, working and leisure;
- creates a high quality urban environment;
- responds to the waterside context to create a unique sense of place;
- promotes the use of the waterbodies for visual and economic development;
- establishes the block structure and urban grain that provides various scales of accommodation within a rigorous structure;
- conserves protected structures and the historic character of the Area.



Vibrant canal side development, Birmingham

3.2 DENSITY AND MIXED USE

The Area forms part of the natural expansion of the city centre with good access to public transport. It is appropriate that such an important development site is of a reasonably high density with a rich mix of uses, creating a vibrant urban area. An overall general mix of 40% commercial, 60% residential will be promoted.

Plot ratios should fall within the indicative range outlined in the Dublin City Development Plan 1999 of 2.5:1 and 3:1 with higher ratios being open for consideration adjoining major public transport termini (in this case, Grand Canal Dock Station). Architects/designers of buildings adjacent to protected structures will be required to demonstrate that their designs are sufficiently respectful of such structures, for example by reducing their heights and/or increasing set-backs. This may involve a reduced plot ratio. In general, to ensure that adequate public and private open space can be provided, a net density of 247 dwellings per hectare should not be exceeded.

The development should be mixed use, which will create a busy, pleasant place with a strong balanced community. The Planning Scheme provides for homes and work places which will result in a diversity of people being in the area, to support a good range of facilities, employment options, shops, bars and restaurants. Mixed use development means that there will be pedestrian activity in the area at various times for different reasons, which creates a level of natural surveillance.

An overall mix of 40% commercial and 60% residential will be promoted. The residential category of land use is predominantly related to dwellings. However, community and youth facilities and local shopping will be encouraged and cultural and hotel uses will be open for consideration. The framework enables a range of unit sizes to be developed which can accommodate various scales and types of use, from corporate to 'own front door' offices and from apartments to family housing. The uses should be mixed either within streets or buildings, i.e. vertically or horizontally. Single storey uses, such as retail, restaurants and public houses should have residential or office accommodation above.



Vibrant area with uses mixed vertically

3.3 POLICIES

The Authority will:

- 1 Pursue a policy of mixed use development for the Area in order to achieve a sustainable environment integrating living, working and leisure.
- 2 Seek the social, economic and physical regeneration of the Area by providing for significant residential and office/enterprise development.
- 3 Seek to counteract undue segregation in housing between persons of different social backgrounds, and ensure that a mixture of residential types and sizes are developed to reasonably match the requirements of different categories of households including the special requirement of elderly persons and persons with disabilities.
- 4 Apply density standards in line with those indicated in the Dublin City Development Plan, 1999 but ensuring that residential development does not exceed a net density of 247 units per hectare unless it can be clearly demonstrated that good orientation and suitable private open space standards are achieved.
- 5 Seek to exploit the waterbodies for amenity, social and economic development.
- 6 Complement the waterbodies with suitable public open space amenities.