

## Notification of Intent to Submit Part 8 Application at Georges Dock by the Planning & Property Development Department.

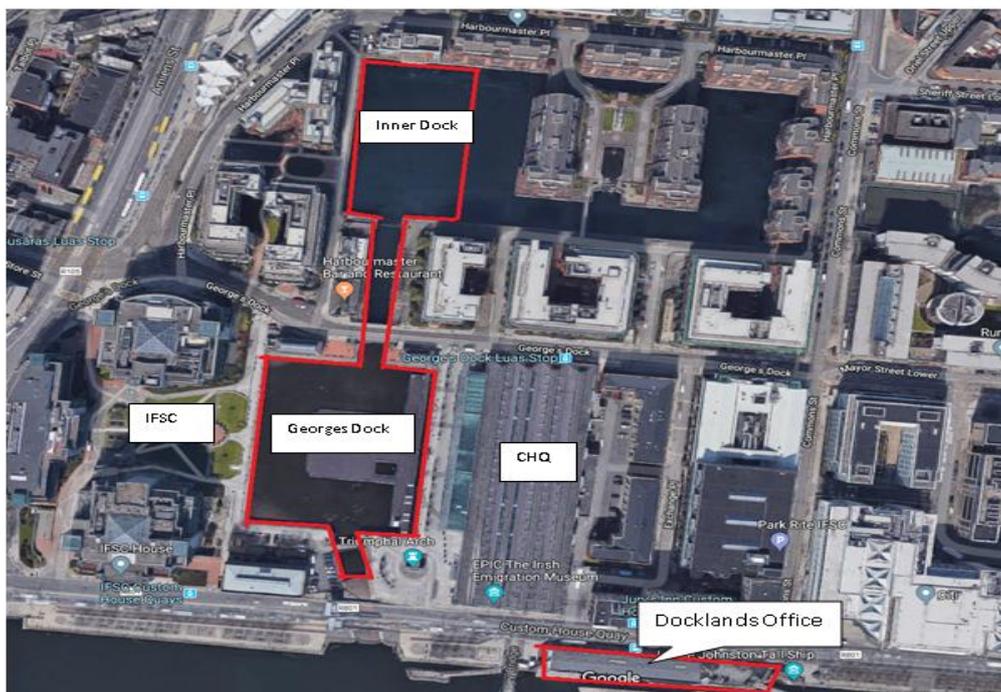
### Introduction

This report is presented to the Central Area Committee for information and consultation purposes in relation to a proposed Part 8 planning application currently being prepared that is located within the Area Committee's district. It is the intent to lodge the application at in mid-February, following completion of drawings and input from the various departments and this Committee. Consultation is also taking place with local and national stakeholders.

As the estimated cost of the facility proposed by Dublin City Council exceeds €126,000, the proposed development requires a Part 8 permission, as defined in the Regulations (Article 80 (1) (K)).

### Site & Project Description

The application is at Georges Dock which is a protected structure (RPS Ref: 3173) and is located between the IFSC and the CHQ Building (aka Stack A, also a protected structure, RPS Ref: 2094)



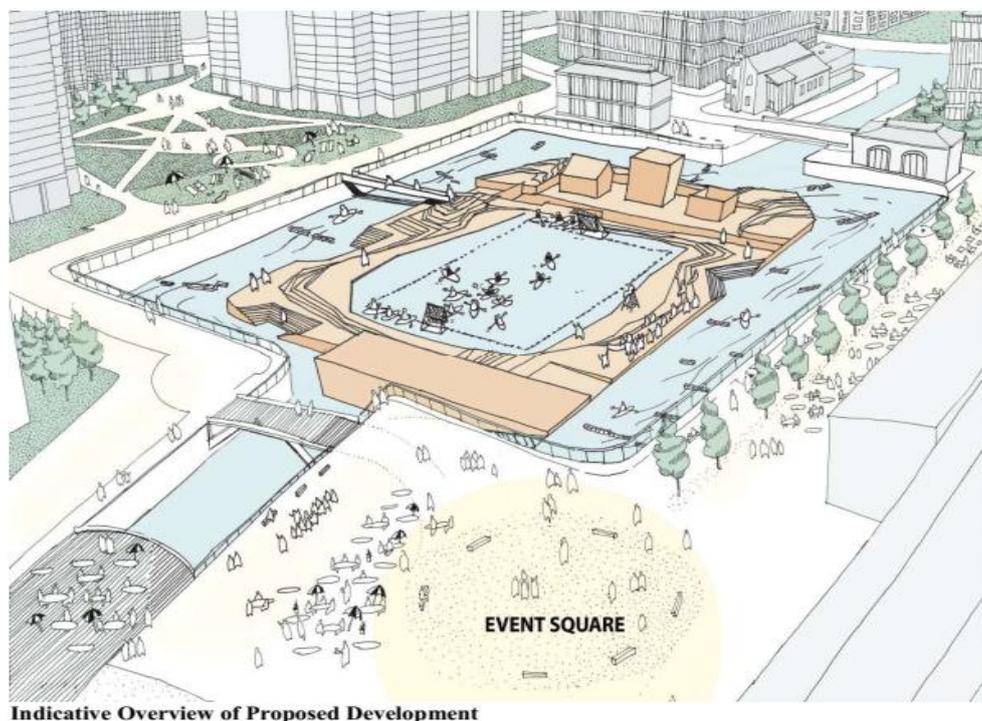
The proposal involves the construction of a white water rafting course, a swift water rescue training facility and a kayaking/water polo pool within the Dock. The white water rafting course will be located around the edge of the Dock with the swift water training facility located at the northern end of the dock and the pool located in the centre of the dock. The pool in the centre will be used for flat-water kayak training, canoe polo and water polo.

George's Dock and the Inner Dock are currently seawater docks with water pumped in from the Liffey

and as part of the project it is proposed to convert them to fresh water docks. It is also proposed, as part of the overall project, to refurbish/repurpose the existing and largely vacant City Council Docklands Offices on Custom House Quay to service the new facility.

The project will consist of the following elements:

1. A pumping station.
2. A raft/kayak conveyor.
3. A pontoon and associated full height wall to separate the course from the River Liffey.
4. A central island pool for flat-water kayak training, water polo etc.
5. A swift water rescue-training channel incorporating a flooded urban street scene for swift water rescue training.
6. A Mechanical Control Centre (MCC) building which will be located adjacent to the channel between the dock and the River Liffey. This building will house the mechanical plant associated with the white water facility. It may also accommodate a small café to provide passive supervision.
7. A single retractable bridge to allow access to the central island
8. The refurbishment/repurposing of the City Council's Docklands Office on Custom House Quay in order to address deficiencies in the current building, to meet the needs of the Docklands Office and to provide support infrastructure for the white water facility and for other water activities on the River Liffey. The support infrastructure will include a reception/ticketing area, a visitor orientation area, changing rooms, training rooms, storage, staff facilities, drying facilities, toilets etc. It will support all dockside activities based at this location including the white-water facility, water tours on the *Spirit of Docklands* and other water sport activities on the Liffey.



## Policy Context

In 2018 a '*Water Animation Strategy for the Docklands Area*' required under the '*North Lotts and Grand Canal Dock SDZ Planning Scheme 2014*', was prepared by the City Council in consultation

with Waterways Ireland (WI) and Dublin Port Company (DPC). The purpose of this document is to develop a clear DCC/WI/DPC vision regarding the future animation of the waterways in the Docklands area by the three statutory agencies.

The Strategy area includes the five major water bodies within the SDZ, namely the Liffey, the Dodder, the Grand Canal Dock, Spencer Dock, and George's Dock.

The Water Animation Strategy seeks to build on the successes of previous plans further promoting the area as a world class destination for living, doing business, tourism, leisure, wellness and cultural activities.

The Strategy proposes a spatially led approach to the management of the waterways with activities divided into four distinct zones as follows:

**Docking/Mooring Zones**

These areas are primarily focused on providing space to ships and other watercraft to reside on a medium to long term basis.

**Active Zones**

These are areas primarily focused on providing quayside campshire space for water sports, cultural uses and regular events.

**Passive Zones**

These are areas primarily focused on providing quieter spaces for sensitive uses and areas of reflection and ecology.

**Clear Zones**

These spaces will generally be kept clear to maintain significant views, for safety reasons or will provide spaces for short-term stays to large vessels.

George's Dock has been designated as an Active Use Zone under the Strategy.

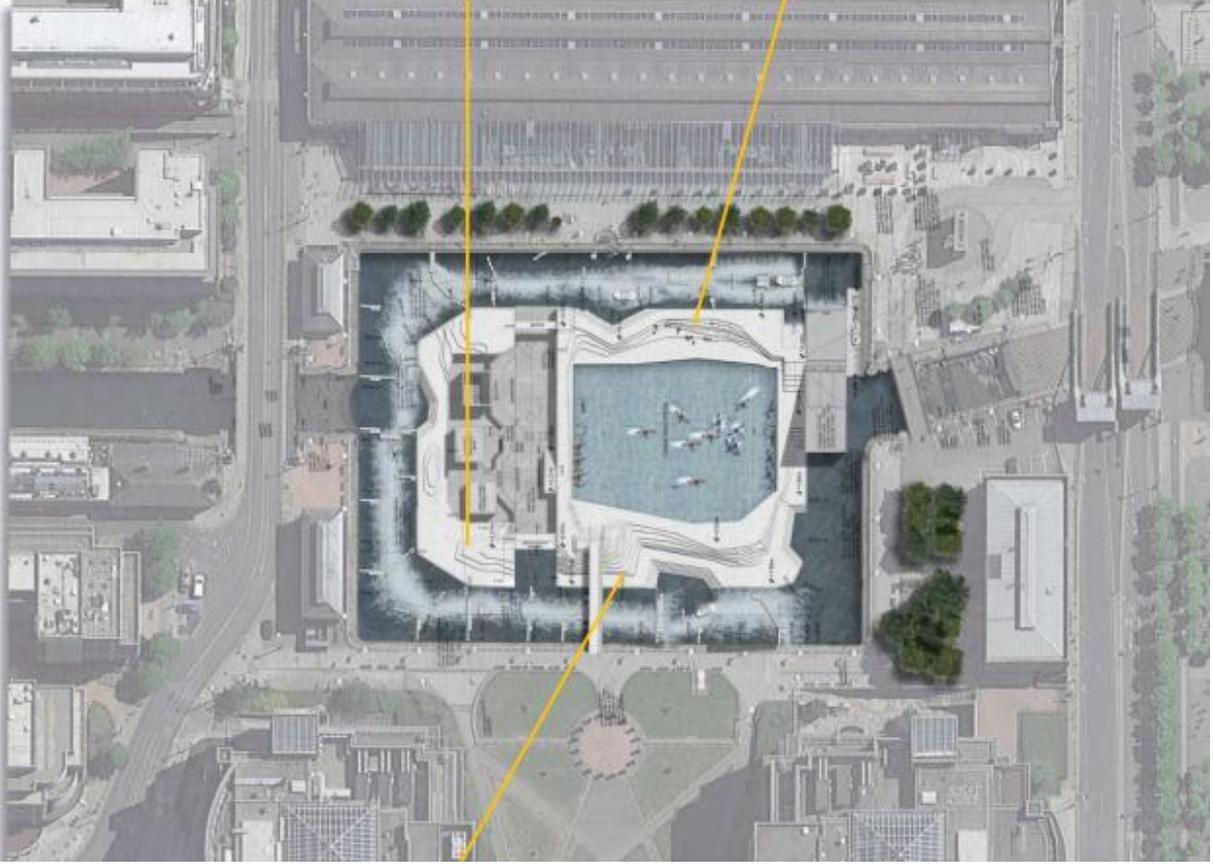
**Next Steps:**

- Finalise the design with input from internal departmental consultation, Docklands Oversight & Consultation Forum and Central Area Committee comments.
- Lodge application in mid-February, with publication of newspaper notice, and public display of the proposal in DCC Civic Offices and Docklands Office for 4 weeks.
- A report on submissions from the public received will be prepared by the Development Management team in Planning.
- A report on the consultation and recommendations will be given to the Central Area Committee
- The Chief Executive's report will be prepared and presented to the Council for decision.

Appendix- Drawings.



Overall Masterplan of site



Stone Steps Leading to Water



Viewing seats on the Dock



