



7.4 Urban Form

The Local Area Plan seeks to create a new urban environment that will enhance and reflect the character of the place, create a distinctive identity and provide a mix of buildings that have an adaptable design to suit changing needs.

The original urban form strategy for the North Fringe sought to influence the built form in setting out the parameters for the design and quality of the block layouts, urban grain, building height, bulk, scale and mass, hierarchy of streets and spaces and building design. To this end the proposed policies and objectives of the LAP seeks to ensure the creation of a new urban environment that will enhance and reflect the character of the area as it continues to develop. Taking into consideration the robust nature of the original strategy the LAP seeks to ensure the comprehensive objectives of the strategy are carried through to completion. However, the plan must consider the need for an interim solution to address the fragmented nature of development within the area whilst ensuring that a high quality benchmark for development is achieved.

The layout of urban blocks should relate to the local context of building patterns or typologies. In accordance with the Dublin City Development Plan 2011-2017 the urban blocks should be designed to promote permeability and walkability (refer to section 6.3). The sustainable urban form should ensure the orientation of streets, blocks and the heights of their enclosures are adequately considered in order to aid passive solar design. The need to minimise overshadowing should be reflected in the design of buildings and the heights proposed.

The LAP seeks to ensure that the width of the street is determined by taking into consideration the local context, quality of design, scale of adjoining buildings, aesthetics and function, and the mitigating responses proposed to issues of overshadowing and the loss of privacy or daylight.

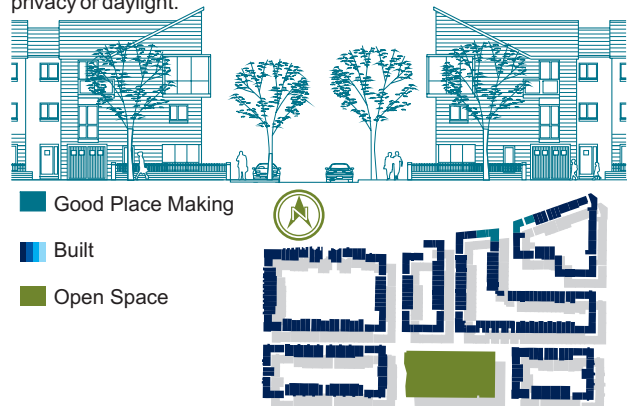


Fig. 7.6 Street Cross section

Inclusive design for residential streets is about getting the basics right clear accessible streets that support walking and encouraging social interaction between the whole communities. The key elements for basic design include the following:

- The proportions of the streets and central space
- The sense of enclosure
- The positioning of windows to offer views of the street
- The variety of places to socialise or play
- The bespoke design of the space rather than relying on off-the-shelf equipment
- The high-quality materials
- The lack of signs dictating how you should or should not use specific areas
- Addressing car parking so that it is accommodated without detriment to space.

The LAP identifies the need to consider a design approach for ground floor units along key/primary streets that will allow flexibility in terms of usage. The need to create space that can change over time to accommodate a changing market. Buildings along the main street should be designed to allow for adaptability and future change of use. Building depth and floor to ceiling height should allow for conversion to other uses. This flexibility of design solutions is very important. The ground floor should be designed with both retail, office, enterprise and residential use in mind.

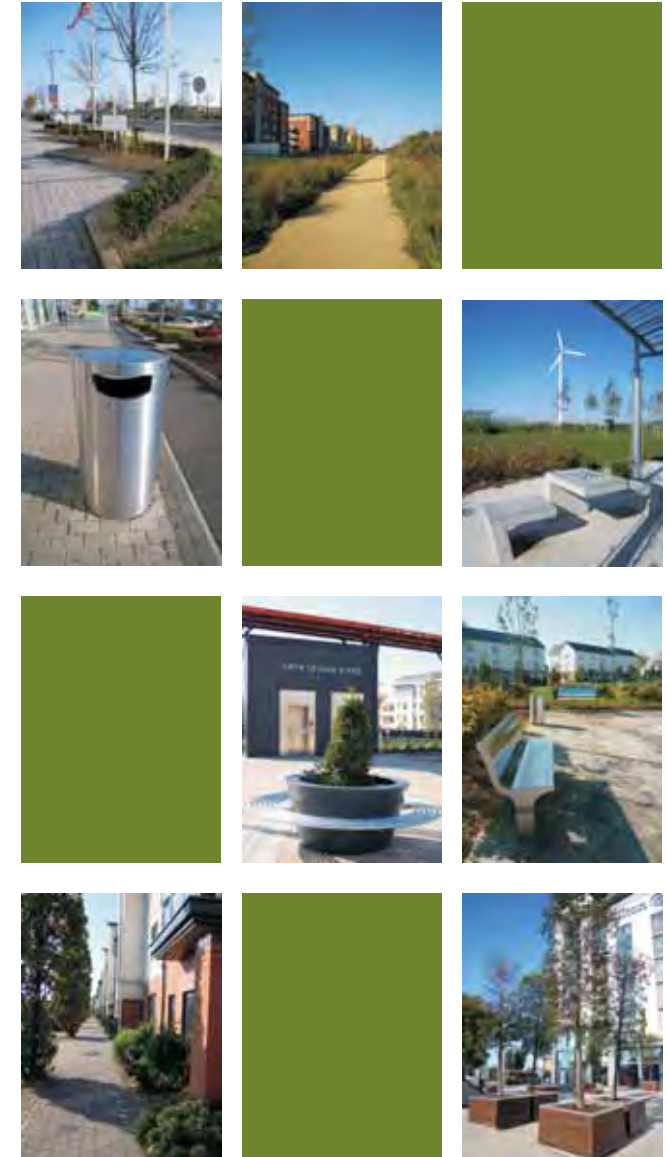
7.5 Public Realm

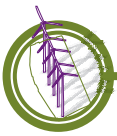
The Local Area Plan seeks to create a vibrant, connected and high quality public realm where people can enjoy and experience a wide variety of functions. The LAP seeks to address deficiencies in the area in terms of movement and connectivity within the LAP area.

Public realm is the space between buildings that forms part of the urban fabric, a space that is designed for use by all. The key principles that are applied to all aspects of the public realm seek to ensure that they are: accessible, comfortable, appropriately furnished, durable, clutter-free and encourage use and activity.

The existing public realm within the North Fringe area exhibits a hierarchy of spaces of different types, sizes and scales. These spaces are linked through a network of permeable routes.

The key physical elements of the original plan included the; creation of four urban spaces linked along a boulevard spine, Father Collins Park, creation of vital linkages between the spaces, provision of lively mix of





uses at ground level, direct overlooking of the street, the integration of public art and well designed street furniture, promotion of landmarks and focal points and the integration of planting. The LAP will therefore seek to enhance the original public realm strategy and principles through policies and objectives that will achieve the completion of the original vision.

The public realm of the North Fringe can be considered to be of high quality and in line with the original strategy. The Clongriffin town square sets a high standard in terms of materials and design for the main street. The completion of the square which provides access to the newly constructed rail station sets a standard that should be reflected along the remainder of the main street. The LAP seeks to set a standard of quality materials and design to complete the public realm and ensure the creation of a vibrant and attractive space that connects urban spaces through a network of streets.

There is a need to promote the development of a network of active, attractive, safe streets and public spaces which are memorable and encourage walking as the preferred means of movement between buildings and activities in the North Fringe. The Dublin City Development Plan 2011-2017 requires development proposals which include or impact upon the public realm to consider the design of public spaces as a priority and demonstrate compliance with the Guiding Principles for the Public Realm as set out in the plan.

The issues paper public consultation phase of the LAP highlighted the need for connectivity, accessibility and permeability for the area to benefit from the completion and enhancement of the original objectives. As part of the process it was identified that a hierarchy of streets and spaces that provide attractive, vibrant and multi-functional focal points for the community was required.

It is important that streets are sensitive to the surrounding land uses and the environmental, cultural and historical context. Streets should be recognised as essential components of vibrant public spaces. As these streets are a meeting ground for residents, they should be designed to support gathering of the community. The LAP will ensure the completion of the street and road network in the area in order to create the necessary connections and linkages between green spaces, the town squares and the communities formed. In order to achieve a vibrant, comfortable and appropriately furnished public realm the LAP will seek to deliver high quality surface treatments, street lighting, street furniture and public art.

The residential squares planned for throughout the North Fringe are designed with a sense of enclosure. The spaces are shaped to be overlooked and meet the needs of a variety of age groups within the community. The LAP seeks to ensure that sustainable public spaces of all sizes, are accessible, comfortable and which are for use by all are promoted for the new residential areas as well as on a larger scale for the entire community.

Overall the LAP seeks to create a vibrant, attractive, accessible and high quality public realm which creates an image of the area for the residents, workers, visitors and investors. The perception and image of the area will be created by cohesiveness of the public realm. The completion and delivery of connections will improve the legibility of the area and enhance the overall experience of the space through the quality of surfaces, lighting, street furniture and public art incorporated.

7.6 Sustainable Density

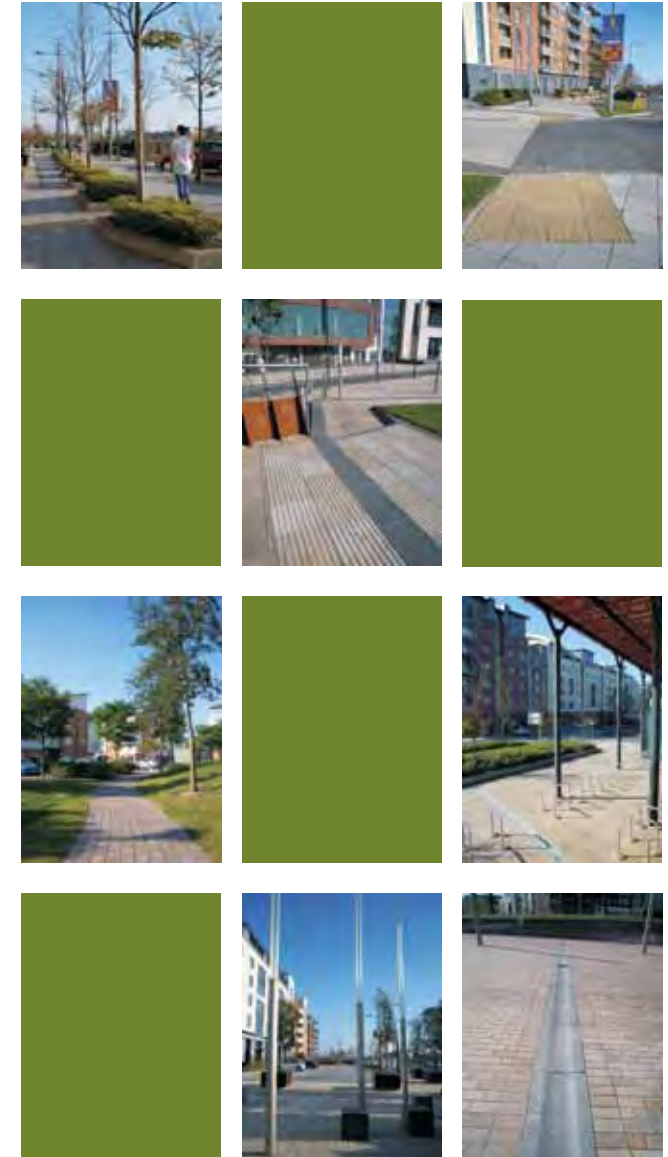
The LAP proposes a design-led approach to density, to achieve the optimum use of land resources and investment in infrastructure. Density is expressed as units per hectare (uph) and density standards are indicative. Clongriffin-Belmayne (North Fringe) LAP is located within a public transport corridor and based on the guidelines published by Department of Environment, Heritage and local Government on Sustainable Residential Development in Urban Areas a general minimum net density of 50 units per hectare should be achieved subject to appropriate design and amenity standards in the LAP area.

The LAP recognises that density will vary due to the type of units (i.e. apartments or houses and their number of bedrooms), their design, mix and the location. This will be taken into consideration when assessing development proposals to ensure that in general the overall net density of 50 uph is achieved. To provide the critical mass needed for the sustainable development in the area, the LAP will encourage flexibility (i.e. minimum number of bed spaces) so that innovative designs that help achieve family housing typologies as part of a sustainable density are encouraged.

In generating the minimum number of bed spaces required, it is necessary to define a residential unit as a three bedroom apartment or house with five bed spaces. The general number of bed spaces required is determined as follows:

Number of Units or = Bed spaces	Size of site (ha) x 50 (general net density) or 250 (general bed spaces)
Minimum requirement	site size minimum standard

A site of 0.8 hectares would be expected to have a minimum of 40 units and/or 200 bed spaces. In the case that bed spaces are provided to justify the density, the council will take into consideration the dwelling mix requirements of such proposals.





Creating sustainable neighbourhoods require sustainable densities that make the necessary facilities and services viable, and good transport connections. Higher density development will help create a compact, more walkable area, and provide the critical mass that will support and need quality public transport. Higher densities will therefore be promoted within 500metres walking distance of a bus stop and within 1km of the rail station.

Achieving a high quality design and layout will be paramount in the acceptability of planning applications for high density. All proposals for higher densities must demonstrate how the proposal contributes to place making and the identity of the area.

7.7 Housing

The LAP seeks to promote the development of new housing which delivers integrated, balanced communities and a sustainable social mix.

Good design is fundamental to the development of high quality housing and the creation of sustainable residential communities. The development of the vacant sites in the LAP area has the potential to provide a significant increase in residential population and generating the critical mass of population necessary to sustain the delivery of new community, social and recreational infrastructure for the Clongriffin-Belmayne (North Fringe) area.

Dublin City Council will ensure that all new developments contribute positively to the enhancement of the urban qualities of Clongriffin-Belmayne. The LAP therefore requires that new housing within the plan area conforms to the highest standards, both in terms of building form and its contribution to creating a quality environment where people will want to live.

The delivery of life long family homes as part of a successful mix of residential typologies is a priority objective for the LAP. Such accommodation should be a predominant house type in the overall developing area and achieved in a manner that still provides sustainable densities to achieve walkable neighbourhoods and support the provision of public transport and other services.

In order to achieve the sustainable net residential density targets as outlined in the LAP, the design for schemes and housing units may be allowed to have some flexibility with respect to the Dublin City Development Plan 2011-2017 private open standards (Section 17.9.1 of the Development Plan), particularly for housing schemes in the KDA area that are within or adjacent to the KDC (town centre) designated areas. For example the requirement of 12-15 sq.m per bed space may be relaxed at the discretion of the planning authority at the application assessment stage if the location context of the scheme is appropriate, the design achieves high quality housing targets (particularly to encourage family orientated dwellings) and the privacy of neighbouring units is respected.

In achieving a successful mix of residential typologies in Clongriffin-Belmayne area, the long term management of these schemes is important. The LAP will seek to ensure that the management and maintenance of residential developments are established at planning stage as part of the HQA report (see appendix 3)

The standards for housing quality in the LAP area are divided into criteria relating to the individual dwelling unit, the residential scheme, and the neighbourhood. A Housing Quality Assessment addressing these standards shall be required with all planning applications for 10 or more residential developments. Appendix II provides a guide to preparing a Housing Quality Assessment report (HQA).

7.8 Building Heights

This section sets out areas where there is greatest opportunity for building heights to make a positive contribution to the character of Clongriffin-Belmayne (North Fringe).

The building height character for much of the developing area yet to be completed shall respect the character already set by recent developments. Buildings of mostly three and four storey character frame streets and public open space areas. Street corners in particular have examples of four storey profiles (such as Belmayne) creating legibility. In some locations, residential buildings of two storeys height are incorporated into the street scape (Beaupark for example) which adds variety to residential types and street scene.

The linear route following the River Mayne to the north and northern distributor road to the south is another location where height has been used to distinguish an important route through the developing area. Future residential buildings, respecting appropriate set backs from the River Mayne as set out in Section 7.3, will help successful intention with the character already established by these buildings (Marrsfield for example) and provide definition and opportunities for passive supervision along the designated linear park corridor.

The LAP will seek to protect the urban structure and landscape character of the North Fringe while encouraging well located new developments and higher densities, including, where suitable, appropriately sited and designed taller buildings. The two designated KDC locations, as gateway locations with town centre functions are the most appropriate locations for higher profile buildings. For example the Hilton Hotel, buildings at the Northern Cross and buildings framing Station Square in Clongriffin are examples where higher building forms signify these gateway town centre locations. The Main Street Boulevard is an important axis connecting these two centres.

In recognition of this character, the LAP identifies three areas for potential future height, which are the Key District Centre's at Clongriffin rail station and the R139/Malahide Road Junction and the axis of the Main Street Boulevard connecting the two.

These locations have been identified based on the understanding of the existing urban structure of North Fringe and the vision to create a compact and sustainable urban neighbourhood.

The LAP recommends that in general, minimum heights for new developments in the designated Key District Centres of five storeys and four to five storeys along the Main Street Boulevard are achieved. Allowance will be made for some buildings which, owing to their uses such as a community building, are lower than this height guidance subject to the building concerned being a focal point building on account of its use, its quality design, setting within the KDC or along Main Street provided it integrates successfully with the KDC and Main Street streetscape in urban design terms.

Buildings of 2-6 storeys (including a set back at the top floor of a 5/6 storey building) may be considered, where the site context and urban design quality of the scheme is deemed appropriate, and subject to set back requirements along the river Mayne, along the northern edge to the LAP to complete the urban form of Marrsfield.

Outside the KDC and Main Street locations, where 4 storeys residential height is proposed, some flexibility will be allowed on the height equivalent (13m) as set out under Section 17.6.2 of the Dublin City Development Plan to achieve design improvements to the façade. This will be considered on the merits of the urban design of the scheme, design of the façade and roofscape and on a case by case basis.

A landmark commercial building adjacent to Clongriffin Station, closing the vista of the Main Street Boulevard and signifying the town centre location to the wider landscape, was granted by the planning appeals board. This landmark structure has not been completed to date. Providing this building, or a similar scaled building, will complete the visual coherence of the civic square, close vistas along the Main Street Boulevard and provide a strong identity for this gateway location.

The LAP will seek provision of a landmark structure of 10 - 14 storeys (office height) corresponding with the location adjacent to the rail station previously approved for a landmark building.

Proposals for buildings with height will be assessed against the policy of the Dublin City Development Plan. A tall building is defined as any building that is significantly taller than the prevailing height. A significant increase in building height may be accepted where it can be demonstrated that there is a strong urban design rationale for doing so, and where specific social, economic or architectural gains will be delivered by increasing height above the established height. All proposals for tall buildings must have regard to the criteria set out in section 17.6.3 of Dublin City Development Plan 2011-2017.



7.9 Key Urban Design Objectives

The LAP seeks to create sustainable new developments that consolidate the character and identity of the area by enhancing the urban form and structure with high quality design, mix of uses and sustainable densities.

It is the objective of the Council:

- UDO1** To achieve high quality and sustainable densities to consolidate the area, maximise access for residents and employees to public transport and successfully define important locations and routes including the Main Street access and town centres (KDC designated zones).
- UDO2** To promote the development of family orientated, high quality, adaptable, life long homes within the LAP area through creative design that still delivers a sustainable density to support the provision of services.
- UDO3** To promote public spaces that provide both passive and active recreation and a connection to those forms of activities in the surrounding area.
- UDO4** To ensure high quality streetscapes are achieved through distinctive high quality street furniture, lighting, paving and public artwork that creates a distinctive character associated with the North Fringe.
- UDO5** To design park spaces and all open spaces linkages to be part of the larger green network in particular from Father Collins Park to the surrounding area and along the River Mayne incorporating a dedicated network of cycle paths and pedestrian routes.
- UDO6** To achieve creative and unique character through public realm enhancements in all key development sites through development contribution levies and partnership with the divisions of Dublin City Council.
- UDO7** The height strategy for the LAP will seek positive integration of new building height with established character. Locations identified for special height character are the designated Key District Centres (in general 5 storeys minimum) and the Main Street Boulevard axis (in general four to five storeys). Heights of 2-6 storeys (including a set back at the top floor of a 5/6 storey building) may be facilitated subject to quality design criteria and set back requirements along the river corridor to complete the urban form of pavilion buildings to complete

Marrsfield, One location for a landmark profiled building (10-14 storey office height equivalent) is designated adjacent to Clongriffin Rail Station. In other locations, where 4 storeys residential height is proposed, some flexibility will be allowed on the height equivalent (13m) to achieve design improvements to the façade.






UDO8 To seek full compliance within all permitted developments on planning conditions, completion of infrastructure, adherence to phasing policy, taking in charge standards building control and fire regulations and seek more effective mechanisms for Dublin City Council to seek confirmation of full compliance on all planning, design and build stages for future developments in the LAP area.

UDO9 To seek and assess the satisfactory arrangements for the future management of multiple unit developments as a integral part of a scheme planning proposal to ensure that residential amenities are protected in the management of completed developments in accordance with city policy of encouraging lifetime homes.

UDO10 To minimise the adverse impacts of noise and promote good health and a good quality of life through the effective management of noise within the Clongriffin-Belmayne Local Plan Area.

UDO11 To preserve and maintain good air quality in the plan area in accordance with national and EU policy directives on air quality and where appropriate promote compliance with established targets

Key and Policy Notes Fig 7.7

-  Train Station at Clongriffin Town Centre
-  Public Transport Node
-  Radial proximity to existing and future proposed public transport facilities (1km and 500 metres shown).
-  500 meter radial proximity to (i) the existing rail station in Clongriffin and (ii) future proposed QBC interchange at the R139/R107.
-  Correlates with KDC locations as defined on Map K of the Dublin City Development Plan 2011-2017 and the town centre locations for Clongriffin and Belmayne.

Sustainable high densities for the town centre locations at Clongriffin and Belmayne and along the Main Street Boulevard connecting them is required (sustainable net residential densities generally 50 units per ha and above).

Mixed residential, retail, commercial, leisure, community and other uses (that accord with the Z14 zoning policy) will be required in the town centre locations.

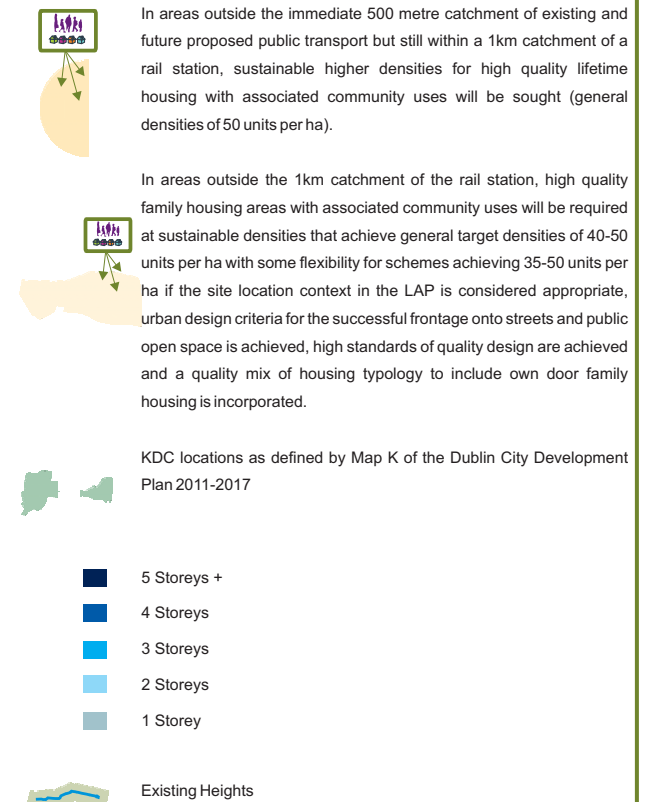
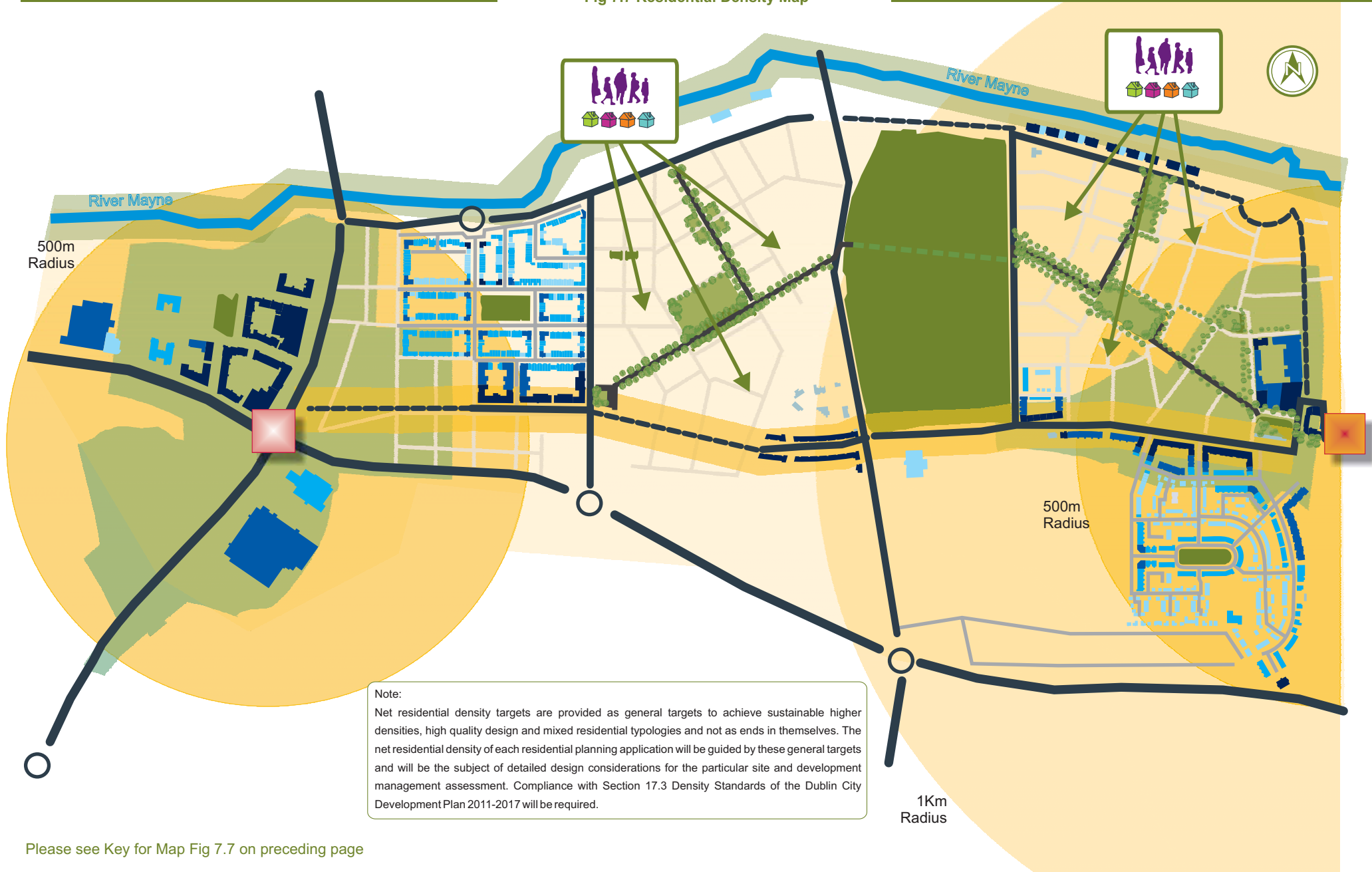




Fig 7.7 Residential Density Map



Please see Key for Map Fig 7.7 on preceding page





8.0 KEY SITES DEVELOPMENT STRATEGY

8.0 Introduction

The successful development of the following key sites in the plan area is critical to the delivery of the overall place making of Clongriffin-Belmayne area and the creation of a highly sustainable, mixed use urban district that is based around high quality public transportation link.

1. Belcamp Lane Site
2. Belmayne Town Square

These sites are a major resource, not just for the local area, but for the entire north eastern area of the city. Their development has the potential to deliver complementary housing- plus retail, commercial, employment and infrastructure to enhance the area. Development in accordance with this plan will add to the transformation of the LAP area to an attractive and desirable sustainable city neighbourhood.

These key development sites lie within the confines of the KDC and the City Development Plan sets out clear objectives for all key Development Districts – essentially the creation of sustainable density, mixed use, residential communities with quality amenities and services, vibrant retail and commercial activity, in well designed and distinctive neighbourhood formed by attractive streets and open spaces, which are pedestrian and public transport orientated. These goals are all integrated in the objectives of the LAP.

The development of the relief road (R107) directly connected to the overall vision as this road will not only reduce the traffic challenges at Malahide Junction but also facilitate the provision of sustainable public transport at these sites.

The development of Belcamp Lane and Belmayne town centre will play a fundamental role in the delivery of the overall vision of the local area. It is essential that each of the two sites is developed in an integrated manner. For this to be achieved, the plan recommends that a comprehensive masterplan be prepared. The masterplan should include the development proposal's response to the objectives of this LAP.

Positive integration of future developments at Belcamp Lane and Belmayne Town Centre with Clare Hall Shopping Centre which is part of the western KDC in the North Fringe, where district level shopping facilities are located in accordance with the Retail Strategy of Dublin City Council, and other developments at the junction of the R107/R139 will be pursued.

The following sub sections indicate frameworks for each of the key sites, showing possible framework of buildings, uses, activities and open spaces. They are not to be confused with the integrated masterplans which will be required for these lands. Uses indicated are suggestions, developers will be expected to bring forward their own proposals and indicate how the overall objectives of the LAP will be delivered.



Fig 8.1 Aerial View Of Belcamp Lane & Belmayne Town Centre Sites



Fig 8.2 Previous concept designs for the Town Centre

Key Masterplan Objectives

Masterplans for each of the sites shall include the following details of the proposed development:

1. Establish relationship between development and wider urban context, illustrating the proposed urban structure and network of streets and urban spaces.
2. Describe the character, design and function of proposed urban spaces and demonstrate proposals to achieve variety and activity on street and public spaces.
3. Describe the mix of residential, commercial, community and other proposed uses.
4. Illustrate the proposed built form and block structure and proposals for variety of built form and architectural expression.
5. Outline proposals for landscape elements, planting, water features and public art and indicate proposed treatments of streetscape, materials and street furniture.
6. Demonstrate the proposed approach to pedestrian and vehicular movement and access, circulation, parking and traffic calming measures.
7. Indicate an integrated relationship with public transport infrastructure.
8. Indicate proposed building layout, orientation, massing, density and building height.
9. Outline indicative architectural treatments, variety of form, expression and principal architectural features, landmarks and gateways.
10. Indicate proposed public and private open spaces, permeability, enclosure and proposals to ensure security, safety and privacy.
11. Indicate proposals for environmentally responsible design and outline sustainable energy, sustainable water drainage, waste and ecology proposals.
12. Indicate suggested community, social and cultural infrastructure and proposed sports, childcare and play facilities.





8.1 Belcamp Lane Site

The subject site (total area c9.47ha) lies between the Malahide Road at Clare Hall and the R139 To the south, the site boundary is created by a proposed relief Road (R107). To the northern boundary of the site and facing onto the R139 there are 193 NABCO co-ownership housing units. To the south side of the site, there is a number of houses in private ownership in addition to a long established halting site.

The vision for this site is to optimise its potential in a manner that will be socially, environmentally and economically sustainable delivering a mixed-use development of exemplary quality. To develop a viable modern housing/mixed use development which keeps community and place making as its primary target utilising a hierarchy of suitable and generous private, semi private and public spaces mixed with appropriate shops, offices and public buildings.

The key to the successful redevelopment of the site is achieving a synergy between the new development and its surrounding context and its relationship with the locality. Development should ensure a coherent urban framework and present a people orientated environment with a diverse mix of new uses and a permeable network of streets and spaces which integrates into the established and emerging route network in the vicinity.

Proposals should provide a mix of housing, commercial and community facilities in line with the standards of the LAP and the City Development Plan. They should allow for a range of residential units for older persons housing through own door housing/duplexes, a variety of quality apartment layout solutions for families and provision for traveller accommodation.

Redevelopment of the site should maximise the use of public transport and ensure a quality network that will prioritise pedestrian realm and encourage pedestrian and cyclist movement. Any design proposals for the site must be encourage smarter travel.

A development strategy should envisage a hierarchy of safe and secure open spaces connected by a landscaped corridor. The integration of existing green corridors and promoting local bio diversity is very important.

Development of the site should provide a quality amenity value to the residents which will encourage a positive attitude to the area and the formation of a sustainable long term neighbourhood and community



Fig 8.3 Aerial View Of Belcamp Lane Sites



Fig 8.4 Previous designs concept for Belcamp Lane commissioned by DCC



Indicative Urban Form



Fig 8.5

The LAP envisages the Belcamp Lane site developing as a mixed quarter of housing, resulting in the creation of a vibrant attractive and sustainable area. The predominant land use within the site will be residential housing with an emphasis on promoting mixed tenure, particularly family accommodation.

Retail uses would be considered highly desirable as part of the development. This will serve the residential community and attract increased footfall ensuring the viability and vitality of the area. The provision of employment generating uses will also be promoted as a key component of the overall land use mix, particularly within walking distance of public transport.

The redevelopment of the site presents an opportunity to deliver community and social infrastructure for the benefit of the wider community. Infrastructure such as event and recreation space for community uses, a local library, medical centre, a public museum etc.

Active ground floor uses will be promoted at appropriate locations and along key frontages through out the Belcamp Lane site. The Malahide road portion of the site, the R139 Northern Cross road and along the main urban square within the site.

Indicative Grain/Urban Structure

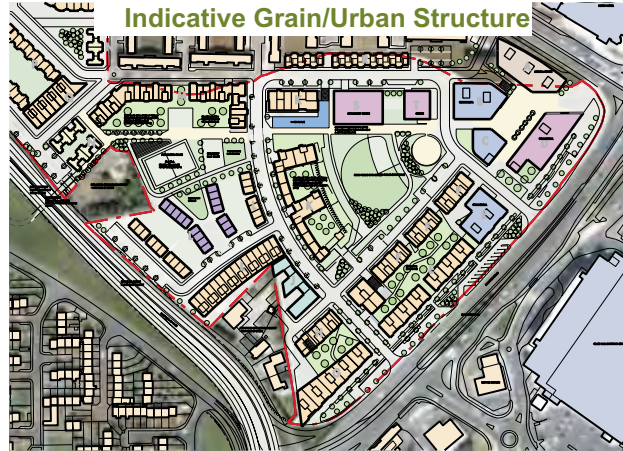


Fig 8.6

The LAP proposes a fine grain urban structure with small block intervals to promote a permeable and cycle orientated environment. Building structures should be designed to the highest architectural quality that exhibits elegance and style. Distinctive buildings should form gateways entrances to the new 'main street' (Malahide Road Stretch) at the northern end and the southern end of the Malahide Road, opposite the Hilton and Crossan Motors.

Along the axis of the new main street, the existing wayleave along the Malahide Road edge presents an opportunity to create a high tree-lined urban boulevard with a quieter parallel street serving commercial developments. This will provide wide pavements in front of retail units, tree plantings, bicycle lanes, short term car parking and servicing etc as well as creating a sense of space utility services under footpaths should avoid disrupting the opportunity for tree planting.

The LAP envisages that the section of the site opposite the Hilton is the centre piece and focus of the new development. This corner should be characterised by a landmark structure of excellent architectural quality that is cognisant of its prominent setting.

Indicative Heights

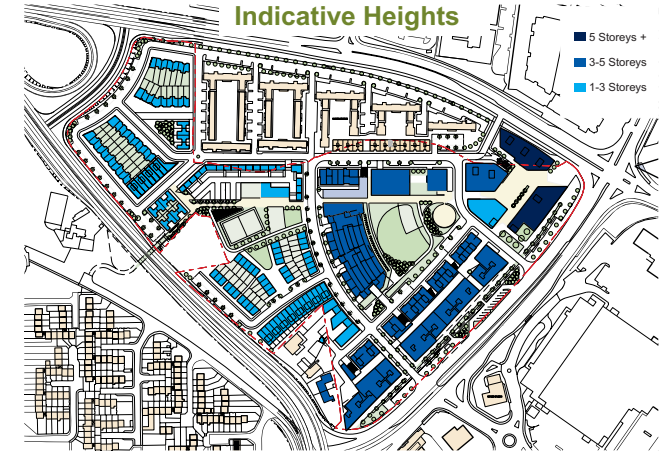


Fig 8.7

The LAP seeks to consolidate the character and scale of KDC within which the Belcamp Lane site is located. Accordingly, redevelopment proposals should contribute positively to a coherent urban form and a legible urban grain.

The site is located on a relatively flat topography and it is adjoined by established low rise residential development to the south. Accordingly, buildings of significant height are likely to have an impact both on strategic views and vistas and locally, on surrounding residential development. Overshadowing, amenity and issues of microclimate should also be carefully considered.

The LAP requires the use of sustainable building design concept in any proposal for the site and it will be a general requirement that a variety of building heights and range of building types and designs provide architectural interest and varied skyline.

Fig 8.8 Concept views from public open space with the centre of the Belcamp Lane neighbourhood





8.2 Belmayne Town Centre

The site is located north east of the crossroads at the Malahide Road, a quality bus corridor serving the city centre and the Northern Cross Route extension. Its boundaries are defined by open green to the north, Malahide road to the west and Grange Road to the south.

In exploiting the public transport accessibility in the area, the opportunity arises to create a new town centre. This site will act as a town centre, taking advantage of its excellent road network and quality bus corridor. It will function as the hub for public transport and civic activity in the area. The town centre will provide a rich mix of uses, developed to a reasonable urban density. This will include new retail development around a town square and along the southern section of Malahide Road, reinforcing the retail and leisure offer of Clare hall shopping centre.

The vision for this site has evolved in the light of the opportunities afforded by reducing traffic in Malahide Junction by introducing a new relief road around the study area, thus enabling the junction to become the focus for bus-based public transport. This allows for the wide traffic dominated routes within the Town Centre to be downscales to become high quality, tree-lined pedestrian and public transport dominated boulevards or avenues, clearly defined by well-designed buildings of a reasonable urban scale and by new urban spaces. It is a key objective of this LAP to deliver pedestrian link between Belmayne town centre and the surrounding environment. This would facilitate direct pedestrian permeability from the site to the west of Malahide Road and south of Grange Road thereby delivering a key route. The provision of this link is considered very important in order to successfully integrate the area of the Belmayne town centre with overall district centre.

It is also a key objective of this LAP to advance design proposals and a programme of implementation to complete the Main Street Boulevard axis to the R107 Malahide Road thus linking the west and east town centres along a central civic route with public transport emphasis. Completing this street will improve local mobility and allow the potential for further connection west of the R107 and east of the rail line to interconnect with communities and employment centres in the wider Northern Fringe area. This will help to enliven the town centre locations and allow people to infiltrate through the area, enhancing the viability for businesses in both town centres and along the Main Street route. This civic spine was a central urban design and movement principal under the original proposals and is still promoted as a defining design and movement feature for the LAP area. The completion of the boulevard through a resolved Priory Hall scheme, linking Clongriffin and Belmayne, is critical to delivery of the boulevard axis.

The LAP envisages that the master plan proposals for the design and spatial organisation of the proposed town centre should ensure permeability and accessibility in a manner that maximises the advantages which will be delivered by the proposed relief road.



Fig 8.9 Aerial close up of Town Centre Site (2009 view)

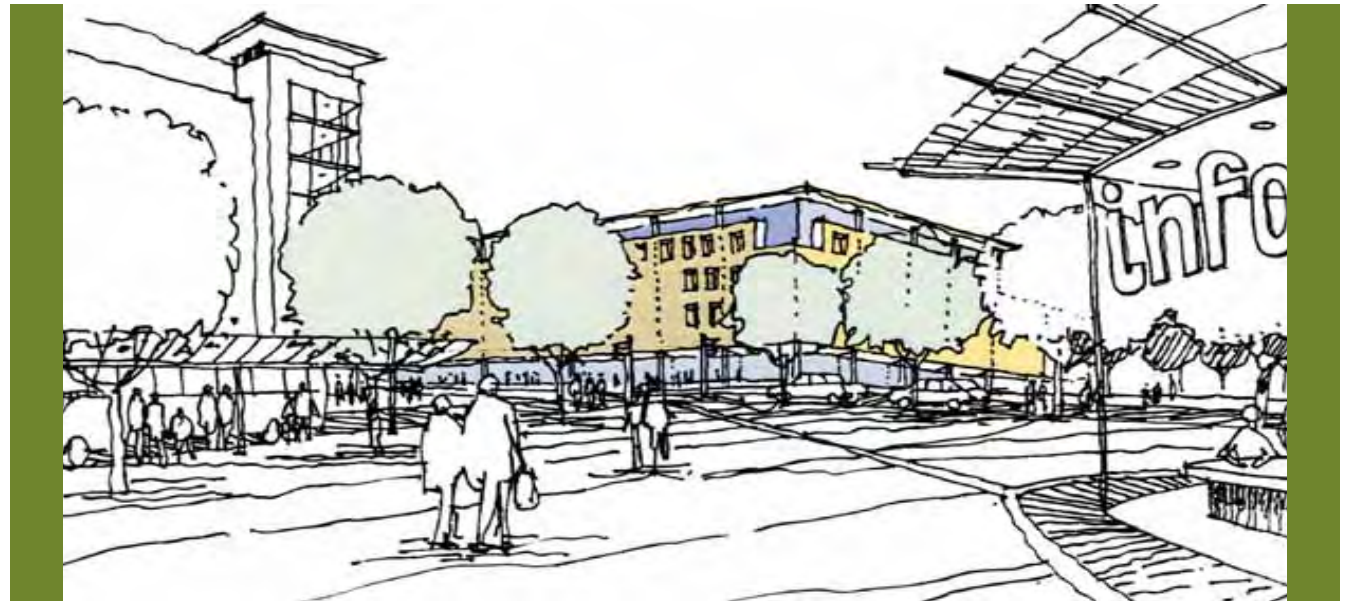


Fig 8.10 Previous concept visuals of a developed town centre



Indicative Land Use

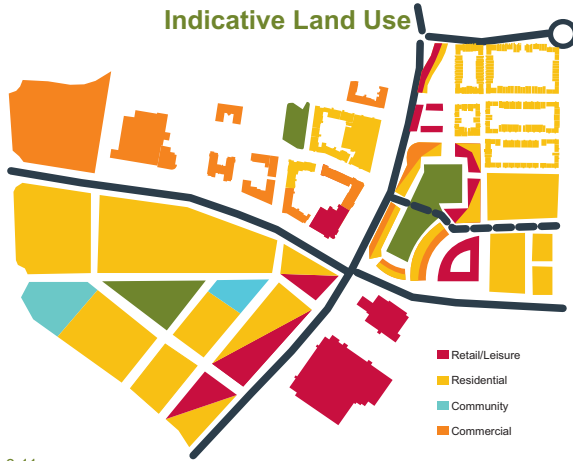


Fig 8.11

Fundamental to the masterplan vision of a vital, urban town centre is the provision of mixed use development that creates a vibrant and sustainable place. A town square is a focal point of this site and the principle of walkability should be established with the use of a 500-metre radius walk band with the town square at the epicentre. The LAP seeks to ensure that redevelopment provides a greatly enhanced range of uses, services and facilities.

The LAP seeks to provide a rich mix of uses to ensure variety on the site. This should include the provision of convenience store and a series of ancillary ground floor retails uses surrounding the town centre. Night-time economy uses such as cafes and restaurants should also be promoted. A cultural facility at this location has the potential to bring evening vitality to the public space. Residential use should be promoted at upper levels, together with a significant quantum of employment generating uses.

Where possible, active ground floor uses should be provided and individual building entrances orientated to enhance the public realm, create a vibrant and attractive urban environment and improve safety and security.

Fig 8.14 Previous concept of town centre designs



Indicative Grain/Urban Structure

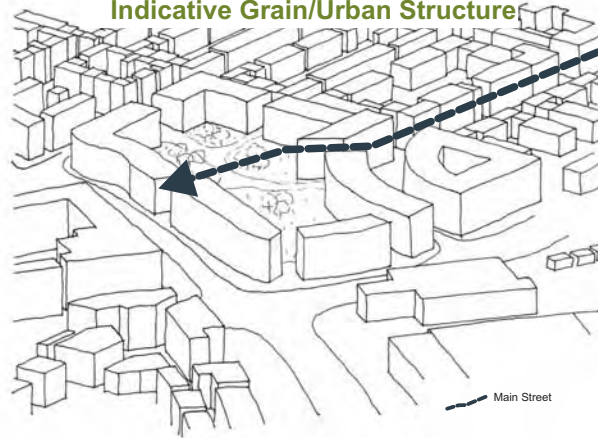


Fig 8.12

It is a key objective of the LAP to create a new civic space on the site enclosed by a mix of retail, commercial, community and residential uses. This space should combine hard and soft landscaping, passive and active areas. It can also be suitable for outdoor events and public gatherings. The precise form of this urban space shall be subject of a series of detailed design studies as part of the masterplan approach. Opportunities for tree planting should be maximised to enhance the environmental quality of the space. Designs shall take into account basement parking and quality landscaping requirements.

The LAP seeks to fully integrate the quality bus corridor into the town square setting. The urban grain of streets blocks and plots should be based on good practice in urban design, ensuring maximum permeability whilst still creating a rich and varied urban form.

The pivotal role of the town centre is strengthened through the presence of the three urban spaces located at intervals along the main street boulevard. The delivery of the town square will facilitate the creation of an east-west route linking Clongriffin key district centre to Belmoyne key district centre, thereby creating better connectivity to the residents.

Indicative Heights

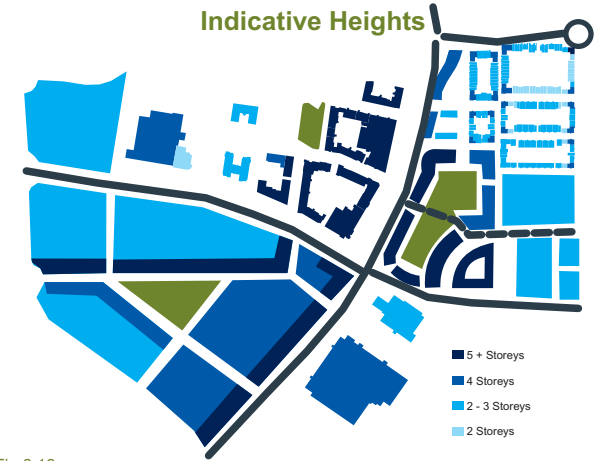


Fig 8.13

A design led masterplan approach accompanied by a clearly articulated design statement should establish the optimum form of development, height, uses and quantum of parking on site

The development of the town centre must take into account the surrounding residential context which is primarily two to three storey houses on the east and urban scale five to seven storey residential upper floors on the west. New development should provide a decreasing height profile eastwards from the edge of the site at Malahide Road.

The effect of development proposal on residential amenity of neighbouring dwellings and the effect on local microclimate, including daylight, sunshine and wind tunnelling must be carefully analysed.

There is potential to provide a landmark building at an appropriate location along the square. This building should be of high quality and provide a dynamic relationship with the square. The development of the town centre is expected to be of high architectural standard with attention to detail in design, particularly in terms of the articulation of ground floor uses, street animation, entrances, façade articulation, roofscape and landmark elements.



8.3 Design Statement on St Michael's Cottages

St Michael's Cottages is a residential cul de sac accessed from Hole in the Wall Road characterised by a number of cottages, some with dormer extensions and many with mature gardens and hedgerow boundaries. Under the North Fringe Action Area Plan 2000, the cul de sac was positioned just north of the Main Street boulevard and west of Fr Collin's Park. The Priory Hall development adjoins the rear garden boundaries of houses in the cul de sac to the south.

There were no specific urban design objectives or proposals for St Michael's Cottages under the NFAAP but the location was recognised as a prime location close to the park, the town centre in Clongriffin and close to the Main Street corridor. Planning applications have been permitted for domestic extensions. For one site (No's 1-3 St Michael's Cottages), on the south side of the junction of the cul de sac and Hole in the Wall Road, planning permission was granted in 2005 (under Register Reference 6428/05) for higher density apartment blocks but was not enacted.

In order to avoid a piecemeal format of development within the cul de sac whereby modern higher density apartment units are in juxtaposition with cottages and suburban house types, the Development Plan stated that a LAP will provide a brief for this cul de sac. As the permission granted in 2005 at the entrance to the cul de sac was not developed, to date St Michael's Cottages retains its character in terms of scale and house types.

In contrast to the site briefs outlined in Sections 8.1 and 8.2, this estate is not in single ownership and has not been the subject of previous urban design analysis. No property owners have submitted masterplan proposals for re-design as part of the LAP process.

During pre draft consultation on the LAP, some residents expressed concern about the encroachment of higher density apartment development into their residential estate. Other residents, with property boundaries adjoining development lands in Belmayne and who had interest in possible re-development, expressed concern that co-ordinated development including their sites had not proceeded. With respect to the not enacted development on the Site of 1-3 St Michael's Cottages, it was expressed by the site owner that an own door town house development would be a preferred development format should new applications be made for that site.

Where re-development proposals are made for more than one property, an Urban Design Statement shall be submitted with a planning application having due regard to the guidance of Appendix 6 of the LAP for Housing Quality Assessment and the following :

- The context indicating a site and area analysis which includes an appraisal of the distinctive character of the area and adjoining sites.
- The design principles which have been applied to the site and how these will be translated to the development in terms of response to local character, layout, density, scale, landscape, visual appearance and impact on amenities, including sunlight.
- Drawings, perspectives and photomontages to demonstrate how the approach has been applied on the site.

The following guidance should also be considered in Urban Design Statements having regard to the character of this estate:

- The location of the cul de sac close to Fr Collins Park, emerging town centre and public transport services places St. Michael's Cottages in a well positioned context to increase residential densities. Development proposals shall meet all City Development Plan qualitative and quantitative standards.
- An incremental form of re-development on a site by site basis will be dealt with on the merits of each proposal having regard to appropriate scale, high quality design and meeting required standards (parking and open space standards are of particular importance).
- A uniform approach to general heights will be guided through development management as each proposal is made. With the exception of corner sites which have road frontage onto Hole in the Wall Road and overlook Fr Collins Park, heights of infill development within the cul de sac will be expected to respect the transition in character from the height of the neighbouring unit.
- While each site may have its own design features and individuality, there should be general themes of consistency with respect to overall design principles, boundary treatments and materials.
- High quality, own door, family orientated housing will be encouraged in sustainable higher density formats.
- The protection of adjoining residential amenity with respect to privacy, sunlight and daylight and visual outlook will be a requisite for each site.

- High quality mature landscaping, including retention of landscaping that may exist where feasible, shall be key feature of any residential infill proposal to enhance bio diversity and retain the mature landscaped character of the existing cul de sac.
- For properties with long rear gardens that adjoin the Belmayne development lands to the west of St Michael's Cottages, a back to back garden layout was proposed under original planning applications as a means of transition. This transition is still appropriate. However, should proposals be made for an amalgamation of separate sites or part rear gardens with future phases of Belmayne (Phase 4 Belmayne as outlined in Section 16 of the LAP), such proposals will only be considered in the context of a design masterplan that addresses successfully streetscape integration of a proposed development onto both the cul de sac and Phase 4 site. Due regard must be had to the retention of quality private open space for residential units addressing both frontages.



Fig 8.15 Aerial view of St. Michaels Cottages (2009 view)



9.0 Economic Development Strategy

This LAP seeks to emphasise the positive future prospects for this area and sets out a proposal for achievable gains in the short term that improve the conditions to encourage long term investment, business opportunities and job growth in the local area.

9.1 Introduction

The economic strategy outlined in this chapter reviews both the assets and strengths of the location from an economic perspective and also the many ways in which entrepreneurship and economic activity is encouraged within the city and which can apply to the local context should the opportunities be created and fostered.

In particular, this section of the LAP overviews some of the many initiatives and support structures that exist to encourage business start ups and business growth within Dublin City, in particular emphasising initiatives of the Economic Development Unit of Dublin City Council and the Dublin City Enterprise Board.

The economic strategy for the LAP reflects current economic policies for Dublin City and the GDA region. In particular, it reflects what the city and region is currently focusing on to stimulate long term economic growth in these challenging economic times.

Promoting awareness through the LAP of such initiatives may spark ideas and encouragement to entrepreneurs to create businesses and job opportunities within the LAP area.

It is important, at the outset of this section, to note the obvious expression of the challenging national economic environment on the local area. A new developing area such as Clongriffin–Belmayne has been impacted by the challenges created by the economic downturn in a very real and direct way for residents. For example unfinished roads, vacant sites and empty units now exist and were unforeseen at the outset of the originally envisaged 10 year horizon for development delivery.

The conditions created have impacts on both the quality of life for residents and the environment to encourage a vibrant commercial/business community.

While these challenges exist and a return to development activity is likely in the medium to longer term, creative opportunities may present themselves in these current times to develop and strengthen the commercial and business community within the LAP area.

In particular, the close proximity to Dublin airport, economic activities and designated employment lands adjacent to the airport zone and future synergy with enterprise and employment lands in Fingal's south fringe provide great business opportunities in the future.

9.2 Economic Strategy under the North Fringe Action Area Plan 2000

The original NFAAP did not set out specific economic strategies. However, economic development was an inherent goal in an urban design strategy that sought mixed use development and the building of a new critical mass of people to provide viability for new businesses investment.

The urban design strategy set out a clear hierarchy of places with distinct and easily identifiable mixed use service centres (town centre locations) where a mix of commercial, retail, community and leisure uses would provide opportunities for employment.

The sustainable density policy of the original strategy encouraged consolidation and higher quantities of floor space development adjacent to public transport nodes (new rail station for example) where good connections and passing movement of people would help create viable conditions for businesses.

Investment in road and public transport infrastructure would ensure that the location was well connected to the city centre and adjoining neighbourhood for commercial interactions.

Residential areas were to be serviced with local services at regular intervals which provided opportunities for local businesses (crèches, cafes, corner shops etc). In addition, live work units were also proposed as part of the residential mix for home based economic activity.

All these elements combined were intended to create conditions for business ideas, business take up of floor space and business growth in the developing area.

These principles, which foster economic development as part of an overall sustainable mixed use strategy, are still considered important for the LAP.

9.3 Aims of the Economic Strategy under the LAP

The key aims of the economic strategy for the LAP will be to recognise and promote the strategic value of the area in economic terms and to implement economic policy of the region and city in ways that are relevant to the character of the local area.

Challenges that exist such as vacant units and land, can become unforeseen opportunities as affordable spaces for creative and/or temporary uses.

Small measures that have a relative low cost can go a long way to improving the image and perception of the area (improved site maintenance and visual presentation pending future development for example).

Inter agency co-operation and co-operation between public agencies and private developers (including the role of NAMA) can put in place a well thought out sequence of incremental improvements that help to deliver and complete infrastructure that will encourage a return to growth and development within the LAP area.

These aims will underpin the Economic Strategy for the LAP.

9.4 Promoting the Strategic Value of the LAP Area for Business Opportunities

The Clongriffin-Belmayne area is strategically located in the context of the city and the region and can position itself to be at the forefront of attracting innovation, businesses and employment opportunities that strengthens the local, city and regional economy.

Realising the assets and strengths of a location is key to attracting investment. The LAP area can offer many advantages that would benefit investors and new businesses including:

(I) It's evolving development as a modern, mixed use character area offering office and commercial space that is close to a choice of residential designs, establishing retail services, leisure and amenities, community services including crèches and all accessible to new public transport facilities.

(II) Direct and frequent access to the city centre and the central business district of the city through two local rail stations (Clongriffin providing inter city rail and Dart and Howth Junction close by providing additional frequent Dart services) and QBC bus services that terminate in Clongriffin.

(III) The development of a critical mass of people living long term in a high quality mixed use neighbourhood. This will create a viable local population in time to sustain local business ideas and services in addition to benefiting investors and their employees with available services. Capacity for c 10,000 homes (c25,000 population) was the original long term vision for the area. When the housing market returns to growth, this area provides many advantages to attract new home owners and long term residents.

(IV) The demographic trends for this part of the north city suburbs which is continually growing in the context of population decline in other parts of the suburban area. This growth is providing a young population cohort and advantages for a local dynamic labour force.

(V) The existence of zoned and serviced land (including key infrastructure such as water, drainage and broadband), which has the capacity to develop varying forms of employment generating uses.

(VI) The availability of existing built units for retail, office and other business opportunities with prime frontages and ranging in size.



(VII) The close proximity to the national motorway network, the M50 corridor, access to the Port Tunnel entrance and the international gateway of Dublin Airport. In addition, the emerging town centre at Clongriffin includes a transportation hub and park and ride interchange along the main rail line between Dublin and Belfast. The location can offer both its own values but also its proximity to regional, national and international transport infrastructure with benefits for the movement of people between different centres and logistical movement of goods and products.

(VIII) The proximity of the Dublin to Belfast Economic Corridor including direct access to that corridor using Clongriffin rail station, and in close proximity the motorway and airport connections, provides opportunities for future synergies with other centres on that corridor.

(IX) The close proximity of industrial and business park zones both within Dublin City and Fingal County Council. This proximity could offer potential for inter connected business activity.

(X) The close proximity to significant medical and third level education facilities (Beaumont Hospital and DCU for example) which could have opportunities for branch out space for facilities, research and development or uses that are complimentary to medical and third level research and activity.

(XI) The close proximity to the food production centres of north County Dublin.

(XII) The emerging distinct identity for the area, including an innovative sustainable design precedent in national terms (Fr Collins Park), a modern train station and an adjacent public square. Such assets set the location apart and can be positive in marketing a business location.

(XIII) The area continues to develop a unique character with objectives to complete a main street civic route through the area, develop and strengthen town centre gateways into the area and the creation of a recreational greenway to the sea (connecting Fr Collins Park to the significant natural amenities of Baldoyle Estuary via the River Mayne). These will be important identity characteristics that set the location apart and promote the area as a distinctive place for marketing.

(XIV) Its location adjacent to successful established residential neighbourhoods including Clare Hall, Donaghmede and Baldoyle with established neighbourhood infrastructure including schools, parks, shopping areas and libraries. This is important for amenity and quality of life factors that attract investors wishing to both live and work within the same area.

These assets of the LAP location should be considered when reviewing the economic policies, strategies and targets for the city and the region.

It is evident when these attributes of the local area are considered in the context of city and regional economic policy, and the drivers that encourage inward economic investment in particular, that the area can help to provide a competitive advantage for the city and the region in attracting economic activity.

9.5 Existing Employment Locations and Major Businesses Close To the LAP Area

Enterprise centres are important locations that support the development of small businesses and provide an environment that encourages networking, mentoring and physical work space for starting and growing a business.

Enterprise centres close to the LAP area include :

- Darndale/Belcamp Village Centre: Four units (now occupied), conference and meeting room facilities.
- Coolock Development Centre (12,000 ft² of enterprise space within 22 units).
- Invent DCU. (2,800m² of incubation space for technology based start up companies with linkages to Research and Development in DCU college)
- Drinan Centre Swords (31 enterprise units of varying flexible floor space).

The LAP area is accessible for a large amount of industrial estates and business parks in both the Dublin City Council and Fingal areas. Examples of these estates include Airport Business Park, Airways Industrial Estate, Collinstown Industrial Estate, Clonshaugh Industrial Estate, Port Tunnel Business Park and Baldoyle Industrial Estate.

Other locations of significant employment in the local area include Northern Cross (Hilton Hotel, retail and offices), Bewley's , Clarehall Shopping Centre, Donaghmede Shopping Centre, Northside Shopping Centre, Coolock Retail Park, Cadbury's Ireland and Beaumont Hospital.

Figure 9.1 provides a diagram representation of these employment locations in the context of the LAP area.

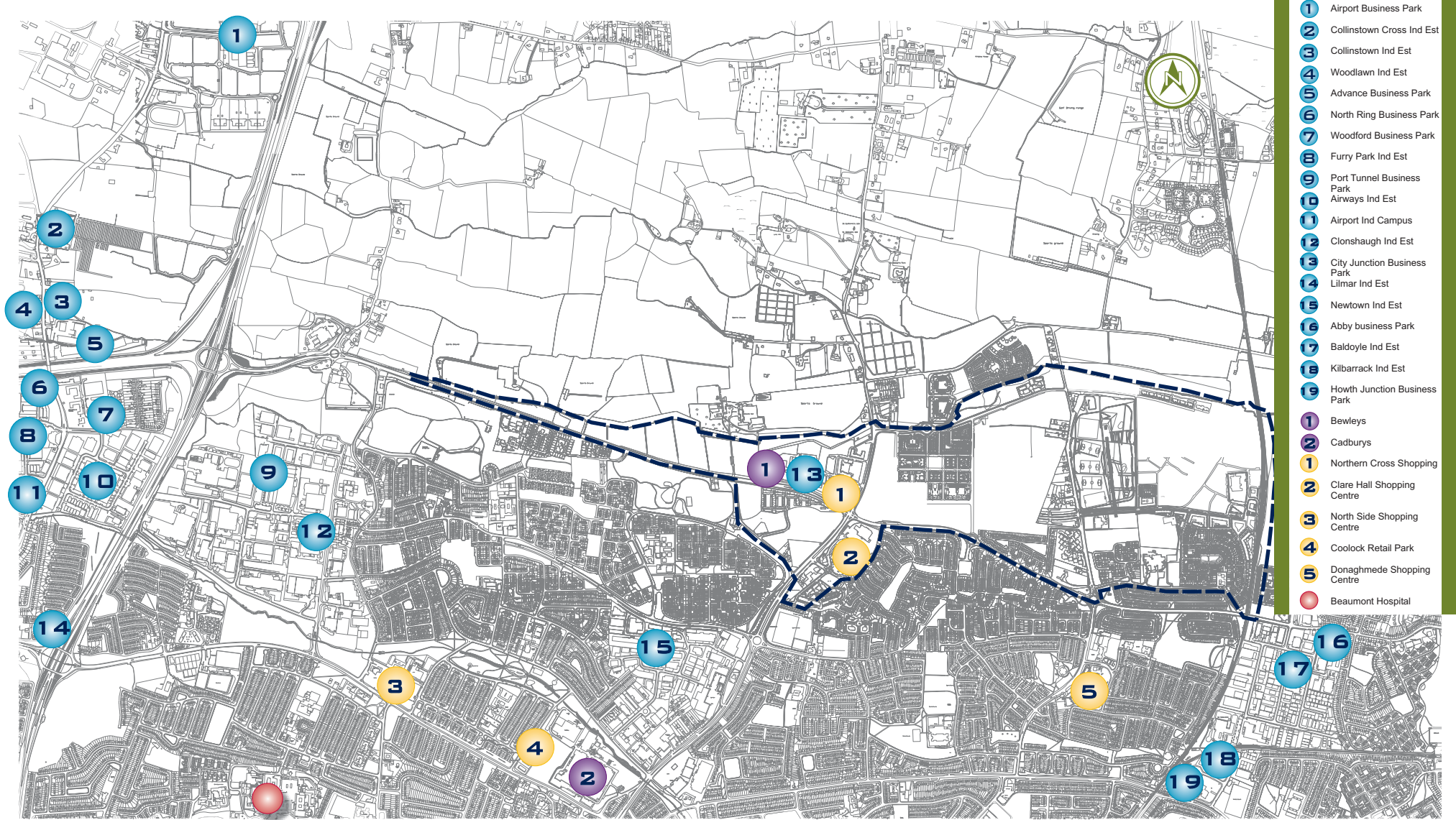
The proximity of these many and varied businesses, enterprise and commercial locations is advantageous to the developing lands of the LAP area. There may be opportunities for related and supporting businesses to locate in the area, clustering of activities and space for existing businesses to expand or re-locate while remaining close to their existing catchments and support networks.

By highlighting these locations in the wider vicinity, it can be seen that the LAP area has an important business and commercial location context.





Fig 9.1 Survey of Local Key Employment Locations





9.6 Recent National Economic Forecasts and Commentary

According to the ESRI Quarterly Economic Commentary Summer 2011, growth may pick up in 2012 with GNP growing by 0.7 per cent and GDP by 2.3 per cent. The ESRI report states that the stimulus for growth is coming from the export sector as domestic producers seek to replace lost domestic demand with new business abroad, while the multi national sector continues to perform well on global markets.

The Summer 2011 ESRI report examined the housing market and sated that there remains an overhang of excess housing, office space and commercial space that is expected to depress investment over the coming years. In contrast, investment in manufacturing and agriculture is expected to expand following several years of decline.

Unemployment is expected to remain high. The collapse in output in the construction sector has created a major structural unemployment problem. It is expected that unemployment will average 14.3 per cent in 2011 and could be even higher in 2012 unless there is significant outward migration.

In addition to the cost of restructuring the banking system, the public finances have suffered due to the deterioration of taxation revenue.

The ESRI identify that a resumption of economic growth can be achieved through greater competitiveness and growing domestic confidence.

9.7 City and Regional Policies to Encourage Economic Development

Economic Development Action Plan for the Dublin Region

The overarching aim of this plan is to further develop the Dublin City Region, the engine of Ireland's economy.

Future economic growth will depend on re-orientating the economy towards exporting goods and services and supporting growth in indigenous enterprise. Improving the competitiveness of the economy is essential if the economy is to return to full employment within a reasonable timescale.

There is a need to stimulate the growth of enterprise and take advantage of the significant potential from the development of the green economy.

A key part of Government policy is focused on supporting the Smart Economy. This is defined as an economy that combines the successful elements of the enterprise economy and the innovation or "ideas" economy while promoting a high quality environment, improving energy security and promoting social cohesion.

A key feature of the "Smart Economy" is building the innovation component of the economy through the utilisation of human capital (the knowledge, skills and creativity of people) and its ability and effectiveness in translating ideas into valuable processes, products and services.

The key drivers identified to help achieve progress towards a competitive and creative city are identified in a Framework for Action in the City Region and include:

- (1) **Develop strong city leadership:** Reach agreement on a shared vision across the key players in Dublin on the critical areas for investment and development of world class infrastructure.
- (2) **Create a vibrant place:** Good urban quality is of central importance in attracting investment and talent. This includes the quality of the built and natural environment, the vibrancy of street life, density and intensity, café culture, arts and music, outdoor activities, public spaces, a choice of quality places to live, a child friendly environment, tolerance and social harmony.
- (3) **Nurture, attract and retain creative people:** It is when the achievement of a higher quality of life is attached to goals of economic growth that a city region experiences prosperity. A sustainable economy will flourish when you develop a safe city region where families and visitors feel welcomed and valued. People and the capacity for innovation and enterprise are perhaps the most important resources to building a city region's competitive advantage. In the current economic crisis it will be our capacity to innovate, network, communicate and be entrepreneurial that will help grow our economic competitiveness.

These key drivers for economic growth can be transposed from the regional to the local level.

In particular, the integration of an economic benefit and dividend when considering the important actions and policies for local movement, design and layout, community development, open space and amenity should be acknowledged. Actions under these themes can be drivers for local economic growth.

Improving the visual quality and presentation of the area, improving passing footfall, facilitating locations for people to meet and interact, facilitating valuable recreational opportunities, facilitating opportunity for temporary uses on land and in vacant units are just some of examples of how small measures incrementally can build upon the vibrancy of the area and attract ideas for business, innovation and investment in the local area.

Delivery of the Economic Action Plan for the Dublin Region is co-ordinated by Dublin City Council (the Economic Development Unit) on behalf of all four Dublin local authorities.

Monitoring progress and benchmarking the city's performance with other cities will be done as part of the Dublin City Indicators project.

Appendix 4 of this LAP provides a diagram of the economic Framework for Action and examples of the Dublin City Indicators measures).



Figure 5 from the Economic Development Action Plan for the Dublin Region indicating the broad economic principles for the region. Indicative LAP location is shown in context.



Dublin City Council Development Plan 2011- 2017 Policy: Revitalising the City's Economy

Opportunities for economic growth in this area are influenced by the strategic approach identified in the Development Plan for economic growth in the city, which are:

1. Develop enterprise.
2. Develop Dublin as an Innovation City
3. Develop clusters (economic, cultural and institutional) to optimise economic potential.
4. Develop the academic and research medical sector
5. Promote the development of economic corridors
6. Improve the attractiveness of the city for investors.
7. Available office and commercial space in the right locations to attract the knowledge and service economies.
8. Continue to enhance and renew parts of the city through regeneration.
9. Promote tourism as a key driver for a city's economy.

From an economic perspective, the Clongriffin-Belmayne area has a number of important and advantageous designations that will facilitate inward investment and growth and help to achieve many of these economic objectives.

Mixed use development patterns are encouraged by the designation of Key District Centres adjacent to existing and planned future public transport facilities. Such locations have the potential for a high quantity of floor space and density.

Residential, employment, commercial services, community facilities and recreational/amenity facilities are evolving on site and will continue to be promoted creating a sustainable mixed use neighbourhood offering opportunities for living, working and socialising within the area.

This pattern is complimentary to objectives of the City Council which seek to *"promote and enhance a number of identified Key District Centres as significant employment centres as part of their development as mixed use service centres for the local economy, incorporating a range of retail, employment, recreational and community uses"*. (Objective Re23)

The Z14 zoning objective is designated for the developing lands of the LAP area and permit a wide range of potential land uses. The zoning seeks social, economic and physical development with mixed uses of which residential and enterprise uses are predominant.

The Z14 zoned area corresponds with the important designation of a Key Developing Area, a strategic land bank in terms of the city and the region's future growth.

There are many proactive objectives set out within the Development Plan. It will be an objective of the LAP to guide the implementation of these city objectives to the local area. These include:

a) Flexible Floor Space Design:

Having regard to the development of commercial floor areas within the LAP area, in particular within the Key District Centres, Objective RE9 is important for implementation and states *"To promote and facilitate the provision of commercial developments that are flexible and can provide for a range of unit sizes including units suitable for small and start up enterprises"*.

Encouraging flexible floor plans and designs, particular designs that encourage small business start ups and co-locations as hubs or specialist centres is important to foster innovation. Such suitable designs would assist the LAP area by having the right type of enterprise accommodation in place to attract modern businesses.

Objective RE12 in particular seeks *"To promote flexible buildings that facilitate work clusters and affordable work spaces that develop in proximity to each other so as to allow skilled self-employed workers operate independently and also in collaboration."*

This objective in particular should be encouraged within the developing town centres of the LAP area, with an emphasis on locations close to public transport (for ease of access by customers and to connect the business city wide and regionally) and close to other services (for support, amenities for workers, opportunities for business synergy etc).

b) Creating Commercial Vibrancy

Making the developing town centres at Clongriffin and Belmayne vibrant is a key objective of this LAP.

Land uses and business openings alone will not generate the vibrancy if people cannot access and pass through these commercial areas easily.

Also, the long term vibrancy and prospects for growth of these and complimentary businesses will be compromised if the critical mass of people is not generated and attracted to the area including long term residents, local workers and visitors.

Encouraging businesses that add vibrancy to the area needs to be matched with objectives that deliver ease of movement and encourage growth in local residents, workers and visitors.

It is important therefore that issues for local movement, connecting service areas to their adjacent catchments with direct routes in particular, is encouraged and facilitated.

The density of residential and commercial developments in key locations, particularly serviced by public transport and mixed use facilities, needs to be delivered with levels of residents and employees that can sustain the viability of local businesses and services.

The importance of fostering a local economy and developing a network of complimentary businesses accords with Objective RE10 of the Development Plan which states the objective *"To promote and facilitate the economic and employment generating and regeneration of the locally traded services sector, making the city more attractive/vibrant for residents, shoppers, visitors and workers, and to recognise the clustering benefits of, for example, cafes and restaurants"*.

c) Temporary Uses

The City Council recognises that in the current challenging economic climate, there is merit and benefit in securing appropriate temporary uses as interim solutions to vacant lands or buildings. Temporary uses such as cafes, street markets, art galleries, allotments, parks or playing fields, can add vitality to city streets and local neighbourhoods as well as local communities and businesses.

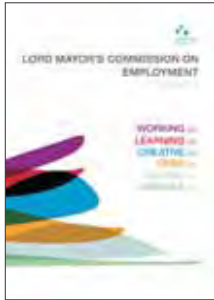
The City Council will look positively on appropriate temporary uses as interim solutions for the significantly larger sites or tracts of land, smaller opportunity derelict or under-utilised sites and recently vacant buildings.

Some further guidance and examples of innovative temporary uses are set out in more detail in sections below.

Considering the extent of vacant lands in the LAP area and need for a proactive interim land use and actions strategy, the role of temporary uses is valid and responses to the particular economic issues for this study area.



The Lord Mayors Commission on Employment (LMCE).



It is important to note the Lord Mayors Commission on Employment (LMCE) which is an initiative started under the Lord Mayors Office in 2009 to ensure that the elected members of Dublin City Council could play a pivotal role in the development and promotion of economic recovery and job creation in the City.

The initiative included public call for innovative ideas, consultation with economic experts and sectoral groups and examination of best practice job creating models.

The LMCE developed a set of recommendations under the themes of:

- A Smart City
- A Working City
- A Learning City
- A Creative City
- An Open City
- A Global City
- A Living City.

It is a policy of the Dublin City Council Development Plan 2011-2017 to consider the implementation of the recommendations of the LMCE.

An example of progress towards the implementation of the LMCE is the establishment of a Business Support Programme through a joint initiative with the City Council, DCEB, the Lord Mayor's Office and Ulster Bank.

Under this programme, a total of €10 million is available in a support fund. Businesses can apply for loans up to €30,000 maximum and receive further banking assistance and mentoring (including assistance with applying for the loans) through the DCEB.

The ideas and initiatives emerging from the LMCE can provide positive influence and ideas for enterprise in the LAP area.

Enterprise Zonings and Policies Under the Fingal County Development Plan 2011-2017 for Lands Close to the LAP Area

A short travel distance west of the LAP, future development land zoned in the Fingal County Council area, between and adjacent to the R108 (Ballymun)/ M50 interchange and the M1/M50 interchange, are designated for enterprise development.

The R139 provides a direct connection eastwards back to the LAP area from these enterprise designated lands. Lands north of the R139, within the Dublin City Council area, adjoin these enterprise zoned lands directly.

Lands north of the R139 are zoned Objective HT to "Provide for office, research and development and high technology/manufacturing type employment in a high quality built and landscaped environment.

These lands are designated so that a masterplan will be prepared for the area.

Local Objective 423 states that the masterplan will provide, in addition to Zoning HT uses, hotel, educational and uses to support the significant local employment base such as restaurant, cafes and childcare uses.

Future access roads are designated to open the lands for development. Part of the R107 re-alignment project, the importance of which is identified in Section 6.0 of the LAP, facilitates the development potential of these lands.

Local Objective 430 of the Fingal County Development Plan states to facilitate the provision of public transport to the lands north of the M50 extension.

Extensive areas of land north of the M50 and close to Dublin Airport are similarly designated for Objective HT and other enterprise uses including general enterprise, distribution, warehousing and logistics. A Local Area Plan is designated to guide the future development of these lands adjacent to the airport zone. These lands also have long term public transport integration potential, having been identified as lands interconnecting with Metro North and Metro West.

The potential for future economic activity and employment generating uses on these lands could have a synergy and benefit for the LAP area with respect to (a) providing employment locations within short commuting distances (walking, cycling and future public transport potential) to a residential base in the LAP area, (b) opportunities for supporting commercial and community services that benefit employees in the enterprise zones and (c) potential opportunities for supporting businesses (clustering) that may seek to locate close to the enterprise areas.

9.8 Information on Enterprise Services and Initiatives

Dublin City Enterprise Board

The Dublin City Enterprise Board (DCEB) is a state funded agency that helps people to start their own businesses in Dublin City.

Enterprise information, access to business networks, advice, training courses, mentoring, networking and assisting access to loans and finance is offered.

Examples of network initiatives supported by the DCEB can be researched on their web site.

In 2010, the DCEB dealt with over 3,500 enquires for starting up businesses. The assistance includes advice and access to available funding and grants, training and education courses, networking and mentoring services.

Examples of practical advice offered on business locations include:

1. Suitable locations and requirements for business start up including working from home.
2. The benefits of certain accommodation for the type of business envisaged, ranging from hot desks in enterprise centres to light industrial units.
3. The benefits and role of enterprise centres to turn over high rates of fledgling businesses. Having other suitable enterprise locations close to the creative incubation space of these centres can provide next step locations as businesses grow and succeed.
4. If a business requires a high turn over of customers, locations with higher levels of passing movement will be required such as main retail locations. Such locations are vital if a customer based business initiative is to prosper.

High demand for financial assistance through the DCEB in recent years has created an emphasis on repayable loans so that financial resources can be recycled to continue assistance to new enterprises.

Before financial assistance is given, exploring and developing a successful business plan is encouraged. Financial assistance is offered for start ups or established businesses which:

- Operate from Dublin City
- Have less than 10 employees
- Operate in the areas of manufacturing and/or internationally traded services. Businesses whose activities attract tourism are also funded.



A mentoring programme is provided by the DCEB for individuals who (a) have a business idea or (b) have a business up and running. It is designed to enable the DCEB Ltd to provide a temporary adviser service that assists businesses to overcome obstacles in the development stages.

Economic Development Unit (EDU) of Dublin City Council

The Economic Development Unit (EDU) is a department within Dublin City Council which works in collaboration with a range of agencies in public and private sectors to create the right conditions for strong economic activity across the city region.

The EDU co-ordinates the delivery of the Economic Action Plan for the region, provides administrative support to the Creative Dublin Alliance, co-ordinates the annual Innovation Dublin festival and operates the Business Support Unit.

The Business Support Unit was established to assist both start up and growing businesses, particularly by co-ordinating access to a range of Dublin City Council services for entrepreneurs.

Contacting the unit can provide valuable assistance for potential entrepreneurs within the LAP area.

Guide to Enterprise in Dublin City and Other Initiatives

The Guide to Enterprise in Dublin City is an initiative of the EDU in Dublin City Council and Dublin City Enterprise Board (DCEB) to provide support to anyone who has a business idea and is thinking about starting up a new business.

It is also a support for existing businesses looking to expand. Information and advice is available through a dedicated web site www.dcecenterpriseguide.com.



An example of a current niche initiative for the region is the Dublin Food Chain project.

A joint initiative of the Irish Exporters Association and the four county enterprise boards in County Dublin, the project aims to address the key challenges facing small food producers, distributors and retailers in the region, provide a support network to grow an indigenous food sector and develop a sustainable local economy.

Awareness of initiatives such as the Dublin Food Chain initiative could have potential value in promoting economic ideas and proposals in the

local area related to this theme, particularly when considering the close proximity of the LAP area to food producing areas, the strategic regional and national transportation for possible export/national trading and the growing population of the LAP area for local demand and markets.

The advice and initiatives provided through the services of the EDU and DCEB have the potential to guide business start ups and proposals that facilitates business within the LAP area.

It is important that the opportunity to promote awareness of such services and initiatives at a local level is taken when making a Local Area Plan.

Appendix 4 of the LAP provides further information on economic initiatives which may have value for business proposals and ideas within the LAP area. These include summaries of:

- Dublin City Funding Information Service
- Creative Dublin Alliance
- The Green Way (An tSli Glas)

9.9 The Role of Creative Temporary Uses

The existence of commercial vacancy is not a problem unique to the developing area of the LAP. Even within prime locations in the city centre, completed units with advantageous locations are lying vacant owing to the current national economic and property downturn.

It is increasingly recognised and reflected in policies for the city that temporary uses can generate positive outcomes for economic growth.

The Lord Mayor's Commission on Employment for example states that the extent of under-utilised/vacant land in the city is both a problem but also an opportunity to improve the attractiveness, innovation potential and general competitiveness of the city.

The LMCE report states that there needs to be imaginative responses to the recession and the downturn in the property market. It should be policy to promote temporary uses of vacant property and make areas more attractive to generate business.

Dublin City Council adopted specific policies in the Development Plan to encourage temporary uses. For example policy RE29 states *"It is the policy of Dublin City Council to promote and facilitate temporary uses on vacant lands and buildings as an interim solution"*.

Policy RD8 further emphasises the potential role of temporary uses where it states it is policy *"to minimise the negative impact of dead frontages arising from high vacancy levels in retail or retail service outlets by the promotion and facilitation of temporary uses which contribute to the vitality of the street with particular*

support for publicly accessible creative and community uses such as community cafes, local markets, performance art events, art installations, galleries or artist studios".

Addressing land that is likely to remain vacant in the long term is also identified with new policies of the City Council. Policy GC 16 states it is policy *"to support the provision of community gardens/allotments/local markets/pocket parks, where feasible and in particular as temporary uses on vacant, under utilised or derelict sites in the city"*.

For vacant property within the LAP area, some of the potential benefits from establishing temporary uses would include:

1. Contributing to enlivenment and activity within a location which can benefit the existing community.
2. Creating awareness and wider knowledge of an area's opportunities and strengths (positive marketing).
3. Generate visits to the area and increased footfall that can help the viability of existing businesses (benefit from the passing trade) and create viability for new businesses.
4. Uses that have a creative, cultural and innovative edge can get noticed and acknowledged as positive and pioneering examples within the city (again contributing to positive marketing for an area).
5. Uses which may be viable may also address the needs of a local area and contribute to the social facilities for the community.

In addition to temporary uses providing benefits for reducing vacancy, they offer a potential seed bed to encourage creative business ideas to get established and explore market interest at reasonably low cost.

Should the idea or use prove successful, there are opportunities for the temporary use to become a longer term use, grow and attract like minded and supporting businesses providing dividends for local employment and the local economy, in addition to reducing vacancy.

There are also many positive opportunities to be gained by using lands likely to remain vacant in the long term, particularly lands that are in central locations and adjoined by development on different sides.

Putting the lands to use, even occasionally, can improve their visual appearance, enliven the street they front onto, open new routes for local connection. For example initiatives should be valued as having an economic value in addition to social and visual benefits.

There are a range of possible temporary uses which could be suitable and add value to the local area economy ranging from allotment projects, craft markets, food markets, city farm projects (a particular



action being pursued for vacant lands in London for example) to outdoor exhibitions , outdoor events , niche sports activities .

Considerations for Getting Temporary Uses Established

Factors that can support the set up of creative temporary uses require co-operation with the owners and/or their property agents and an entrepreneurial spirit amongst individuals and groups.

Agencies and public bodies such as Dublin City Council can and does take a proactive lead in creating awareness of the opportunity and encouraging take up. The City Council recently launched a call for landlords to engage in such initiatives.

Fiscal incentives such as tax relief and rate relaxation/ reduction as would require legislative changes and other statutory instruments which are beyond the scope of a LAP to provide.

The LAP can assist however in the following ways:

- Providing a platform for information.
- Creating awareness to access the enterprise development functions of the City Council and DCEB.
- Engaging and co-ordinating between different stakeholders.
- Setting out pro active objectives that guide developers and investors towards facilitating temporary uses.
- Having a pro-active approach to suitable temporary uses where the location context is appropriate through the development management (planning applications and advice procedures).

From the landowner's perspective, the short term loss, cost neutral or small profit return made by a property owner by offering favourable terms for a business start up, particularly for uses testing a market and exploring cultural and creative industry themes, can be compensated by long term increased returns if the right type of temporary use activity is generated and it becomes successful. Such initiatives also create investment and activity in an area, making it attractive to other businesses.

The individuals or groups considering a business plan or proposal that seeks initial short term lease arrangements and affordable rent conditions should take into account some of the responsibility they would need to bring to a proposal, including:

- Their ability to cover rates
- Cover insurances
- Cover any costs associated with a special fit out requirement.

Advice, mentoring and potential avenues for funding are offered and have been highlighted in this section above.

Examples and Case Studies of Temporary Uses in Action

The following initiatives within Dublin City are provided to give successful examples of creative temporary uses in action, particularly initiatives that took the opportunity of available vacant lands and units.

The purpose of setting these examples out is to create awareness of what can be done if stakeholder co-operation, creativity and local entrepreneurship combine.

Case Study 1: Fumbally Exchange

A successful example in Dublin of a temporary use concept which has proven to be a success and pioneering example is the Fumbally Exchange in Dublin 8.

Founded in 2010, the concept of the Fumbally Exchange was to establish a design and innovation hub co-operative within former vacant office accommodation. Individuals with similar and complimentary skills and business ideas network and collaborate together to work on shared projects. There are now more than 40 small businesses established. Each business person signs a Licence Agreement and pays a modest weekly licence fee to the property owner for the rent of a fully serviced desks within a shared office space. Work space is offered as hot desks, semi permanent hubs and permanent work stations.

The co-operative provides facilities that have benefit to all occupiers including reception and administration services, break out areas, refreshment areas, a library and information centre, parking, security, meeting and conference facilities etc.

The hub has gone from strength to strength gaining many significant work commissions and media attention for its concept and success as a design hub.

For more information of this example go to www.fumballyexchange.com

Case Study 2: Chamber Street Allotment Project

The allotment project on Chamber Street was established following interest from the local community and Councillors to address the empty development sites in the local area, particularly Council owned former social housing sites and to create an interim use for these sites.

The project was driven by the Liberties Area office with best practice examples studied for guidance (Cambridge Council in the UK have successful allotment policies and examples). A total of 27 allotment plots and a community garden were created on the site.

In this allotment example, eleven month leases are signed with the Council with modest costs for renting a plot for each eleven month period. The list of allotment members is drawn from the locality and is renewed for each eleven month period. Initiatives such as gardening tutorials were held when the allotments were launched to provide education and encourage good practice in plot maintenance.

The benefits are considered significant and positive for the local area, particularly for visual improvement , community development and an education/recreation asset for the local community.

Once established, the allotments became an instant success with demand for plots over taking supply.

Although this particular example is of a Council owned site, there are other national examples where private lands intended for development but now vacant have been converted into allotments for rent and have provided an income stream for the owner that off sets the cost of set up (thus increasing their attraction as a viable temporary use).



9.10 Economic Policy and Objectives

The economic strategy for the LAP area is to promote the assets of the location and investment made in infrastructure to date. Objectives of the LAP seek to encourage and facilitate economic activity both in the interim period, where vacant sites and vacant commercial units exist, and in the long term where vibrant locations for commercial and enterprise activity are envisioned as part of the mix of uses in the developing area.

To help achieve these goals, the following policies and objectives are set out for the interim economic strategy:

ESP1 For the interim economic strategy, it is a policy of this LAP to promote catalysts for economic activity that include short term uses

Objectives

ESO1 To improve the physical and visual environment of the LAP area, in particular where vacant sites exist, to provide positive first impressions that market the area for business investment.

ESO2 To seek delivery of important sections of the street network, including interim pedestrian and cyclist routes, to improve local movement between the developing areas in both Dublin City Council and Fingal.

ESO3 To encourage co-operation between stakeholders to help prepare vacant sites for future development in a well ordered phasing sequence and facilitate the creative temporary uses.

ESO4 To co-ordinate with the Economic Development Unit, Dublin City Enterprise Board and State Agencies including the Department of Social Protection which is creating a new employment agency (NEES) in promoting the LAP area for economic investment and occupancy.

ESO5 As part of the implementation and review of the LAP, an implementation strategy for addressing the issue of commercial vacancy and progressing initiatives in consultation with key stakeholders, as outlined in the Economic Development Strategy of the LAP, shall be undertaken.

The following policies and objectives are set out for the long term economic strategy:

ESP2 For the long term economic strategy, it is a policy of the LAP to promote progress in delivering key drivers for sustainable economic growth including successful movement, high quality urban design, high quality visual impact, high quality natural environment, access to high quality life long housing and access to social and community infrastructure.

ESP3 To assist the implementation of regional and city economic strategies so that the local area is well positioned to perform and contribute to modern economic growth of the city and the region.

ESP4 To promote the location as a strategically located resource for future sustainable economic growth in the city and region.

Objectives:

ESO6 To co-ordinate with stakeholders, through the economic agencies that work within the city and region, to promote the LAP area for strategic economic investment, particularly in growth sectors.

ESO7 To co-ordinate with stakeholders, in particular the adjoining local authority of Fingal, to promote synergies between the LAP area, existing and future economic zones in close proximity to the LAP area.

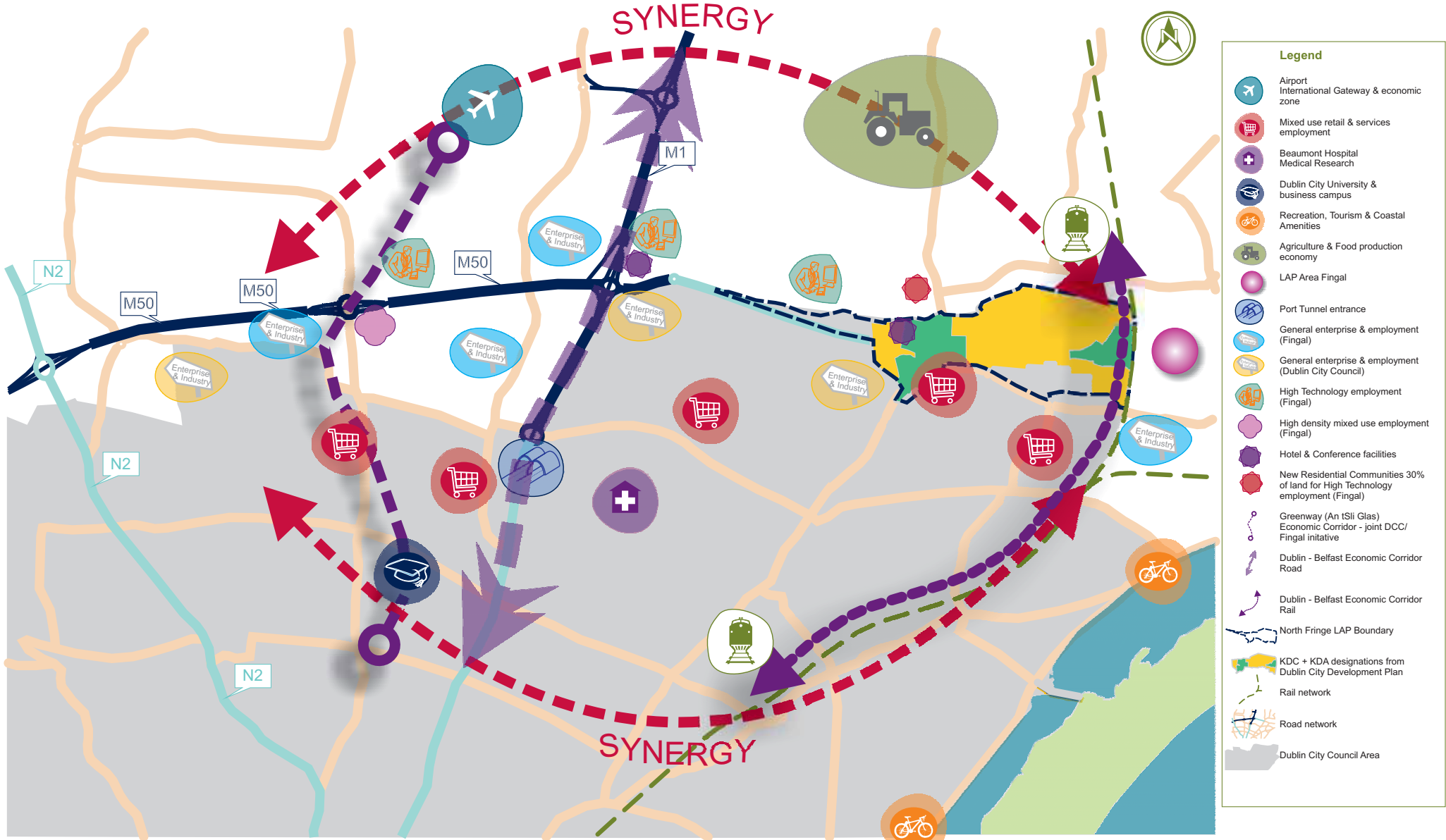
ESO8 To co-ordinate with stakeholders to help to achieve delivery of key transportation infrastructure improvement serving the LAP area.

ESO9 To co-ordinate with stakeholders for the completion of a high quality broadband infrastructure to service commercial and enterprise locations within the LAP area.

ESO10 To complete the urban design and spatial vision for the developing area (originally set out in the Action Area Plan in 2000) including the long term completion of two gateway town centre locations, which will be attractive for enterprise and business opportunities.



Fig 9.2 Economic Development Strategy





10.0 Environment and Open Space Amenity Strategy

The Environment and Open Space Amenity Strategy will focus on integrating a network of natural habitat locations, high quality parkland, sports and recreational areas, private and communal open spaces successfully with development areas. It will promote the development of a series of recreational routes that will connect established and new communities together.

10.1 Open Space Strategy Under the North Fringe Action Area Plan 2000.

The original landscape principles sought under the Action Area Plan 2000 sought to provide (a) a high level of open space amenity for future residents, employees and visitors and (b) connect the developing area with its natural assets including the transition to rural (green belt designated) lands in the Fingal area, the River Mayne and amenities of Dublin's coast.

A new flagship park (Fr Collins Park) was planned as a significant amenity facility and focal point. This park would connect, by walking and cycling routes, with a network of smaller scaled local parks integrated with residential developments. The town centre locations would focus development around dynamic urban squares. The landscaped main street boulevard route would connect these two locations as an attractive civic route. The River Mayne was identified as an asset to promote a linear park along its course at the northern boundary of the new development area.

10.2 Existing and Proposed Open Space, Recreation and Natural Amenities

The open space areas developed to date within the Z14 zoned developing lands of the LAP include Fr Collins Park, Phase 1 River Mayne Linear Park, Station Square, Belmayne Neighbourhood Park, Beaupark Neighbourhood Park and Northern Cross Neighbourhood Park.

In addition to these new parks, there are important existing public parks in the wider local neighbourhood which have the potential to be more successfully integrated (through walking and cycling routes in particular) with new development areas. These parks include Darndale Park, Donaghmede Park and Grangemore Park.

In the Fingal area, the natural amenities of Baldoyle Estuary, the beaches at Portmarnock and Sutton and Seagrang Park are accessible to the wider community. The planned Racecourse Park, located with the Baldoyle-Stapolin LAP, will be accessible to the wider neighbourhood, particularly if a green way is developed across both Council areas.

Other areas that have potential to contribute a greater level of amenity for residents in the wider neighbourhood when considered as part of a local network of recreational assets include school playing pitches, club sports grounds, green areas adjacent to housing estates.

Proposed but Non Implemented Open Spaces in the Developing Area

Within the undeveloped lands at Clongriffin, parks which were proposed included Pocket Park, Wetland Park, Linear Park, Panhandle Park, Conifer Park and Creche Park. Within the undeveloped lands at Belmayne, proposed parks included Community Square, Garden Precinct Neighbourhood Park and Quadrangular Plaza. These are indicative park names only.

The completion of these parks as part of an integrated network of local amenity areas in tandem with new development has not occurred owing to the market downturn and cessation of development works adjacent to the proposed locations of these parks.

The principal of these parks in terms of their integration with movement routes, integration with other open spaces and integration with adjoining land uses (supervision by adjoining residential units in particular) is considered robust and important to complete under the new LAP.

10.3 Incorporating Policy for a Green Connected City into the LAP

In helping to achieve a green connected city and more sustainable neighbourhoods, it is a policy of Dublin City Council to pursue a green infrastructure strategy, create sustainable connectivity between green areas and provide for the recreational and amenity needs of the population.

These overarching themes have direct and meaningful relevance for the LAP area, in particular in the ability of a landscape strategy to be innovative, capitalise on the natural assets of the wider area to create green corridors and provide the establishing and new communities with valuable recreation which will help to integrate and strengthen communities.

A Green Network connects green spaces and other natural features such as rivers and canals to different parts of the city and also links to areas beyond the city into the city region. It recognises the importance and benefits of interaction between the man made city environment, including parks and open spaces, and the natural environment. It includes and integrates open spaces, green corridors for cycling and walking, areas of high bio diversity value and recreational areas.

In the Dublin city context, the Dublin City Council Strategic Green Network includes parks, gardens, green initiatives in urban design, natural amenity areas and corridors such as river routes.

The potential role of the River Mayne and the opportunity for a linear park along its course connecting into Fingal is identified within city policy. Objective GCO40 of the Dublin City Development Plan 2011-2017-*“seeks to develop the following parks, open spaces and amenities including the Mayne River Valley (in conjunction with Fingal County Council)”*.

The ability to co-ordinate new developments and their infrastructure with the environment of the local area will help to achieve Policy GC7 of the Development Plan which *“seeks to co-ordinate between open space, biodiversity and flood management, in progressing a green infrastructure network.”*

The objectives of the Environment Strategy in the LAP will help to achieve these policies.

Incorporating Best Practice Design Standards for Open Space Areas into the LAP

The design and maintenance of landscaped areas are an important consideration at the design stage of a development and have the ability to contribute towards amenities (visual and recreational) and place making.

Improving the visual appearance of the developing lands within the LAP is important given that the incomplete character of the area, vacant sites in particular, can have an impact on visual amenity and people's perception of the area.

Maximising the amenity value of homes and residential schemes is important for quality of life of residents and in particular to encourage long term residency.

Requirements for quality public open space provision, the provision for playgrounds and children's play spaces as part of residential schemes and the provision of high quality private and communal open space shall conform with the standards of the Dublin City Council Development Plan 2011-2017 see Appendix 5.

All proposals for development within the LAP that incorporate public open space to be taken in charge shall comply with Dublin City Council's "Guidelines for Open Space Development and Taking in Charge" See Appendix 5.



10.4 Aims of the Environment and Open Space Amenity Strategy

Many distinctive elements of the originally envisaged landscape and open space network are not yet complete.

The LAP will therefore seek the completion of an integrated network of open space areas as originally envisioned and maximise usage and connection to the open space amenities that exist in the wider neighbourhood.

Completing and connecting open space areas has many benefits. In addition to assisting the implementation of city policy, additional benefits for the local area will include:

- Enhanced opportunities for movement by walking and cycling.
- Creating distinct character areas for identity and orientation.
- Creating focal points for community interaction.
- Providing visual improvement.
- Improving quality of life that encourages long term residents.

The LAP will promote landscaping and open space provision as a driver for the interrelated themes of economic growth, improved movement, community development and sustainable design improvements within the local area.

Further aims of the strategy include optimising landscape elements to unify different parts of the developing area, protecting and enhancing bio diversity, incorporating SuDS innovations that compliment open space provision.

The strategy will also encourage creative temporary uses of vacant lands in the interim period that provide visual improvements, open space and amenity value to the local community.

Open Space and Landscaping To Unify the Developing Area

There are four aspects to the landscape strategy for the developing lands in the LAP area which not only promote integration of parks and open space areas for amenity and bio diversity value, but also the unification of the urban design, visual coherence and community interaction across the developing lands. The unifying elements are central to the aims of the environment and open space amenity strategy and include the following elements:

1: Completion of River Mayne Linear Park

The River Mayne linear park has the potential to tie together the northern edge of the developing lands and unify different sections of development east to west and the new communities living in them. The linear park would also integrate communities in both the Dublin City

Council and Fingal County Council areas.

2: Completion of Fr Collin's Park

The original design proposal for Fr Collin's Park included an extension of the park south of Main Street and to integrate the activities of the park with recreation and amenity zoned lands adjacent to Newgrove Estate and behind the existing Trinity Sports Centre. Amenity proposals included a new sports centre fronting onto Main Street and public open space amenity adjoining. Use of the Z9 zoned lands for amenity and community purposes, including interim uses pending longer term viability to complete the original plans, will help integrate the LAP area with established housing areas and utilise designated open space areas more actively for recreation and amenity value.

3: The Diagonal Green Route

This diagonal route would accommodate a pedestrian/cyclist desire line connecting residents in the Belmayne area to Fr Collins Park, residents in the Clongriffin area to Fr Collins Park and in so doing connecting the developing communities on both sides of the area to each other.

Importantly, the route intercepted with many of the distinctive parkland areas on both sides. It also coincides with community uses such as the proposed site for permanent schools and terminates at two important destinations (town squares) at both ends of the development.

It is a good example of a functional green route integrating nature, amenities and movement.

4: Main Street Landscaping

Landscaping can provide an opportunity to unify different locations and developments within the overall area. In particular, the public realm along the Main Street routes provides an opportunity to integrate landscaping that (i) distinguishes this street as an important civic route through the development (ii) integrates opportunities for nature into the higher density locations of the development (iii) provides a high visual quality to the street (iv) provides shading and shelter along the route and (v) compliments the public realm. Tree planting will be encouraged. Utility services under pavements shall be planned to allow the planting of trees in the public realm.

The co-ordinated delivery of these unifying landscape elements across the LAP lands will be an implementation priority for the LAP.

Biodiversity in the LAP Area

Biodiversity comprises of all life forms. The different plants, animals and micro organisms and the ecosystems of which they form are part of biodiversity. It includes a range of ecosystem services such as oxygen production, water purification, pollination, soil formation and nutrient recycling. Therefore the preservation of biodiversity in the LAP

area is very important.

The importance of biodiversity in urban and semi urban areas of the city is sometimes undervalued due to the development of lands. A healthy and functioning ecosystem filters pollutants caused by human activities. It absorbs and recycles essential nutrients and help purify water. Vegetation within ecosystems regulates water balance, helps with flood attenuation and also prevents erosion.

Biodiversity forms an integral part of our everyday lives. It provides an attractive environment in which we live, work and play. It is our natural heritage and that's why biodiversity needs to be respected, protected and valued.

Biodiversity Action Plans

The Dublin City Biodiversity Action Plan 2008-2012 aims to raise awareness, co-ordinate with stakeholders and set out projects and actions to reduce biodiversity loss and enhance biodiversity value in the city. It provides a programme of actions to protect and enhance the city's natural heritage.

It is an objective of the Dublin City Council Development Plan to support and implement the Biodiversity Action Plan. Preparing the LAP provides the opportunity to incorporate measures from that plan that help to protect and enhances biodiversity within the LAP area.

Considering the LAP location context adjoining the boundary with Fingal, the river Mayne and close to the coast, the Fingal Biodiversity Action Plan 2010-2015 is important for consideration in the LAP.

It identifies the international ecological importance of the mudflats and salt marshes of Baldoyle Estuary which is rich in species and biodiversity. The estuary is a designated Special Area of Conservation, Special Protection Area, proposed Natural Heritage Area, a Statutory Nature Reserve and a Ramsar (wetland preservation) site.

Protection of the Baldoyle Estuary through direct and indirect consequences of development within the LAP area will be an important priority for the LAP and for both Dublin City Council and Fingal County (see the Appropriate Assessment for the LAP).

The Fingal Biodiversity Action Plan also identifies the ecological importance of the River Mayne and protection of the river corridor for the movement of flora and fauna. Action No 42 of the plan states that a masterplan for a linear park along the Mayne will be prepared and implemented between both Fingal and Dublin City Council. The masterplan will combine recreational and nature conservation requirements in such a way that allows both functions to be developed to their potential.

The creation of this linear park is an important project for both Council's to co-ordinate on and deliver through the LAP.





Enhancing Biodiversity Value

In creating new parks, the opportunity is there to improve the management of nature to protect our natural heritage; habitats, plants and wildlife.

The LAP sets out a strategy that aims to balance the development of high quality urban environments with the protection and enhancement of the environment. It is important that development brings with it the possibilities of positive environmental gains and contributes to the achievement of sustainable forms of development.

The LAP will promote the importance of the environment in providing essential ecosystem services (such as food, clean water, flood alleviation and overall good health) so that a more environmentally friendly and healthier future can be achieved for the population of the LAP.

Both within and adjoining the Clongriffin-Belmayne area, there are many different habitats including rural, urban, coastal and marine habitats that reflect the LAP area's geology and landscape.

Dublin City Council, through this LAP, will promote the protection of these habitats and biodiversity. The LAP seeks to enhance biodiversity in the Clongriffin-Belmayne through the following actions:

- (I) Implement the recommendations and actions of the Biodiversity Action Plans for both local authorities in both their general guidance and specific local area actions (concerning the protection of the river Mayne and Baldoyle Estuary specifically)
- (II) Increase the knowledge and awareness of natural heritage within the local area and of the value to society in its protection and enhancement through information signage in parkland areas.
- (III) Development of a linear park along the Mayne that protects and enhances the riparian corridor, provides a recreational route and provides enhanced walking /cycling access to the amenities of Baldoyle Estuary is an important action for the LAP. Such a park will increase awareness and understanding of our natural areas.
- (IV) Ensure that an appropriate set back between development and the river Mayne is achieved in all future developments.
- (V) Ensure that the surface water drainage masterplan and Flood Risk Assessment for the LAP area incorporates best practice in SuDS design, optimises natural measures for pluvial management and regulates surface water discharge to the river Mayne.

- (VI) Promote high quality landscaping and provision of quality open space at the level of private, communal and public open space provision within the LAP area.
- (VII) Incorporate existing natural features such as trees and hedgerows within landscaping proposals and augment natural species that encourage a rich diversity of native flora and fauna within landscaping proposals.
- (VIII) In the layout and design of new urban development, incorporate designs to enhance biodiversity value and allows the penetration of wildlife into the urban fabric.
- (ix) Create green routes and connections, for example compliment walking and cycle routes with tree planting, encourage landscaped gardens as part of house designs, create semi amenity areas where opportunities for space occur within layouts etc along routes that can become corridors for nature to move in addition to people walking and cycling between amenity areas.
- (x) On lands that are likely to remain vacant in the interim period of the LAP, promote appropriate projects that improve the biodiversity value of these sites in addition to visual and productive value of the lands (wildflower meadows, grass growing, tree nursery, allotments etc).

The Opportunity to Incorporate Sustainable Urban Drainage Systems

A Sustainable Urban Drainage System (SuDS) is a design term for drainage that aims to control and clean surface water run off from urban developments (hard surfaced area such as roofs and roads surfaces in particular) as close to its source as possible.

Such systems allow surface water run off to be collected, stored, cleaned and allow for reductions through evaporation before a slow release back into the environment such as watercourses.

The benefits of incorporating SuDS as part of the overall surface water management of a site include benefit to flood control by minimising water discharges from a site, benefit to the natural environment by removing potential pollution and enhancing biodiversity.

SuDS design can also be aesthetically attractive and can provide greenery and landscaping features within urban developments and should include the qualities of an ease of management, low energy input and resilient to use.

Examples in practice which may be familiar to the public include wetlands or lake features as part of a park design.

There are a variety of SuDS design techniques that may be appropriate for different developments. Best practice SuDS design is also site specific. Factors that will make each design proposal unique for that site will include site gradients, groundwater tables, soil conditions and infiltration rates, nearest watercourses and habitats, the plan and design of the urban development and plan and design of existing and future proposed public open spaces.

SuDS measures have already influenced the open space strategy for the LAP area with the inclusion of a wetland park in Clongriffin (not yet completed) a good example. There is a positive opportunity through the LAP to promote implementation of best practice SuDS design within all future developments and to use such features to compliment the surface water drainage and landscape proposals in the developing lands.

The Infrastructure Strategy of the LAP provides further guidance on these measures.

A Council website is currently in preparation to give advice and best practice examples of SuDS design and will provide a valuable design resource for future proposals.

Appendix 5 provides further design guidance on SuDS measures which should be taken into consideration for any future developments in the LAP area.

10.5 Temporary Uses and Treatments of Vacant Sites

The extent of vacant land within the developing (Z14 zoned) area of the LAP is significant. A recurring theme throughout all section of this LAP is the potential use of this land for interim measures and delivering key elements of the long term strategy for the area as a priority to improve quality of life, prepare and market the area as a successful location of working, living and visiting.

The potential to use the vacant land resource positively for environmental improvements, landscaping, biodiversity and recreation is an opportunity which will help to drive economic development, encourage better movement, encourage better integration and deliver a confident statement about this area and its future potential.

There are three specific targets (which the objectives of the LAP) for the temporary use and priority implementation of works for the LAP area which benefit the Environment Strategy, detailed below.

Visual and environmental improvements

It is a priority of this LAP to create visual and environmental improvements on vacant sites including the removal of unsightly hoarding and restoring greenery and landscaping on sites which have a current "brownfield" character due to initial development works. This





proposal is complimentary to the movement and economic strategies of the LAP in particular.

To help achieve this, a pilot site improvement scheme will be a priority action of this LAP. A suitable site in DCC ownership will be chosen and the techniques used in the design of the space (boundary treatment, drainage design, landscape proposals, new route proposals and amenity use proposals) will be treated as a best practice and locally relevant example for the owners of other vacant sites to follow.

Such works for the most part will be of a temporary nature as the lands in question are zoned and serviced future development sites, many with existing planning permissions in place. However, in addition to the interim use and benefits for the community in improving the condition of these sites, there is an opportunity through these works to establish elements of the long term landscaping strategy and open routes that are intended as part of the long term street pattern.

A suitable pilot site on DCC lands will be examined close to the site of permanent primary schools in the Belmayne.

Opportunities for allotments and growing projects

A productive use of vacant land, with benefits for community and economic development of the area in particular, is the establishment of allotment projects.

Allotments can provide a productive return on land and provide local residents with a valuable recreation/ pastime opportunity in addition to value for education, community interaction and visual improvement of a site's character.

The management of allotment projects can be resource intensive and initial logistics for start up (appropriate soil, water supply, scale and extent of plots, access and parking, appropriate boundaries, supervision, licence agreements and membership etc) point to the value in establishing a manageable pilot allotment project within the LAP area.

The success of this pilot, feedback and monitoring the patterns of use and lessons learnt from its use will help the potential to extend allotment projects as both Council initiatives and also private initiatives on private vacant sites.

Setting up a pilot study area will be explored in conjunction with other proposals for planting and growing.

It is important to note that while a potential temporary use proposal on lands designated for future development, if integrated additionally as part of the delivery of the long term planned open space areas within the LAP, allotments could have along term value and function in open space areas. Objective GCO19 of the Dublin City Development Plan seeks to provide for allotments where appropriate, as a regular feature of city council parks and open spaces.

Opportunities for temporary active recreation

Objective GC032 of the Development Plan seeks to examine the possibility of using suitable undeveloped land temporarily as informal play space. This objective is considered to be relevant for the developing lands of the LAP area. It is important that such uses are recognised as non permanent, especially where the site's proposed have existing but non implemented planning permission.

However, through effective management of such uses, a valuable opportunity may exist to enliven spaces within the LAP area for the interim period with additional benefit of community development and economic development through increased footfall and activity.

Opportunities may exist on both public and private lands for active recreational uses (adventure pursuits, niche sports, etc all subject to appropriate planning and licensing procedures).

Provision for informal play opportunities be created installed to target recreation uses for the community not already catered for in local parks.

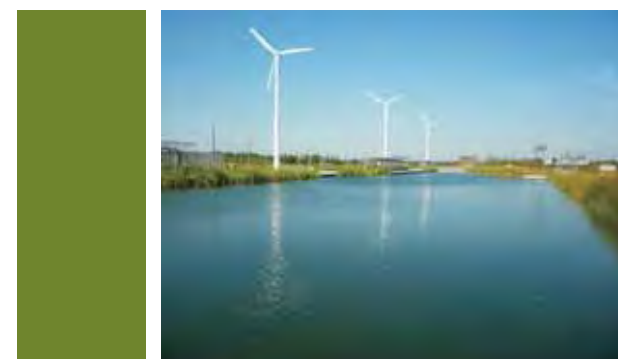
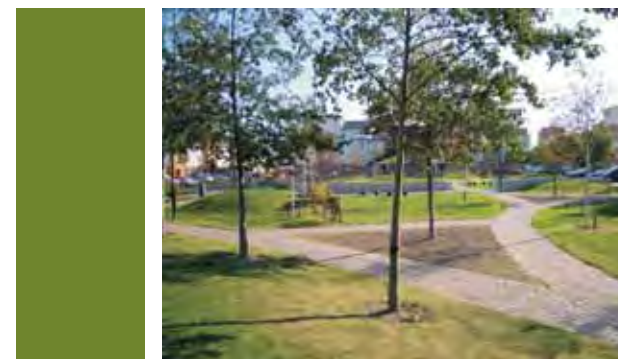
A particular opportunity for a pilot may exist to the south of Fr Collin's Park on a site with a long term objective for a community sports centre. The original design proposals for Fr Collin's Park did indeed extend to provide active recreation uses south of the park and Main Street.

Funding for a sports centre is more likely to be a longer term provision but the site for this facility, zoned Z9 for open space and recreation, may have potential for active recreation and temporary play facilities pending the longer term provision of a sports centre. It will be an objective of this LAP to explore the feasibility of providing such active recreation uses on this site.

10.6 Environment and Open Space Amenity Policy and Objectives

It is a central aim of this LAP to ensure that the LAP area develops as a sustainable place with the natural environment and open space amenities integrated as main features of the area's identity and character.

This Environment and Open Space Amenity Strategy should be seen as one in a suite of complimentary and inter-related strategies promoted by the LAP to achieve sustainable formats of development that value the environment, open space and recreational amenities as integral elements that help to influence and shape design.





The following policy and objectives are set out to help achieve this goal:

Policy:

EOSP1 To realise the potential of a high quality environment as a key driver in economic development, community development, bio diversity enhancement, improved sustainable movement and enhanced quality of life for the local area.

EOSP2 To protect and maximise the assets of natural heritage both within and adjoining the local area, in particular coastal amenities, and promote the development of green corridors between amenity areas in both Dublin City Council and Fingal County Council areas.

EOSP3 To protect the natural habitats and protected status of Baldoyle Estuary by ensuring protection of water quality and habitats along the riparian corridor of the River Mayne and ensure appropriate set back of developments, surface water management and park design along its course.

Objectives:

EOSO1 To achieve best practice and innovations in SuDS design as part of development schemes including the successful co-ordination of surface water management with ecology and amenity functions of open space and landscaped areas.

EOSO2 To prioritise and seek the early completion of the original network of open spaces throughout the developing area in the LAP.

EOSO3 To co-ordinate with Fingal County Council and other stakeholders on the completion of a phased plan and delivery of a linear park along the course of the River Mayne and enhancement of the biodiversity value of the riparian corridor.

EOSO4 To promote connections between existing amenity areas in the LAP proposed amenity areas and greenways including potential connections to an extended S2S route.

EOSO5 To prepare a specific local biodiversity action plan and landscape character assessment study within the life time of the LAP.

EOSO6 To assess the feasibility of establishing a pilot project site(s) for allotments and/or other growing initiatives on vacant sites within the LAP area as a priority action.

EOSO7 To promote improvements of vacant sites for the interim period pending their development within the LAP area and promote progress towards the completion of final stages of Fr Collins Park.



Fig 10.1 Existing Parks, Amenity & recreation Areas in DCC Local Area

1: Fr Collins Park

The 20ha park provides a regional recreational resource for the wider community and has become a landmark feature for this area. The wind turbines in particular provide unique landmarks. Designed to be self sufficient in energy usage, this sustainable park combines active sports and recreation, passive recreation, children's play, natural habitats, water features, high quality public realm and opportunities for performances and community events. It provides a significant unifying feature between the different parts of the developing area and a location for the existing and new communities to integrate. Final stages of this park (to the south of the Main Street) have yet to be completed.

4: Belmayne Local Park

This is a good example of a park designed as a focal point within the housing layout for Phase 1 of Belmayne. The park combines opportunities for seating, active sports, passive recreation, visual amenity and community interaction.

6: Northern Cross Local Park

This is an example of how spaces for passive recreation can be intermixed successfully with higher density developments. The park, part of the public open space provision for the urban development at Northern Cross, is accessible to residential and commercial uses. It provides a location for interaction, greenery and relaxation at the heart of a high density commercial/residential scheme.

8: Donaghmeade Park

Located to the south of the Grange Road and to the west of the railway line, this park is c 6.52 ha in size. It provides grass playing pitches, an all weather training facility and path system linking Grange Abbey Estate with Carndonagh Estate. Maturing trees are located in the northern portion of the park close to its boundary with Grange Road.

10: Ayrefield and District Community Sports and Leisure Club and St Laurence O'Toole GAA Club

These two adjacent active sports facilities are accessed from Blunden Drive and include a number of outdoor playing and training pitches and indoor club and sports facilities.

2: Phase 1 River Mayne Linear Park

Phase 1 of a multi phased linear park incorporating a walkway route adjacent to the River Mayne on the north boundary of the developing area is complete to the north of Belmayne and adjacent to Marrsfield. The park combines projection of a riparian corridor and enhancing natural habitats with footpaths, new planting and seating areas. The route of the linear park has significant potential to provide a green route connection into Fingal and connect with the Racecourse Park and the amenities of Baldoyle Estuary.

3: Station Square

This plaza area is adjacent to the new rail station in Clongriffin, the existing terminus of the No 15 bus service and the Park and Ride. It was completed with Phase 1 elements of the town centre and compliments the stepped public entrance to the station platform. The plaza is characterised by a high quality public realm with opportunities for pedestrian circulation, a meeting place and events. The full potential of this space is not yet realised owing to vacant units addressing its edges. A street connection across the rail line into the designated neighbourhood centre in the Baldoyle-Stapolin LAP area (where a similar public space has been proposed) area would assist passing footfall and activity at this plaza.

5: Beaupark Local Park

Similar to the qualities and design intent as outlined for the neighbourhood park above. This park is also accessible by pedestrian connection to the adjoining community of Grange Road.

7: Darndale Park

Located north of Darndale Estate, this park is c 12.0 ha in size. The park has an extensive footpath system, grass laying pitches, children's playground, ornamental pond and fishing water feature, maturing trees along the northern boundary and a pavilion facilitating those using the playing pitches. The boundary treatment consists of low wall and railing generally with the boundary to the N32 consisting of plastic coated palisade fencing.

9: Linear Open Space between St' Donagh's Road and Holywell Road

This linear open space area is fronted onto by housing on Holwell Road and backed onto by housing fronting St Donagh's Road. As a linear route, it connects the DART station at Howth Junction with Grange Road. Local residents (the DERA especially) have identified this area as having significant opportunities for visual and amenity enhancement, improved security and to function as a green linear corridor for walking and cycling.

12: Grangemore Park

This small park is located adjacent to the Church of the Holy Trinity and located opposite Donaghmeade Shopping Centre. It is a grassed open space area with pathways connecting the Grange Road with residential communities off Grangemore Park.

13: Trinity Sports and Leisure Club

This sports complex, located opposite Fr Collin's Parks and adjacent to lands zoned for open space amenity includes a swimming pool and indoor sports hall.

1-6 New Open Space Amenity

7-8 Existing Dublin City Council Parks

9-13 Other Open Space & Sporting Facilities

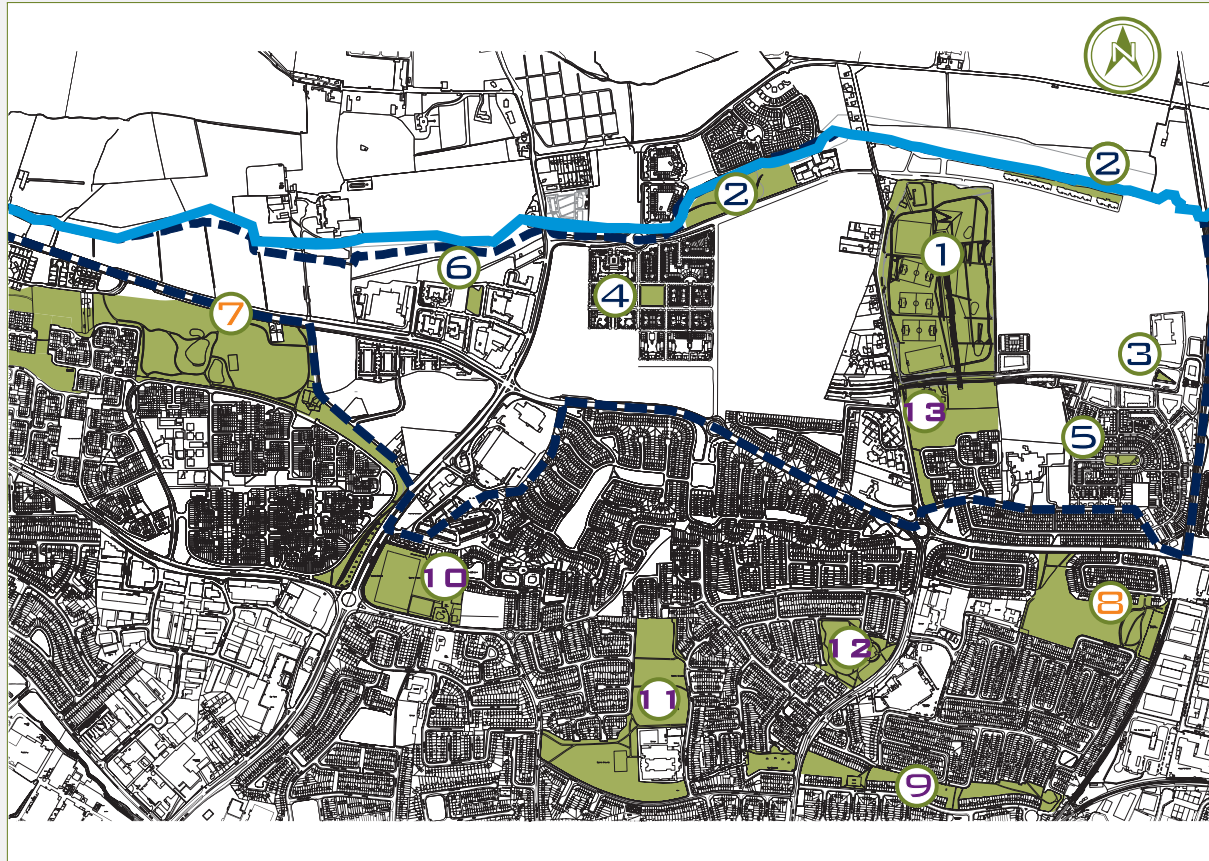




Fig 10.2 Planned but not yet completed Public Open Space Areas

1 Pocket Park

Pocket park incorporates a walking route between the northern distributor road towards the centre of the Clongriffin residential precincts. The park combines opportunity for passive recreation with tree planting, seating and lighting along a high quality landscaped walking route.

2 Wetland Park

Wetland park serves as both a surface water attenuation areas and an opportunity to create a lake habitat close to the River Mayne. The open space area intersects with the River Mayne corridor in plan and is close to the rail line boundary with Fingal. Features of this space included its landmark shape and presence where the north distributor road turns south towards the town centre (an important orientation point). It incorporates greenery, natural wetland vegetation, viewing platforms and walkways.

3 Linear Park

The linear Park provides a wide landscaped esplanade for walking and cycling connecting Fr Collins Park to a local park in the centre of the Clongriffin residential precincts. Opportunities for seating, tree planting and greenery are integrated. Street car parking is incorporated with landscaping at the park edges.

4 Panhandle Park

Panhandle Park serves as a park in the centre of the Clongriffin lands. It is designed with wide areas of paving and public realm where the park adjoins the linear park and walking /cycling route to Fr Collins Park. It also provides spacious greenery in contoured design, seating and landscaping.

5 Creche Park

Another example of a small park area but with an important contribution to facilitating community interaction and greenery adjacent to a location where a proposed community use, in this case a crèche, is intended.

6 Garden Precinct Local Park

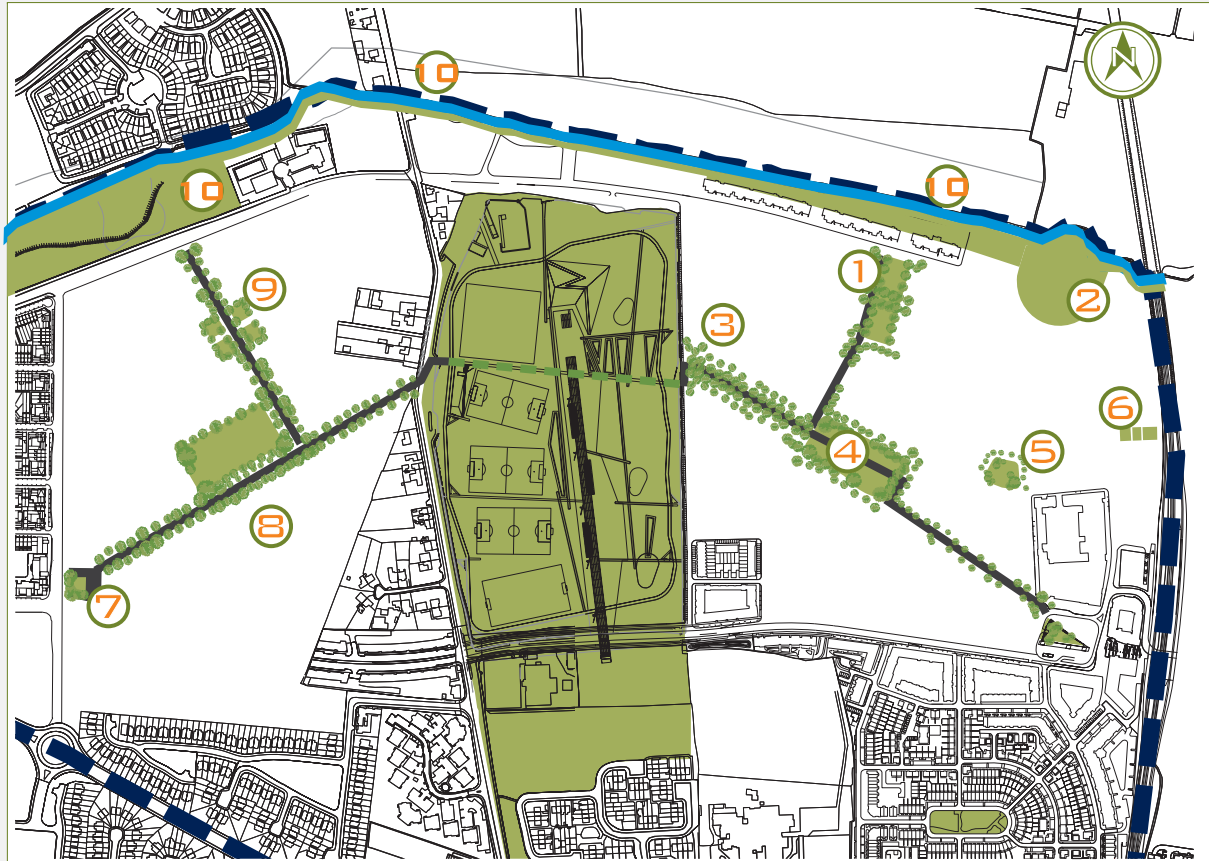
This is an example of a local park, similar in function and design concept to the park in Belmayne, which is integrated as a focal point and main design feature for the residential precinct adjoining.

7 Quadrangular Plaza

This space is an example of how to use landscaping to define an important junction. Four corners have set back building lines and space for landscaping and seating. Such small pocket parks can provide good opportunities to rest, and for the community to interact.

8 River Mayne Linear Park

Completion of the River Mayne Linear Park as a greenway connecting to the Baldoyle Estuary. This park will provide a riparian corridor to protect and enhance biodiversity, provide opportunities for walking and cycling amenities and help to connect communities in both the DCC Baldoyle - Stapolin LAP area.



9 Conifer Park

Conifer park is an example of a small space for rest, seating and a meeting point at an important junction in the street network.

10 Community Square

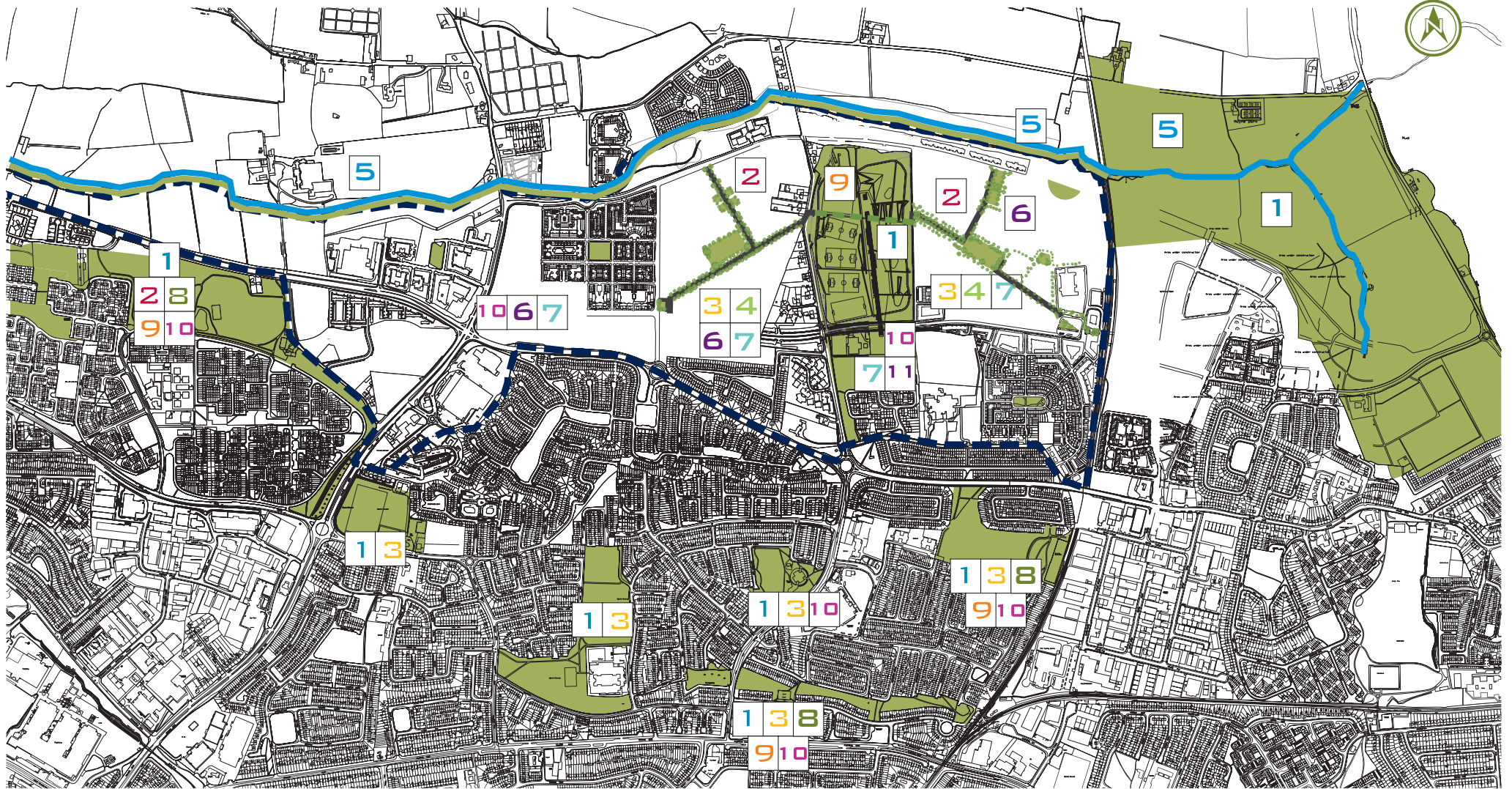
This square is located approximately a third of the journey length along the Main Street boulevard (from the Malahide Road end). It is also located at the junction of an important street connection linking the main street and northern distributor roads. It provides a space to rest along a route, meet, interact and incorporate landscaping and nature into a higher density urban setting. The concept for the space is to have active ground floor uses that provide a community focus in particular.

Note: The names for planned but not yet complete public open spaces are indicative to describe their location as per permitted landscaped plans.

The final names of these public open spaces may change to reflect the locality.



Fig 10.3 Environment and Open Space Amenity Strategy





1



Promote greater synergy within a network of local amenities

3



Improved walking & cycling connections between amenities

5



Liner Park along the river Mayne connecting to race course park, Baldoyle Estuary & Belcamp (Joint Council Projects)

7



Opportunities for temporary recreational use

9



Ongoing program of park improvements & enhancement works

2



Complete the network of new local parks in the developing area of the LAP

•Green route Indicitive Alignment

4



Complete a green route through the developing area of the LAP

•Green route Indicitive Alignment

6



Vacant lands that may have potential for visual improvement & pilot temporary growing projects eg allotments, wild flowers meadows etc.

8



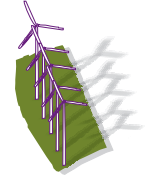
Enhance amenity potential of open space areas

10



Enhance and new opportunities for children's play facilities in the local area

11



Complete final phasing Fr.Collins Park





11.0 Community & Social Infrastructure

Taking into account methods that have worked in the past and identifying the opportunities for enhancement of the community in the future Dublin City Council seek to create neighbourhood revitalisation, and promote principles of active citizenship and civic responsibility in new and innovative ways. New developments should contribute to sustainable communities through the provision of sustainable social infrastructure that will ensure optimum use of community facilities.

11.1 Introduction

The strength of a good neighbourhood and sense of community is linked to the residential amenity provided. A successful community requires the promotion of social inclusion, good urban design, mix of community uses and access for all age groups.

Social Inclusion is important in creating sustainable neighbourhoods. Dublin City Council seeks to develop a cohesive, integrated and socially inclusive community through Asset Based Community Development (ABCD). The approach seeks to discover local assets, connect these assets to work together and create opportunities for these assets to combine to be more productive and powerful together. The approach focuses on mobilising the resources that are already present in a community and as such building on those.

This approach has been actively run by Dublin City Council who operate a year round programme of activities and events focused on Father Collins Park and also within the temporary community centre known as Unit 60. Local markets and events have been run throughout the year which helps to bring the local community to a common place for a common purpose.

11.2 Planned but not yet delivered community and social infrastructure

Community facilities proposed under the original planning developments sought to meet the needs and demands of the target population of c. 25,000 in creating a good urban neighbourhood. The facilities sought to meet the needs of the growing community in a sustainable manner. The strategic location of these facilities at the town square planned at Clongriffin and Belmayne ensured access for all age groups and tenures. A number of key facilities such as the library, community centre, permanent school and sports and leisure centre and medical facilities have not been either constructed or not yet operating within a purpose built unit. The LAP will ensure that as the population increases in the area through future take up of undeveloped lands the above social and community facilities will be delivered in a timely and sustainable manner.

11.3 Existing Community Facilities within the area and the wider neighbourhood

Overall the results of the community audit would indicate that the area is well serviced by community based facilities in the surrounding area. However, it is considered that a number of temporary and unfinished facilities originally planned for the area and not yet complete are still necessary. Due to certain unfinished sites throughout the plan area that accessibility and connection to these spaces is a significant barrier for the community.

The provision of community related facilities would be directly linked to the needs of the growing population. The threshold required in order to provide community related facilities varies in comparison to those necessary to draw in commercial opportunities.

Dublin City Council provides a wide variety of community based services through the Community Department and the Area Offices who provide day to day support and services to the local community. The LAP seeks to build on this resource to assist in the development of a strong sense of community in the area.

11.4 City Policies to create vibrant and successful communities

Dublin City Development Plan 2011-2017: Creating Good Neighbourhoods and Successful Communities

Dublin City Council identify the urban neighbourhood in Dublin should be big enough to support a range of services and small enough to foster a sense of belonging and community. Creating sustainable neighbourhoods requires sustainable densities that make the necessary facilities and services viable. The LAP lands are designated a SDRA1 (Strategic Development and Regeneration Area) which is an important component of the key developing area set out in the core strategy of the City Development Plan. The SDRA seeks to develop a highly sustainable, mixed use district, based around high quality public transport nodes, with a strong sense of place.

Community and Neighbourhood Development Strategy 2008-2012; Asset Based Community Development

The ABCD approach to community development focuses on discovering and mobilising the resources that are already present in the community. The LAP sets out in section A the current community services and facilities available both within the plan area and the surrounding areas. The connection and integration with those services can be built upon using the ABCD approach a method that the LAP would seek to promote through the location of appropriate community services and facilities delivered in a timely manner.

Dublin City Sport & Active Recreation Strategy

The strategy seeks to outline how Dublin City Council can work with interested parties in Dublin City to deliver high quality, integrated and sustainable sport and active recreation facilities and services. The five key elements underpinning the strategy are; sport; recreation; facilities; events and delivery. The LAP will take cognisance of the strategy in improving and building on the existing sporting and recreational facilities in the area.

City Development Board – A City of Possibilities

The City Development Board's vision for Dublin in 2012 will be a city of interdependent neighbourhoods and a city-wide communities of interest which will be nurtured. The plan sets out a strategy for creating and developing neighbourhoods that people identify with. The strategy indicates key objectives which seek to facilitate the development of neighbourhoods, to meet local needs, develop efficiency, create a sense of community and promote the specific diversity and identity of each neighbourhood.

Play Plan

Dublin City aims to create a city that is child friendly and actively supports and encourages the development of a wide variety of good quality opportunities for children's play. This principle is considered to be sought within development currently within the plan lands. Developments in the future will be required to positively consider children's play opportunities at application stage, an objective of the Dublin City Play Plan. As part of this LAP the objectives set out will be sought in developments that will be required to provide children's playgrounds to an appropriate standard of amenity and safety, and accessibility and to create safe and accessible places for socialising and informal play and for connecting with nature and art. Informal play opportunities will be encouraged in public open spaces. Play facilities will be encouraged in public open spaces at Belmayne town centre (see chapter 8) recognising the catchment facilities in Father Collins Park.

11.5 Proposed aims of the Local Area Plan

Community Centre

In providing new community related facilities the space must be flexible in nature allowing for adaptability which can be delivered through the provision of multi-functional spaces with floor space that will accommodate a variety of uses. The ability to design buildings that will allow for the sharing of space and flexibility for change in uses over time is necessary in the short term to ensure that at planning application stage sufficient spaces are provided and delivered upon to meet demand.



Consideration should be given to locating community centres beside, near, or integrated with other community facilities to assist in generating and reinforcing the spirit of the area, enabling joint events and sharing of resources. These facilities must be accessible to all by walking or using public transport, therefore promoting a steady stream of patronage which will facilitate the operational viability of a centre.

During the consultation phase of the LAP it was identified that the area required a multi-functional space to provide a community centre. The current accommodation at Unit 60 on the main street of Clongriffin would be considered a temporary solution. The need for a long term multi-functional space that will accommodate the needs of the local community is required. However, a community centre should be accommodated in a space that will be flexible and can adapt to provide a variety of uses such as community meeting rooms, education related uses, indoor recreational facilities and cultural spaces that will allow for theatre and art exhibitions. The LAP seeks to meet the needs of the community in highlighting the ideal location for such a facility.

Library

Library facilities seek to provide equal and accessible services, information, ideas, resources and programmes to local communities and neighbourhoods. The services provided within the library seek to enrich the facilities available to the community. The provision of a library and its future success hinge on the appropriate population capacity for the area. The Dublin City Library service would consider for a population of circa 30,000 persons a building accommodating a library would have a spatial requirement of c.900-1,000sqm.

The original planning permission for the Belmayne area provided for a number of key community services and facilities centred on a square that would ultimately create a community hub for social infrastructure. The creation of the “community square” sought to accommodate a primary school site, community centre, enterprise centre, library, etc. The proposed community hub has not yet been completed owing to the slow down in the property market and both private and public financial constraints. The LAP would recommend however that the original vision for the community hub should remain an element of any future planning applications for the area but. It is located centrally along the main street route, close to the proposed location for future primary schools, accessible via the proposed green route and close to neighbouring residential communities. The provision of an adequate community centre and library facility can meet a wide variety of needs of a community and as such should be either located within a multi-functional space or within close proximity to the community hub in order to promote sustainability.

The provision and successful operation of a library is linked to the population capacity of the area. The current population would not be considered at a level that would yet sustain a fully operational library.

As noted above, there are financial limitations on the city library division to acquire, manage and operate a new library facility. Taking into account the close proximity of Donaghmede library, the importance of promoting better use and connections to community assets that exist in the wider locality and the provision of a Dublin City Council operated mobile library the area would be considered well served in the short term for library services.

The mobile library service in particular will have flexibility to service new locations of community activity as they develop such as the location of permanent primary schools.

In the long term, the land exists to integrate permanent community facilities and a library facility close to the originally planned community square. Criteria for considering a suitable site will include a location that has good visual prominence to promote the service, is well connected with the residential catchment and successfully integrated with other community and mixed uses close by. Locations within both private lands and DCC lands provide options and will be considered as part of the preparation of the next five year plan for library services in Dublin City Council by the Library Services Department.

Sports & Leisure/Recreation

The newly constructed Father Collins Park provides ample outdoor sporting activities that would be considered adequate to meet the needs of the current and future community. At present indoor sporting facilities and a swimming pool is provided by the Trinity Sports and Leisure Services located to the south of Father Collins Park. The original proposals for Fr Collin's Park included an extension of amenity lands and sports facilities south of Main Street to occupy public Z9 zoned recreational lands to the rear of the Trinity Sports and Leisure complex. Facilities and a sports centre here would form an extension of Fr Collin's Park.

The full completion of development, the occupation of residential units and on site population has not materialised yet to make this completion viable. Owing to financial constraints on both private (ability to generate development levies towards a provision) and public funding (completion and management of a new sports centre), the provision of these facilities will be a longer term project and require an updated feasibility assessment. The importance of completing such facilities, even in a rationalised form, to service existing and importantly future population (which increases the threshold and viability to complete and manage such facilities) remains an important priority for Dublin City Council. The LAP provides the mechanism to keep the importance of such facilities on the agenda and progress their provision.

Capitalising on and improving access to existing sports assets delivered within the area to date and within the wider locality, including the Trinity Sports and Leisure complex, should be valued as an

opportunity, particularly in the interim period. Interim uses of these Z9 zoned lands shall explore the feasibility for temporary recreational and community uses that reinforce the value of the lands for community, sports and amenity functions.

Children & Play

The level of childcare facilities provided for within the area is an important element in providing an adequate community service. There is a need to facilitate the provision in suitable locations of sustainable, fit-for-purpose childcare facilities in residential, employment, and educational settings, taking into account the existing provision and emerging demographic trends in an area.

Given the current population identified within the preliminary 2011 Census of 18,025 within the area there are 5 childcare services offering 235 places. The wider area outside the boundary of the LAP provides 20 childcare facilities offering 937 places.

Future need is very difficult to determine within the North Fringe area, as it is a relatively new area in which there are developments not yet complete and units which remain unoccupied. These are factors that will impact on the emerging population trends.

In accordance with the evidence provided by the Dublin City Council North Central Local Childcare Resource Service (LCRS) there is a lack of affordable (community) childcare services particularly on a full-time basis and for under-threes in the area as a whole. Furthermore, taking into account the growing school-age population, the LCRS feels it is possible to make the determination that this is where future needs in the Clongriffin-Belamyne (North Fringe) area should concentrate.

The need for affordable (community) childcare services in the area is evident from the research carried out by the LCRS. A suitable location or premises for such service would be within proximity to other community services and good public service links. As such the LAP would consider a location close Belmayne or Northern Cross on Dublin City Council owned lands as ideal for providing this service as part of long term development strategy for these lands.

The focus on children at play is an important element of the LAP. The need to create facilities and open space that get children active within their own community will increase the well being of the young people within the area. The LAP area boosts a quality facility with the provision of Father Collins Park. The more locally based open spaces provide play areas that would be considered accessible by all and supports active living for children with good surveillance and security. Future facilities for children's play should continue to be incorporated into future parks, including smaller local parks, as part of the open space network.