dublin city council: heuston gateway regeneration strategy

substudy document: hickey's lands
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1.0 Introduction

This document describes the development framework proposals for property owned by Hickey’s on the North Bank of the River Liffey from Heuston Station. The development framework proposal is part of a wider study: Heuston Gateway Regeneration Strategy and Development Framework plan. The proposal therefore is in line with the Development Frame Plan for the wider area, as described in Part 2: Regeneration Strategy and Development Framework Plan.

1.1 Site Location

The lands described in this document cover 0.675 hectares bordered by the river to the south, Parkgate Street to the east and north and an office block to the west. Please refer to Part 1: Scope and Context, section 2.4.10 for a description of the lands.

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Site area (sq.m)</td>
<td>6750</td>
</tr>
<tr>
<td>Gross floor area (option 1) (sq.m):</td>
<td>7500 (48%)</td>
</tr>
<tr>
<td>Residential floor area:</td>
<td>7500</td>
</tr>
<tr>
<td>Commercial floor area:</td>
<td>8100</td>
</tr>
<tr>
<td>Total floor area</td>
<td>15600</td>
</tr>
<tr>
<td>Plot ratio</td>
<td>2.3:1</td>
</tr>
<tr>
<td>Site coverage</td>
<td>48%</td>
</tr>
<tr>
<td>Present zoning</td>
<td>Z5</td>
</tr>
<tr>
<td>Proposed zoning</td>
<td>Z5</td>
</tr>
</tbody>
</table>

Hickey lands location plan
1.2 Site Description

This triangular site lies in the centre of the study area for the Heuston Gateway Regeneration Strategy and Development Framework Plan. It is potentially one of the most prominent sites in the city on the north bank of the river across from Heuston Station, at the bend in the river. The site is enclosed by a stone wall, which forms part of the river wall. Hickey’s are keen to relocate their warehouses and develop the site.

The site has great potential due to:

• The prominent location at the gateway to the city beside Heuston Station and the river

• Views directly to and from the city centre

• The proximity to Heuston Station, Phoenix Park, national institutions, Smithfield and the city centre.

• Riverside frontage and amenity

• The increased connection between the station, Parkgate Street and Phoenix Park.
2.0 Development Framework Plan

Two options are proposed for the site:

Option 1:
The full site should be developed as mixed use with approximately 15,600 sq.m gross floor area. The new buildings should create an edge to the site forming an external space within the site linking in with the existing pattern of the recent adjoining development. Links should be created between the riverside walkway and the external space within the development, connecting through to Parkgate Street.
The residential blocks of up to 5 storeys should be built along the river with a setback allowing full pedestrian access along the river. Commercial development (to include retail, services, office, facilities, leisure etc.) should be built onto Parkgate Street to a maximum of 4.5 storeys.

Option 2:
The full site should be developed as a high profile, landmark, public, cultural building. The site is considered exceptional in terms of location and topography and would provide a stunning setting for a landmark public institution. Such a building would create a destination to complement the station and provide an anchor for further investment.
The extent of the outline of the site might be reviewed to follow more closely the line of the street. This presumes the removal of the enclosing wall onto Parkgate Street.
3.0 Zoning

The central area (Z5) designation is appropriate. The high profile position adjacent to Heuston Station would facilitate demand for a range of uses. The primary value is likely to be for commercial use, such as offices or hotel. However this is also an opportune site for a landmark public building.

The Z9 zoning along the river is also appropriate and should be maintained in terms of public amenity.