

NATURE AND EXTENT OF PROPOSED DEVELOPMENT

Amount of Development
Development Zones
Distribution of Density
Policies

Amount of Development

4.1 The rationale for the overall amount of development proposed in the Poolbeg Planning Scheme is based upon a number of factors: national and local policy context; the Docklands Area Master Plan (2008); and infrastructure constraints, notably transport.

4.2 The Docklands Area Master Plan (2008) provides an indicative gross plot ratio for mixed use development in Section 25 Planning Scheme areas in the range of 2.0:1 to 3.0:1 over the entire lands intended for comprehensive development, redevelopment, rejuvenation, conservation and renewal in the Planning Scheme area. The Master Plan (2008) recommends that a net site density of 247 units per hectare be used as an indicative guideline for sustainable residential development and recommends that a net site density range of 170 to 200 units per hectare be used as an indicative guideline for the promotion of family living in the Docklands.

4.3 The Poolbeg Planning Scheme boundary to which this document relates covers 93.3 hectares. The Planning Scheme lands intended for comprehensive development, redevelopment, rejuvenation and renewal are Zones 1 to 4. These are hereafter referred to as Development Zones. The gross developable land in Zones 1 to 4 is 36.8 hectares.

4.4 An overall plot ratio of about 2.0 is appropriate for the Planning Scheme Development Zones. This gives rise to a total potential development floorspace of approximately 750,000 square metres, which equates to a potential residential population of 10,100 people and a potential working population of 16,000 people. The plot ratio applying to individual Development Zones will vary considerably: see below.

4.5 Plot ratios used in the Poolbeg Planning Scheme are gross plot ratios. Gross plot ratio is the total gross floorspace divided by the gross site area. A full definition of plot ratio is contained in the Glossary.

Development Zones

4.6 In accordance with the design philosophy for the Planning Scheme set out in section 3.0, each Zone's character and density will be set based a range of site-specific factors. The proposed character of the Zones will be as follows:

Zone 1:

A mixed use neighbourhood which will include residential; commercial and retail development of up to district centre level. It will be the focal point for the remainder of the peninsula and existing neighbouring communities. The influence of Dublin Bay will be extended into the neighbourhood through the provision of new public open space, which will form a central place.

Zone 2:

An area for commercial development located at the interface between the existing residential neighbourhood of Ringsend, the Dublin Port facility and major utilities infrastructure. Focusing on South Bank Road, frontage development in this area will be orientated away from major utilities and give strong definition to the road, with a diversity and individuality of architecture.

Zone 3:

Located to maximise the potential offered by a prominent position overlooking Dublin Bay, the inherent character of

this area will be influenced by the major utilities to the north and the bay and the extensive views to the south. Topography and landform will be regraded to ensure the entire Zone benefits from this unique location. The northern part of the Zone will contain commercial development satisfying Dublin Port's need for smaller vehicle distribution facilities. The south will be mostly residential and will be orientated away from the major infrastructure and utilities plants to reduce their dominance. It will be a family friendly neighbourhood, with a wider range of housing types than provided in other Zones; an informal architectural character which is highly individual and varied and a large beach park, providing a wide range of amenity spaces.

Zone 4:

A Zone dominated by a number of iconic buildings and structures. The former Pigeon House Power Station, Dock and Hotel will provide a focal point for heritage, arts, culture and media uses. Integration of development with the remnants of the Fort will result in a unique mixed use development. New public open space will create a new heart for the area, and will provide a flexible and multifunctional area for a variety of amenity, recreation and cultural uses.

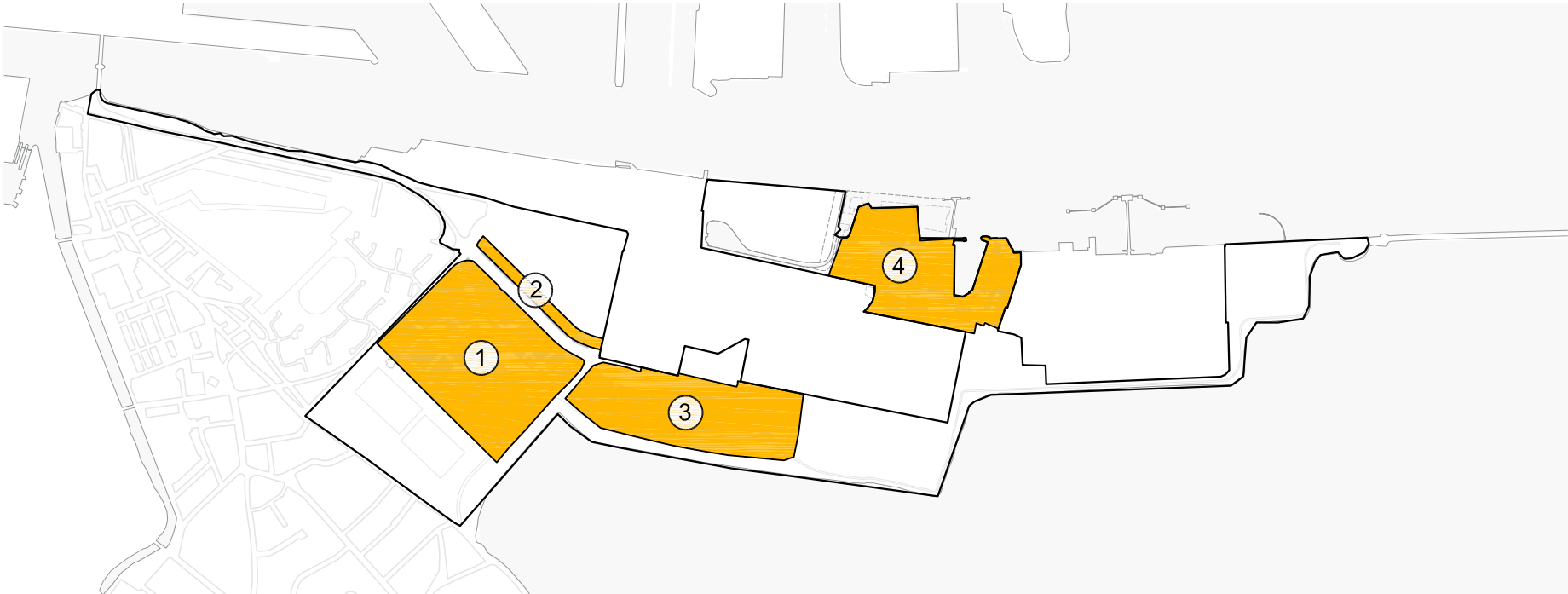


FIGURE 4.1: LOCATION OF DEVELOPMENT ZONES

- ① Bay View
- ② South Bank
- ③ South Shore Village
- ④ Pigeon House Dock

Distribution of Density

4.7 The appropriate density for Zones has been determined according to the Zone's character outlined above in conjunction with the following factors.

Zone 1:

This Zone will have a relatively high density for several, interrelated reasons. Firstly, it will have a high level of public transport accessibility; secondly, it will contain the district centre which will offer a range of shops, services and facilities; thirdly it will benefit from proximity to open space and recreational areas and fourthly, it will relate more closely to the overall form of development of the city, being situated within a cluster of higher intensity development alongside Grand Canal Docks, North Lotts and Planning Scheme areas. The density of this site will take into account the relationship with neighbouring existing residential areas and the need to moderate visual impact and overshadowing.

Zone 2:

This Zone will have a relatively high density because it will also benefit from a high level of public transport accessibility and reasonably close proximity to the district centre.

Zone 3:

This Zone will have a relatively low density despite its reasonable level of public transport accessibility, because of its location next to the Sandymount Strand Special Protection Area (and the other designations applying to Dublin Bay), and its position on the natural, softer southern edge of the peninsula. The density of this Zone is also lower in order to attract families to live in this area and to ensure an appropriate development form for family living.

Zone 4:

This Zone will have a medium density; it will have reasonable public transport accessibility and is located on the more developed, harder edge of the peninsula, but the scale and density of development will be moderated by the need to respect the setting of its historic structures and the need to maintain an appropriate level of air quality for occupiers of new development.

4.8 The plot ratios for the Zones outlined below are expressed in a range. In order to qualify for the upper half of the density ranges set by the policies below, developers will be required to meet a number of quality criteria which relate to the creation of sustainable neighbourhoods.

Policies

The Authority will:

Zone Policies

Zone 1

DEV 1 Apply a gross plot ratio range of 2.5 to 3.0:1, as an average across Zone 1. The upper half of the range is 2.75 to 3.0:1.

Zone 2

DEV 2 Apply a gross plot ratio range of 2.8 to 3.3:1, as an average across Zone 2. The upper half of the range is 3.05 to 3.3:1.

Zone 3

DEV 3 Apply a gross plot ratio range of 0.5 to 1.0:1, as an average across Zone 3. The upper half of the range is 0.75 to 1.0:1.

Zone 4

DEV 4 Apply a gross plot ratio range of 1.1 to 1.6:1, as an average across Zone 4. The upper half of the range is 1.35 to 1.6:1.

General Development Policies

DEV 5 Commit to a policy of compact, urban, mixed use development on the Poolbeg peninsula in order to achieve a sustainable environment for living, working and leisure.

DEV 6 Seek to achieve a plot ratio of 2.0 overall across all the Planning Scheme lands intended for comprehensive development, redevelopment, rejuvenation, conservation and renewal. In order to achieve this, applicants are required to adhere to the plot ratio ranges and related requirements specified in these policies.

DEV 7 All developers may qualify for the lower half of the plot ratio range. To qualify for the upper half of the plot ratio ranges set out in the Zone policies above, Applications must meet all three of the following quality criteria:

- Achieve high sustainability performance standards through the achievement of a Gold Commendation in the Sustainability Toolkit. (See section 10.0 for further information on the Toolkit).

- Implement playspaces in excess of the standard set in figure 5.6 and the associated playspace policy, and in line with the Authority's Playspace Guidelines, for example, by providing additional 'places to play' and/or 'types of play'. (See section 5.0 for further information on playspaces).
- Demonstrate exceptionally high architectural and place-making qualities through the Planning Scheme design review process.

