

Dublin City

Development Plan 2022-2028

Public Consultation (on the Pre-Draft Stage of the Plan) Strategic Issues Paper

A summary of the Pre-Draft
consultation issues

We need your help. Please send us your views on some or
all of the 10 strategic issues (questions) in this document
by Monday 22 February 2021 before 4.30pm

Plain
English

Approved by NALA



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



About this consultation

Dublin City Council is reviewing the current City Development Plan 2016 to 2022 and preparing a new plan for 2022 to 2028. This is one of our most important functions. This document tells you what the Development Plan is, the **10 key strategic issues** we are looking at for the Plan, and how you can share your views on all or some of these issues. We welcome views from all, including young people, children and those representing children.

The City Development Plan is a public document that sets out the vision for how Dublin should develop over the life of the Plan. It must also comply with national and regional policy.

Our vision is to:

‘create a vibrant city centre complemented by well serviced and connected neighbourhoods.’



Like you, the Council wants to make sure that development happens in the right places. In particular, we want to encourage ‘compact growth’. That means making sure that housing and economic development is within the existing ‘built up’ areas of the city. We think we can achieve this type of development by better using available land close to public transport and the city centre.

You will get **three opportunities** over two years to contribute to the development of the new Plan. This is your first opportunity to tell us your views.

Why we need your views

Your participation is important to us, so we invite residents, communities and organisations you represent, businesses and others to share your views on the future development of Dublin City.

Help us to plan for the future of Dublin as a great city to live in, do business in and enjoy.

Help us to answer important questions for the City

The City Development Plan will address strategic issues. We are suggesting the 10 key strategic issues below.

1. **Shaping the City** – how our city will grow and develop.
2. **Climate Action** – protecting our city against pollution, flooding and other climate risks.
3. **Quality Housing and Sustainable Neighbourhoods** – providing quality housing and sustainable neighbourhoods.
4. **The City Economy** – sharing the benefits across all communities.
5. **Sustainable Movement and Transport** – promoting and using more environmentally friendly transport options.
6. **The City, Urban Villages and Retail** – helping retail in our city and neighbourhoods such as Phibsborough and Rathmines.
7. **Green Infrastructure, Open Space, Recreation and Natural Heritage** – developing more outdoor spaces for sports and play opportunities, while protecting our rivers and canals and parks.
8. **Built Heritage and Archaeology** – protecting important historical and archaeological sites.
9. **Culture** – maintaining and developing our arts and cultural heritage.
10. **Sustainable Environmental Infrastructure and Flood Risk** – including flood risk protection, water supply and good digital connections.

In the next few pages, we ask you a question about each of the above issues followed by background information on each issue. After this we tell you how to make your submission.

1. Shaping the city – how our city will grow and develop



How should our city grow?

The growth strategy of the next Plan must reflect the principles set out at national and regional level. These allow for:

- compact growth (better use of available land within built up areas close to public transport and the city centre for development opportunities), and
- growth that is in line with developments for public transport, including cycling infrastructure (cycle paths) and improved footpaths.

That is why the Plan must promote more intensive forms of development (like those in Dublin Docklands) while also making sure that these areas are attractive places to live and work in.

This new Plan must:

- identify locations for new higher density development,
- consider how higher density development should be assessed, and
- ensure good design when building.



2. Climate Action – protecting our city against pollution, flooding and other climate risks



How should we protect the city's natural environment?

Planning for our city plays an important role in protecting the natural environment making sure that population growth is managed in a sustainable way (a way that helps our climate).

The new Plan must help to reduce the negative impacts of climate change (like pollution from carbon emissions). It can help do this by, for example, having measures that:

- promote more quality housing developments within the city,
- improve access to green infrastructure (such as parks and play facilities),
- promote biodiversity such as planting more native trees and wild areas and encouraging wildlife to flourish,
- promote energy conservation and use of renewable energy sources, and
- manage flooding.



3. Quality Housing and Sustainable Neighbourhoods – providing quality housing and sustainable neighbourhoods



How do we improve our neighbourhoods?

We expect significant population growth in the coming years. As such, Dublin City must consider how best to plan for new and growing communities and an increasingly diverse population.

The new Plan must include objectives to facilitate and meet the housing needs of the current and future population in areas serviced by good quality transport connections and community services.

We need to carefully consider how to provide high-quality residential (living) accommodation in well-designed urban neighbourhoods. Our policy focus will be on 'healthy placemaking' and the desire to create attractive and safe neighbourhoods that suit all sectors of society and people of all ages.



Image by: Ros Kavanagh

4. The City Economy – sharing the benefits across all communities

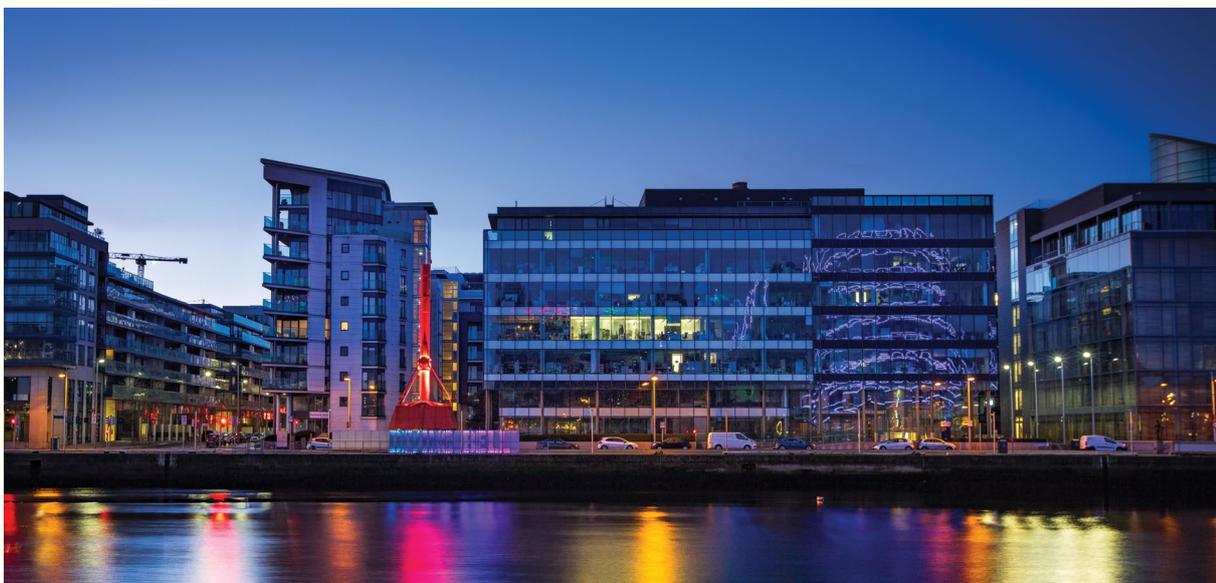


How do we share the benefits of economic growth across the whole community?

We want to be able to share the benefits of economic growth across all communities.

The new Plan must consider how to:

- support the sustainable growth of the city's economy to benefit **all** sectors of society,
- create opportunities to attract international investment,
- support Irish owned businesses and small and medium size enterprises,
- support innovation, research and development on an ongoing basis, as well as the continued development of skills, talent and services that attract employers, and
- promote and facilitate sustainable tourism.



Some areas of Dublin City experience high levels of deprivation, and we will need targeted measures to address this imbalance of economic investment.

5. Sustainable Movement and Transport – promoting and using more environmentally-friendly transport options



How do we encourage more people to walk and cycle and to use more public transport?

We have made considerable progress in recent years towards achieving sustainable travel options by encouraging more walking and cycling which causes less damage to the environment. There is now less reliance on the private car. The Covid-19 crisis has further highlighted the need to improve facilities for pedestrians and cyclists.

The new Plan will need to consider mobility in the city including:

- new pedestrian and cycle routes,
- other options such as Ebikes, electric scooters and electric skateboards, and
- access for people with disabilities.

The plan will also need to consider further measures to improve the attractiveness of the environment and public realm. This includes providing public spaces such as new plazas and seating areas.

The plan will also need to consider how further public transport network projects such as:

- the proposed Metrolink,
- Bus Connects, and
- Luas extensions

will impact on the development of the City.



A core focus of policy in the Plan will be to further improve accessibility to important destinations such as our hospitals, universities and sports facilities and to continue to encourage people to walk, cycle and use public transport.

6. The City, Urban Villages and Retail – helping retail in our city and urban villages



How can we support shops and markets in the city?

The retail sector is an essential part of the national economy in terms of employment and economic activity. According to the 2016 Census, 60,000 people were employed in this sector in Dublin City. However, the retail sector is now facing extra challenges due to competition from internet shopping and the Covid-19 crisis. Ensuring a strong and dynamic city centre as well as its revitalisation after the pandemic must be a core objective of the Plan.

The new Plan must also:

- recognise that retail plays an important role in helping us to develop attractive and self-sustaining neighbourhoods where people live, work and socialise,
- support our urban villages and district centres at the heart of residential communities, and
- support the development of an appropriate range of local retail facilities and commercial activity.

The above actions will be essential to create accessible, attractive and desirable places to live.



7. Green Infrastructure, Open Space, Recreation and Natural Heritage – developing more outdoor spaces for sports and play facilities, while valuing our rivers and canals and parks



How do we facilitate the growing needs for sporting and recreational facilities?

Open space and recreational facilities like St. Stephen's Green are central to supporting active and sustainable residential communities and healthy places to live and work in.

The new Plan must make sure that new development is planned and designed appropriately.

This will mean we can then enjoy high quality open spaces for leisure, sports and other healthy activities in our city.



The City Council also plays a central role in protecting and improving the city's natural heritage assets such as our rivers, canals, wildlife, birds, coastal areas and geology.

8. Built Heritage and Archaeology – protecting important historical and archaeological sites



How can Dublin's archaeology and important older buildings be best promoted and protected?

The built heritage of Dublin includes our important and historical buildings and our archaeology. It is an important and irreplaceable resource. The city has many sites and buildings of significance. Prime examples are our Georgian streets and squares such as Mountjoy Square and Merrion Square. Our built heritage contributes to our city's character, identity and sense of place.

The new plan will need to:

- strike a balance between preserving the character, appearance and integrity of such older buildings, and
- help to adapt buildings to fit with modern living standards.

We also need to think carefully as to how best we can protect our archaeological heritage and how we can better protect assets such as the medieval city walls and medieval village centres.



9. Culture – maintaining and developing our art and cultural heritage



How can we support new cultural spaces in our city?

The City Council recognises that cultural spaces make the city an attractive place to live, work and visit. Cultural attractions also play a role in regeneration, for example, older buildings can be used to accommodate cultural attractions such as EPIC museum in the CHQ building in Dublin Docklands. They can bring real benefits to communities and help support local shops, cafés and restaurants from spin off spending.

For a living and vibrant city, we need to retain and improve our spaces for cultural events and attractions, so we can keep cultural experiences as a central part of our lives. We must also continue to support cultural events in the city.

The review of the Plan provides an opportunity to reconsider:

- what policies are needed to support existing arts and cultural spaces and places,
- how we can bring new arts and cultural spaces into newer developing areas of the city, and
- how opportunities for cultural experience can be increased for those areas and communities in the city where there are clear gaps.



10. Sustainable Environmental Infrastructure – ensuring adequate water and drainage infrastructure as well as reliable flood risk protection measures and good digital connections



What do you think is the most important infrastructure to support Dublin's growth?

This theme in the new Plan will address a range of issues including:

- water and drainage,
- surface water,
- flood risk,
- air quality,
- waste,
- noise, and
- utilities such as gas and electricity.

The Plan will also be required to provide policy support for specific strategic water supply and waste water infrastructure projects, for example upgrade works to sewage treatment plants.

The sustainable management of water resources is identified by national policy as an essential action (a 'key future growth enabler') for Dublin.

The Plan will help to achieve this by continuing to:

- support use of further flood risk management measures like Sustainable Urban Drainage Systems (such as green roofs – a roof that is planted with vegetation to absorb rainwater) and permeable paving that allows water to drain through it), and
- provide new and improved policy protection for water supply sources and our city's rivers such as uncovering closed in rivers and providing appropriate landscaped set back areas along river banks. Set back areas are areas (zones) usually 10 metres wide that cannot be developed.

The new Plan will recognise the increasing role of green (environmentally-friendly) structures, features and actions to help better manage surface water, and to improve water quality and reduce flood risk.

The Plan will also need to consider new policy support for innovative waste treatment and reuse. For example, such a policy would likely support initiatives such as district heating. This is where energy from the treatment of waste is used to provide heating and hot water to homes for districts in the city in an environmentally friendly way.

To have a strong economy, the city must also invest in high quality connectivity infrastructure such as cables and other technology. The city already has had success with technology projects like SMART City. This is where innovative technology is used to help the city work in a more efficient way and develop more economic opportunities. We need to build on the success of these technology based projects.

The new Plan will need to:

- support the National Broadband Plan, a plan to give every home and business access to high speed Broadband,
- work with infrastructure providers such as telecommunications companies to meet the digital connectivity needs of the city, and
- promote Dublin as a national leader of 5G information and communication technology which will support faster internet and development of new technology.



Like more information about the 10 core issues?

If you would like more detail on these issues, you can view them in the full length Strategic Issues Paper on our site: www.dublincitydevelopmentplan.ie

We will also provide full details of each stage of the future Plan on our website.

How to make your submission

Here we tell you how to make your submission as well as guidelines on how to write it. We also tell you who will see your submission (it will be public) and how to keep up-to-date with our work on the new Plan.

You can make your submission online or by post. Do this before 4.30pm on Monday 22 February 2021. We cannot accept late submissions.

Everyone is welcome to make a submission (including youth groups, children and those representing children) at **each** public consultation stage of the City Development Plan.

To make a submission **online**, please go to www.dublincitydevelopmentplan.ie

You can also **post** your submission to: Development Plan Team, Planning and Property Development Department, Dublin City Council, Wood Quay, Dublin 8.

Guidelines on how to write a helpful submission

Please write short submissions focussed on one or more of the 10 core issues in this document. If your submission is long, write a summary of your key points at the start of your submission. Your submission does not have to be on all the issues, just the ones that are of interest to you. Include your name and address.

Who will see your submission?

Anyone who wants to. We will put all submissions we get (including those by post) on the Dublin City Council **website** within 10 days of receipt, and we will include the name of the individual or organisation who made the submission.

We will remove other identifying details like your address. We will do this to comply with General Data Protection Regulation.

Note:

We do **not** consider site-specific issues such as the zoning of land for any purpose at this stage of the Development Plan process. We will do this in our draft Plan stage of consultation.

Keep updated

You can keep updated on our progress in developing the Plan through:

- Development Plan website: www.dublincitydevelopmentplan.ie
- Newspaper advertisements
- Dublin City Council social media channels such as Facebook and Twitter



In the meantime, if you have any questions please get in touch with the Development Plan Team by:

 email: development.plan@dublincity.ie

Or

 phone: (01) 222 3086

Thank you very much for your interest. We look forward to reading your views.





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Dublin City Council

