

4.0

Distribution and Location of Uses

This chapter outlines the land use objectives for the Area, including detailed objectives for the following uses; office and enterprise, residential, retail, entertainment, events and tourism, and community facilities.

4.1 Introduction

In general, an even mix of development will be required in the Area. However, it will be desirable to allow for the concentration of some uses in certain locations to provide places with distinctive character.

The overall mix of development for the Area will be consistent with the Master Plan objective to assign 60% of developable land area for residential use and 40% for commercial use. The residential category includes community, cultural, hotels and local shopping for the purposes of this ratio. There is a prior assumption that this ratio will be met on all sites above 0.2 hectares (0.5 acres). Variations on the ratio may be considered subject to an absolute minimum of 40% residential and 30% commercial with 30% variable where a development:

- contributes to the enhancement of the Area through the provision of public open space; or
- provides social and affordable housing in excess of the Authority's minimum requirement; or
- provides other elements which can be clearly demonstrated to advance the social economic and physical policies of the Master Plan

and where significant falling demand for either particular use can be independently demonstrated.

Small sites, i.e. those below 0.2 hectares (0.5 acres), may be exclusively devoted to a single use, provided the use at ground floor enlivens the street.

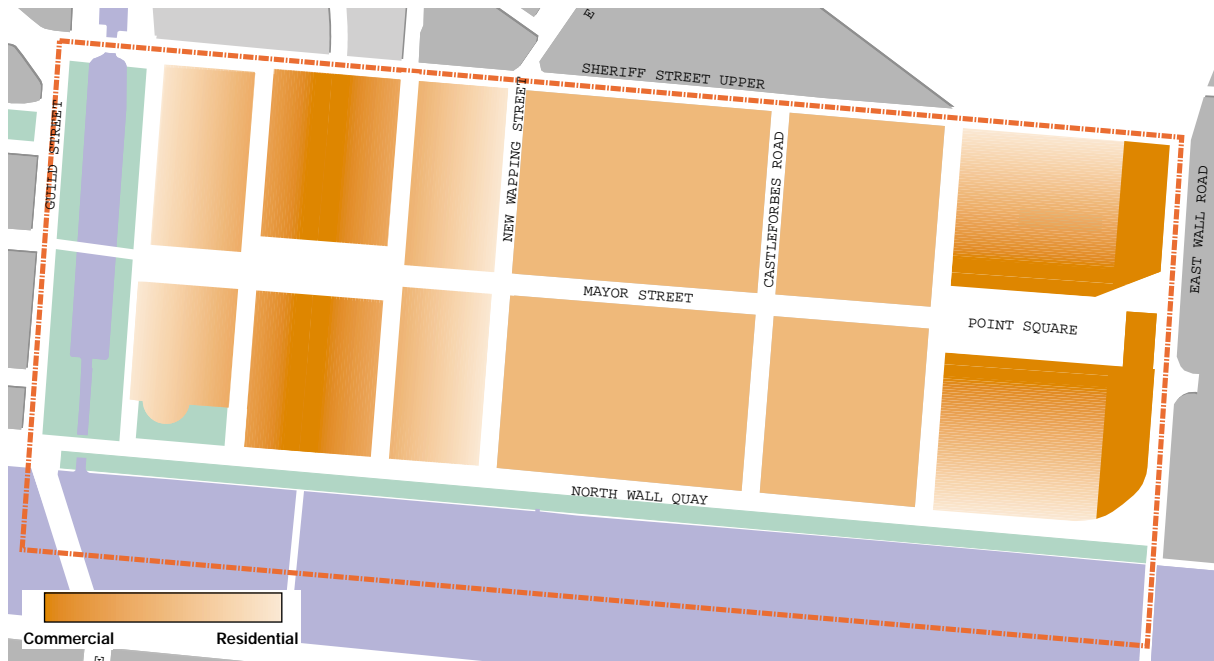


Diagram 7
Land Use



Recent office development nearby

4.2 Office and Enterprise

Demand for office space of most types, ranging from corporate headquarters to small unit offices, remains strong in Dublin. The Docklands Area, and in particular the IFSC, has succeeded in attracting a large amount of 'Type A' professional and business office space in high spec, high profile buildings. 'Type B' office space, required for such activities as R&D and telemarketing, has also been developed, most notably at East Point in the north Docklands. Small unit offices and enterprise units are located throughout the Docklands. Offices will comprise an important element of the commercial component of the Area.

Smaller office and enterprise space should be located throughout the Area where it can be integrated into the grain of the developing Area and mixed with other uses such as residential and retail. The potential for office use above the shop should be considered.

Larger Type A offices will be encouraged to locate in proximity to the Docklands Station. All office development should be designed in a flexible manner allowing for future subdivisions to accommodate market changes. Such offices will be encouraged to include a meaningful degree of public accessibility. Principally this would be on the ground floor and provide permeability of a large block or, where active street uses are not compromised, some public café/retail use or place of worship or similar.

Developers will be expected to provide ground floor accommodation for service traders, community service offices/uses and similar along secondary street frontages, in order to allow occupancy of the Area by micro-economic activities and to enhance local sustainability.

4.3 Residential

It is the policy of the Master Plan to achieve a mix and balance in the size, type and tenure of residential development, and in so doing increase the residential base throughout the Docklands Area. It is the Authority's objective to ensure that residential units will vary in both size and type to accommodate single people, families with children, older people and those looking for retirement homes close to the city centre.

The demand for housing in the Docklands is extremely strong at the moment. The adjacent IFSC has attracted substantial apartment development. Given recent experience and demand, the Docklands North Lotts Area will be an attractive location for apartment development in the coming years.

There is a need to provide units that are suitable for owner occupation. Owner occupiers, relative to investors, are discerning in their choice and will be seeking, for example, large living spaces, separate kitchens and en-suites to the main bedrooms. The accommodation provided should therefore be large and attractive in design to attract owner occupiers.

The Planning Scheme will seek to concentrate accommodation for single people and couples in the areas of Station Square and the Point Square and concentrate accommodation suitable for families in the areas in between these two locations. The Planning Scheme will therefore permit a maximum density of 247 units net per hectare in the family area and 325 units per hectare in the areas of Station Square and the Point Square. In the case of the family areas the maximum proportion of single bedroom units is 25%. In the case of the other areas, it is 35%.

Family housing should be located surrounding new urban spaces where high quality townhouse, mews and duplex developments will be promoted. Private open space should be available to most townhouse and mews developments. The Authority will, in the assessment of Section 25 applications for larger scale residential development of 50 or more units, require the inclusion of a minimum of 25% of family-sized units i.e. a minimum of 80 square metres floor space. In smaller scale residential developments the Authority will require a pro rata provision to ensure a sufficient number of family-sized units.

The Planning Scheme will require a significant degree of residential or hotel use along North Wall Quay to ensure enlivenment of the riverfront.

Adequate sizes and dimensions for residential units, together with associated facilities and amenities such as private and public open space, are crucial in achieving quality residential development. In particular, at least 8sqm per bed space of private or semi-private open space shall be provided in residential developments. Such space can include balconies, roof gardens and courtyards. Detailed design standards for residential development should comply with the provisions of Residential Density: Guidelines for Planning Authorities (DoELG, 1999) and the Dublin City Development Plan, 1999.



Recent high quality residential development



Docklands mews and townhouse development



Mews development

All residential development must include 20% social/affordable housing. This housing should not be distinguishable in terms of design quality or construction materials from private housing. The Authority will encourage a broadly distributed provision of social and affordable housing within private housing developments. Social and affordable housing should be targeted so far as necessary and practicable, at the needs of Docklands communities. The current predominant need in Docklands is for social rather than affordable owner occupation and this would suggest a preliminary split of c.15% social, 5% affordable owner occupation. Further tenure models will be researched such as not-for-profit-rental. The Authority in carrying out its own development and in certifying development under Section 25 will have regard to the housing strategy of Dublin Corporation and the Master Plan, in particular those provisions relating to Docklands housing needs.

4.4 Retail

Existing retail development in the Area is limited to dispersed, small shop units. Recent retail development has occurred west of the Area on Mayor Street Lower. Additional retail facilities will be required in the Area to serve new and existing communities. It will also be important to provide for evening shopping in the Area.

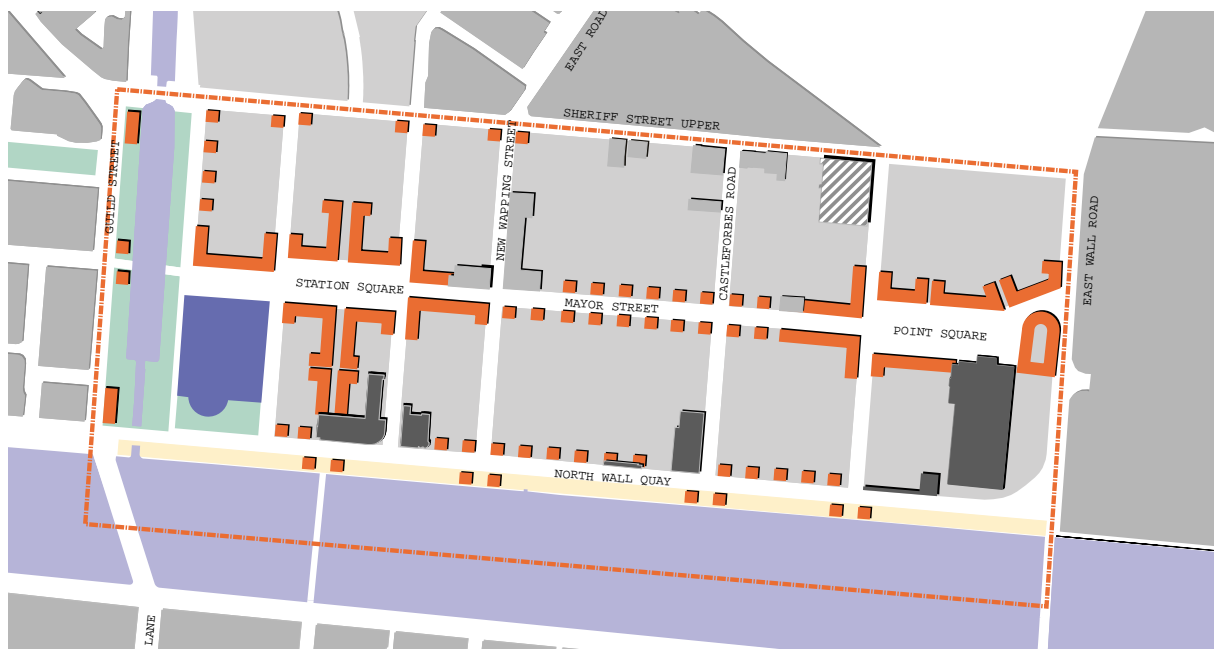


Diagram 8
Other Uses

- Proposed Conference (
- Potential Retail/Cafe
- Intermittent Retail/(
- Protected Structures
- Buildings to be Reta:
- Existing Residential

Retail use should be developed at the following locations:

- At Station Square. Maximum single unit size should be 500sqm gross floor space. Smaller unit shopping should be located in the Station complex and fronting Station Square.
- At the Point Village. Retail use should be provided to complement the existing entertainment, events and tourism function in the form of a 'district centre'. The maximum gross floor space of any single convenience retail development should not exceed 3,000sqm. The phasing of retail development, the number of units and the total amount of floor space should respond to prevailing market conditions and will be conditional on adequate public transport access to the Point Village. A retail impact assessment may be required in respect of any Section 25 application for a large scale retail development at The Point.
- Along Mayor Street and North Wall Quay. Retail/leisure use may take the form of predominantly small units which can fit the grain of the streets and integrate with other uses such as residential and office.
- On other main streets (Castleforbes Road, Sheriff Street and New Wapping Street) where small units can provide local retail services, fit the grain of the streets and integrate with other uses.
- Along the Linear Park. Restaurant/café use in particular will be encouraged fronting onto the park.

The Authority will have regard to the Retail Planning Guidelines for Planning Authorities in the assessment of Section 25 applications for retail development.

4.5 Entertainment, Culture, Events and Tourism

The Area is well positioned to benefit from tourism and entertainment due to its proximity to the city centre, its anticipated connection with quality public transport and its major waterbody resource.

The Area already possesses a significant entertainment and events venue in the Point Depot. This function should be reinforced with the development of additional entertainment and events venues, improved leisure and associated facilities such as retail and hotel use (see Section 4.10).

The Authority will encourage the provision of cultural uses throughout the Area. A site is identified in the Master Plan for the development of a public park, possibly including a major cultural building, at Spencer Dock. The development of the National Conference Centre on this site will have a major impact not only on business tourism but also on providing a high quality resource for exhibition and arts/cultural performances.



Mixed use building with ground floor retail



Entertainment venue

4.6 Community Facilities

A range of community facilities will be required to support the future community of the Area as well as meeting any identified shortfalls for existing or neighbouring communities. The Authority would expect a number of such facilities to be provided by the private sector in response to economic demand and the public accessibility criteria of Section 4.2. and the Authority will continue, through its Community Development Project Initiative, to help fund projects which meet its criteria for such projects. The zonings adopted will permit consideration of the location of any community uses within the entire area of the Scheme. The Authority will apply the Planning Scheme process to the procurement of appropriate provision of community facilities as necessary for the sustainable development of the Area and in the context of the Area's proximity to existing communities and community facilities. Such provision may arise through market demand, direct Section 25 conditioning, provision funded through financial contributions as described in Section 8.1 or by the Authority's facilitation of public, private or community project sponsors through the planning process or otherwise.

4.6.1 Schools

The Master Plan determined that there was an adequate schools capacity, both primary and secondary, within the Docklands area and its immediate environs to meet the likely demand from future population growth. However, the Master Plan also indicated that this would be kept under review: The Authority is therefore undertaking such a review to establish existing capacity, likely demand and any physical inadequacies in existing schools. This exercise is being carried out in consultation with the Department of Education and Science, school management, teachers, parents and community interests.

A shortfall in recreational facilities has already been identified and imaginative ways of maximising the proposed amenity spaces for shared school use will be explored by the Authority in conjunction with the schools.

The National College of Ireland is locating in IFSC II. This will provide for a range of third-level courses and incorporates many aspects of the Saol Scoil concept from the Master Plan. The College represents an invaluable resource for the existing and future residential and business communities of the Area.

4.6.2 Health Facilities

The Health Authority has expressed a desire to locate a primary health care unit in the Area. The land use zoning will permit consideration of such a use and preference will be given for locating it on Point Square, Station Square or on Mayor Street where advantage can be taken of accessible public transportation.

4.6.3 Religious Centres

Again, the zoning permits the consideration of the location of churches, meeting halls etc. within the Area. Sympathetic consideration will be given to such uses on the main circulation routes, particularly Mayor Street.

4.7 Recreation and Amenity Areas

The primary amenities within the Area are the waterbodies and the quayside. The waterbodies provide a wealth of watersport and event opportunities.

Public open space should be provided to allow a high level of accessibility to the existing and future community of the Area and surrounding areas. Play areas should be provided in the smaller urban squares and spaces.

Consideration should be given to the provision of a state of the art Community Recreation and Resource Centre in the Area. This may be an element of either commercial or residential development. Such a facility should target the Area community and assist in integrating new and existing communities. The sustainable operation of such a facility will require planning between the Authority, Dublin Corporation and the local community.

The Planning Scheme will encourage the provision of sporting facilities within buildings and the use of roof surfaces for safe sporting use.

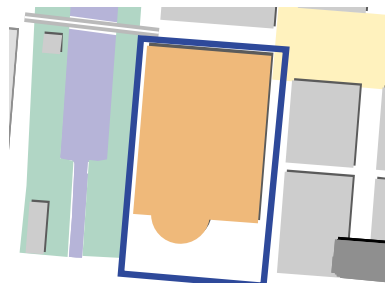
Amenity aspects are dealt with in detail in Chapter 6.

4.8 Child Care

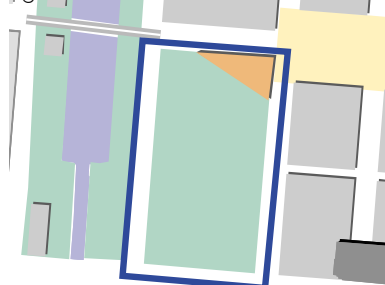
Crèches /childcare centres and other outdoor quality space catering for children's needs should be provided at appropriate locations to cater for residents and workers. These facilities should be provided as appropriate as part of larger development proposals.



Crèche in residential development



Conference Centre



Park Option



Park Citreon

4.9 National Conference Centre at Spencer Dock

This site has been earmarked in the Master Plan for development as a public park possibly including a major cultural building. Since the adoption of the Master Plan permission has been granted for the development of the National Conference Centre on the site, which the Planning Scheme supports. The grant of planning permission for the Conference Centre includes an exhibition hall to the east of the building. The Planning Scheme will allow for the development of exhibition halls to the east of the Conference Centre. The exhibition halls may, if required, be directly connected to the Conference Centre building. In the event that this project does not proceed the site should be developed in line with the Master Plan either:

- As a public park with a very high quality of design and finish providing a major new amenity and acting as a catalyst for development in the Area, and/or,
- For a major Government building initiative/cultural building or a revised national conference centre proposal. The building should be located at the north eastern corner of the site enclosing Mayor Street and Station Square. To ensure that a strong sense of continuity is achieved, the height of the building should be such a scale to achieve the enclosure of Station Square. The building should have a presence on Mayor Street, Station Square and the Linear Park although its predominant entrance should be onto the public park to the south. The architectural design of the building should be of the highest quality and comply with the guidelines set out in Section 5.4. It should be designed to minimise sterile or servicing functions on major frontages. Its western building line should be located a minimum of 15.5 m from the eastern edge of the former dock basin and preferably 20 m or more distant. The major Government building initiative / cultural building/ national conference centre should be devoted primarily to public use with secondary community use permitted. It is also envisaged that the primary use may be supported by ancillary uses such as exhibition galleries, restaurants and theatrical performance spaces.

4.10 The Point Village

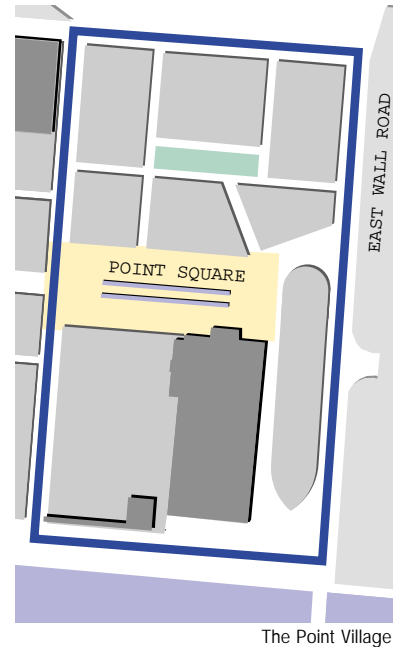
It is an objective of the Planning Scheme to seek the development of an entertainment/district retail centre, 'The Point Village'. The Point Depot at present provides the Area with distinctive functions of a city - wide nature. It is proposed to build upon and reinforce these entertainment / leisure uses. The Point Village, located at the eastern end of Mayor Street on an important visual axis, will be further enhanced by the extension of the LUAS. The Master Plan includes objectives to provide retail and hotel use in addition to a multi-storey car park at this location. It is proposed that indoor sports, leisure and entertainment uses, such as cinemas, will be encouraged, in the context of a balanced mix of uses that function through the day and evening.

4.11 'SEVESO II'

Council Directive 96/82/EC on the control of major accidents involving dangerous substances.

The Directive aims to prevent major accidents involving dangerous substances, and to limit the consequences of such accidents for human beings and the environment. Member States are obliged to ensure that the Directive is taken into account in land use policies. The Authority's objectives for land use are incompatible with the location of establishments where dangerous substances are present. The Authority will therefore not issue any Section 25 Certificates for the location or development of such establishments in the Area.

Utility service units such as electrical substations or gas installations are not deemed to be included in this category.





A robust events square

4.12 Policies

The Authority will:

- 1 Allocate land use in the mixed fashion shown in Diagram 7 and 8.
- 2 Ensure that an overall land use mix of 40% commercial and 60% residential based on land area is achieved within the Area. There is a prior assumption that this ratio will be met on all sites above 0.2 hectares (0.5 acres). Variations on that ratio may be considered subject to an absolute minimum of 40% residential and 30% commercial with 30% variable where a development:
 - (i) contributes to the enhancement of the Area through the provision of public open space; or
 - (ii) provides social and affordable housing in excess of the Authority's minimum requirement; or
 - (iii) provides other elements which can be clearly demonstrated to advance the social economic and physical policies of the Master Planand where significant falling demand for either particular use can be independently demonstrated.
- 3 Require the provision of 20% of new residential units to be social and/or affordable accommodation.
- 4 Have regard to the housing strategy of Dublin Corporation and the Master Plan in carrying out its own development and in certifying, under Section 25, development by others to be consistent with the Planning Scheme, in particular those provisions relating to Docklands housing needs.
- 5 Encourage the provision of a significant content of 'own front door' residential accommodation within apartment schemes in the Area.
- 6 Require, in the assessment of Section 25 applications for larger scale residential development of 50 or more units, the inclusion of a minimum of 25% of family-sized units i.e. a minimum of 80 square metres floor space. In smaller scale residential developments the Authority will require a pro rata provision to ensure a sufficient number of family-sized units.

7 Facilitate:

- (i) the development of a National Conference Centre, or
- (ii) the development of a new urban park and/or
- (iii) the development of another Government initiative for a major cultural building as located and shown in Section 4.9.

8 Require the designers of the major Government building initiative/ cultural building/national conference centre to meet with the height and design criteria of Section 4.9.

9 Permit primarily public use with secondary community use in the major government building initiative/cultural building/national conference centre.

10 Provide for sufficient retail facilities to cater for the demands of the population working, living and using the Area and in particular encourage a concentration of retail facilities in the vicinity of the Point Village.

11 Seek, in order to ensure the animation of the Linear Park, the urban park and the River Liffey, an appropriate degree of lively ground floor uses in development fronting onto these locations. A significant degree of residential or hotel use will be required along the North Wall Quay frontage.

12 Encourage the concentration of leisure/entertainment facilities at the Point Village including a multi storey short stay visitor car park.

13 Encourage the provision of crèche/nursery facilities throughout the Area.

14 Encourage the use of the existing former railway station at North Wall Quay as an entrance to the Docklands Station.

15 Encourage the development of community facilities throughout the Area.

16 Allocate land for amenity purposes as outlined in Chapter 6.



Major new landmark building



A high quality public park as a catalyst for development

