



# INTRODUCTION

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FIGURE 1.1: BOUNDARY OF THE DDDA MASTER PLAN AREA AND THE BOUNDARY OF THE POOLBEG PLANNING SCHEME

-  Poolbeg Planning Scheme
-  DDDA Master Plan Area

## The Poolbeg Planning Scheme

1.1 The Poolbeg peninsula lies on Dublin Bay just south of the mouth of the River Liffey, and is only 2 km east of O'Connell Bridge in Dublin City Centre. It offers an outstanding opportunity to develop a mixed living and working community which will help to meet the growth needs of the city. An Order has been made by the Minister for the Environment, Heritage and Local Government for a Section 25 Planning Scheme to be prepared for specified parts of the Poolbeg peninsula.

1.2 The Planning Scheme boundary which has been defined by statutory Ministerial Order is shown in figure 1.1 and covers 93.3 hectares. In broad terms, the Scheme includes the following land:

- the former Irish Glass Bottle land;
- Fabrizia land;
- part of the existing port container park;
- a strip along Pigeon House Road;
- Pigeon House Dock and its surroundings including the historic power station, hotel and fort;
- Sean Moore Park;
- the south shore of the peninsula facing Dublin Bay, including Irishtown Nature Park;
- the eastern extremities of the peninsula.

1.3 The Planning Scheme will provide the framework to deliver long-term social, economic, planning and environmental benefits for Dublin. It will include environmental, landscape and public realm improvements and accessible and attractive public open spaces. Public transport provision and improvements to the strategic road network will support the development, together with appropriate services, utilities and infrastructure. All parts of the development will be subject to sustainability assessment against a Sustainability Toolkit (see section 10.0). The Planning Scheme is supported by an Environmental Impact Assessment.



Aerial View with projected Planning Scheme Boundary



FIGURE 1.2: BOUNDARY OF THE POOLBEG PLANNING SCHEME

— Planning Scheme Boundary

## Statutory Background

1.4 The Dublin Docklands Development Authority Act, 1997 (as amended) established the Dublin Docklands Development Authority (the Authority) to lead a major programme of physical, social and economic regeneration of the 520 hectare Docklands area. Sections 24 and 25 of the Act authorises the Authority to write a Master Plan and Planning Schemes for the Dublin Docklands area.

1.5 The Act states that a Planning Scheme should consist of a written statement and a plan indicating the manner in which the Authority considers that the area to which the Planning Scheme applies should be redeveloped. In particular, the Planning Scheme should cover

- the nature and extent of the proposed development;
- the proposed distribution and location of uses;
- proposals in relation to the overall design of the proposed development, including the maximum heights and the external finishes of structures;
- proposals relating to transportation, including the roads layout, the provision of parking places and traffic management; and
- proposals relating to the development of amenities and the conservation of the architectural heritage or other features.

1.6 Section 25 states that the Planning Scheme should have regard to the Master Plan and the Development Plan made by Dublin City Council (DCC). In addition, consultation must be undertaken with the Dublin City Council and with other relevant statutory bodies. Interested persons will have the opportunity to make submissions in relation to the Planning Scheme and the Authority must give them due consideration. An Environmental Impact Assessment (EIA) must be carried out in connection with Planning Schemes which fall within the remit of the European Environmental Impact Assessment Directive and associated regulations.

1.7 On approval of the Planning Scheme by the Minister for the Environment, Heritage and Local Government, Section 25 provides that development which is certified by the Authority to be consistent with the Planning Scheme, is considered to be exempted development for the purposes of the Planning and Development Act, 2000 (as amended).

## Planning Policy Context

1.8 The Planning Scheme conforms with the Dublin Docklands Area Master Plan (2008), which is the statutory framework for Dublin Docklands.

1.9 In accordance with the Act, the Master Plan contains proposals for the social and economic regeneration of the Dublin Docklands Area, on a sustainable basis, including improvements to the physical environment and guidelines for, among other things, new residential communities, new development and redevelopment, urban design, conservation of the architectural heritage, restoration, landscaping, and transport. The Master Plan indicates that a coordinating plan is required for Poolbeg to realise the physical and economic development potential of the peninsula.

1.10 The Master Plan sets out detailed land use zoning objectives for the peninsula. These are shown in figure 1.3. Much of the peninsula is in Zone 14. For areas zoned 14, the objective is to seek the social, economic and physical rejuvenation of the area with mixed use. Zone 6 relates to the provision of enterprise. Zone 9 relates to protecting and improving recreational amenity and Zones 7 and 7a are concerned with protecting and creating industrial uses.

1.11 Sustainability is a defining theme of the Master Plan and is inherent in all policies and delivery and implement-

tion mechanisms. The key to implementation is a Sustainability Toolkit which provides developers and their design teams with the standards required to achieve a sustainable built environment. The Sustainability Toolkit is designed to assist developers to achieve targets and high performance levels against a range of performance standards that have been benchmarked against best practice in sustainable development. The Sustainability Toolkit and policies are set out in section 10.0 and appendix 5.

1.12 Proposals for Poolbeg sit within a wider context of national and regional planning policy including the Dublin City Development Plan 2005-2011, the Regional Planning Guidelines for the Greater Dublin Area 2004 and the National Spatial Strategy 2002-2020. The broad thrust of relevant planning policy is to promote economic and residential development, develop mixed-use settlement forms in which jobs and residences are located relatively close together, seek higher densities commensurate with a good quality environment, roll out an enhanced multi-modal transport system, capitalise on existing infrastructure and preserve the built and natural heritage. Of particular note is the Development Plan policy on Achieving Liveable Sustainable New Apartment Homes (Variation 21), which the Master Plan (2008) policy LU9 states will apply to all new apartment development within the Docklands area.



1.13 A number of other planning policy and guidance documents prepared by national government and the City Council have informed the preparation of this Planning Scheme. These include: Ireland: National Climate Change Strategy 2007-2012 (2007); Making Ireland's Development Sustainable (2002); DCC draft Climate Change Strategy 2008-2012; Residential Density – Guidelines for Planning Authorities (1999); Sustainable Urban Housing: Design Standards for New Apartments (2007); Sustainable Residential Development in Urban Areas: Consultation Draft Guidelines for Planning Authorities (February 2008), which is a current statement of Government policy relating to residential development; and the Urban Design Manual (February 2008), which is a best practice companion guide to the Draft Guidelines. In addition, Provision of Schools and the Planning System Code of Practice (July 2008); Retail Planning Guidelines for Planning Authorities (2005); the Retail Strategy for the Greater Dublin Area 2008-2016 (July 2008). References to other planning policy and guidance documents used in the preparation of this Planning Scheme are referenced in the document where appropriate.

## Vision and Objectives

### Vision for the Poolbeg Peninsula

1.14 The overall vision for the Poolbeg peninsula is: “To create an urban waterside quarter that facilitates sustainable and consolidated growth of Dublin City and articulates a new relationship between the city and the Bay. The quarter will provide for commercial, residential, cultural and amenity uses, whilst balancing the essential industrial and infrastructural requirements of the area. The recreational and amenity potential will be enhanced through a landscape and environmental framework, which optimises the natural resources of the peninsula”.

### Objectives for the Poolbeg Peninsula

1.15 The overall vision is articulated through a number of objectives. The objectives are grouped under four themes placemaking, environment and sustainability, infrastructure and delivery.

#### 1.16 Placemaking

The Planning Scheme aims:

- To develop a major new urban quarter for Dublin, as a commercial, residential and cultural expansion of the city, within the next 20 years.
- To contribute to the immediate and long term commercial growth of the city and the economic development of the city Region.

- To meet the future residential needs of the city and city region for this and the next generation.
- To provide for the holistic needs of the existing neighbouring communities and the future population of the peninsula.
- To develop the potential of the peninsula as a valued, accessible and popular regional recreational and amenity resource, which is considered a destination within the city.
- To provide a high standard of urban design in the built environment and to provide high quality public realm and public open spaces.
- To optimise the potential for re-imagining the city and the peninsula, given its strategic gateway location and visibility from sea, air and rail routes.

#### 1.17 Environment and Sustainability

The Planning Scheme aims:

- To realise the potential of existing and future brownfield land providing a sustainable location for consolidated urban growth.
- To physically reposition the city to engage with Dublin Bay and the city harbour, capitalising on the uniquely open aspect and natural assets of the peninsula.

- To significantly enhance the physical environment and biodiversity of the peninsula, whilst maintaining and improving the protected environment, designated areas and high water quality of Dublin Bay.
- To enhance the historic and architectural quality of existing features, and ensure their long term survival through conservation, restoration, accessibility, interpretation and economically viable re-use.
- To create a sustainable urban quarter which makes the most efficient use of resources, notably water, energy, raw materials and goods, in an innovative and practical way and create a place which in the long term is low carbon.
- To ensure that the physical environment (noise, odour, nuisance and air quality) is acceptable for future occupiers.
- To take into account the predicted effects of climate change, notably sea level rise, and to ensure that the scheme does not give rise to wider negative impacts.

#### 1.18 Infrastructure

The Planning Scheme aims:

- To provide a balance between the mix, density and quantum of development which would deliver long term sustainable patterns of living, working and traveling.
- To improve accessibility to the peninsula through the development of a movement framework with a strong emphasis on public transport, pedestrian / cycle networks and the incorporation of innovative approaches to sustainable modes of transport.
- To establish a high level of integration between land use and transport, maximising connectivity and permeability.
- To allow for essential utilities operation, activities associated with which are to be organised and consolidated within an overall environmental enhancement strategy.
- To provide the necessary services and infrastructure which will facilitate the sustainable operation and growth of a new social and business community, balanced with a consideration for the natural environment.

#### 1.19 Delivery

The Planning Scheme aims:

- To ensure that the new urban quarter is deliverable in the immediate future and the long term.
- To ensure that the regeneration of the peninsula is phased appropriately, and provides links between the future population and the transport, utilities and service infrastructure required to support them.
- To ensure that the future regeneration, through the appropriate quantum of development, facilitates the implementation of a peninsula wide landscape, biodiversity and environmental enhancement programme, key elements of which will be delivered in the short term to set a future precedent for the peninsula.
- To optimise the development potential of the peninsula and support the aspirations of the existing and future landowners.
- To ensure that the proposals are market facing and facilitate a viable mix and density of use.
- To ensure that the implementation of the development is practicable, ensuring the highest standards of sustainability and innovation whilst not entailing excessive cost or risk to the developer, development, community or environment.

## General Notes on the Planning Scheme

1.20 The written statement including the policies should be read in conjunction with the figures in order to interpret the Authority's intent. However, should there be a perceived divergence between the written and the graphic material, the written material shall be taken as the primary interpretative element.

1.21 Diagrams in this document are not to scale and give graphical representation only.

1.22 The Chairman's Statement does not form part of the Planning Scheme.

