

To the Lord Mayor and  
Members of Dublin City Council

Report No. 188/2017  
Report of the Assistant Chief  
Executive



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**George's Quay Local Area Plan**

**The Chief Executive's Report in accordance with Section 19 (e)(ii) of the Planning and Development Acts 2000-2011 (as amended) with regard to the George's Quay Local Area Plan, (May 2012).**

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**30<sup>th</sup> May 2017**

## Foreword

The George's Quay Local Area Plan was adopted by the City Council on the 2<sup>nd</sup> July 2012, providing a framework for future development in the area. Focusing on three key development sites, the LAP set out specific requirements for the future development of these lands, to provide locations for world standard headquarters that would drive the City's economy.

Under the Planning legislation, Local Area Plans have a statutory 6-year life span, after which point they must be re-made, amended or revoked. The first two options set in train a one-two year statutory LAP timeframe, while the third option will result in the loss of the LAP objectives which seek specific improvements within the area.

Alternatively, within five years of making the LAP, the Council has the option to extend the life of the existing LAP by a further period, not exceeding five years (up to July 2022). Taking account of the resources and the detailed consultation involved in making the current plan it is the recommendation of the Chief Executive that the option to extend the current plan is the best option. Furthermore it is the opinion of the Chief Executive that the current LAP remains consistent with the core strategy of the new Dublin City Development Plan 2016-2022; and with only 15% of the "key sites" under construction, it is clear that there are objectives of the LAP that remain to be achieved.

In order to deliver on the key objectives of the George's Quay Local Area Plan it is the recommendation of the Chief Executive that the Local Area Plan is extended for an additional five year period, up until 1<sup>st</sup> July 2022, to retain a statutory basis for the objectives therein. To do so the members are requested to consider the opinion of the Chief Executive set out in this report (Report No. 188/2017), and pass by resolution the option to extend the Plan. This resolution must be passed prior to 1<sup>st</sup> July 2017.

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## **1 Introduction**

A Local Area Plan (LAP) for the George's Quay area was adopted by the members of Dublin City Council on the 2<sup>nd</sup> July 2012. Under the Planning and Development Act 2000 (as amended), the City Council must publish a notice to make, amend or revoke a Local Area Plan, at least every six years after the making of the previous plan. Within five years of making the LAP, the Council may however decide to defer this notice and extend the life of the existing LAP by a further period, not exceeding five years (up to July 2022). In the case of the George's Quay LAP such an extension must be agreed by resolution prior to 1<sup>st</sup> July 2017, having considered the opinion of the Chief Executive set out here, stating that the Local Area Plan remains consistent with the objectives and core strategy of the Dublin City Development Plan 2016-2022, and that the objectives of the LAP remain to be secured.

The planning legislation governing this process is detailed below, in Section 2. Section 3 sets out the Chief Executive's opinion in relation to consistency with the Development Plan and outlines the key objectives of the LAP, both secured and remaining to be achieved. As per the Local Area Plan the report places a focus on the three key development sites within the area.

This matter was discussed by the South East Area Committee at its meeting on the 8<sup>th</sup> May 2017, where the proposal to extend the life of the LAP was noted. This report recommends extending the life of the plan on the basis that it is still consistent with the Dublin City Development Plan 2016-2022, and that many of the objectives of the LAP remain to be secured.

## 2 Statutory Context

Under the Planning and Development Act 2000 (as amended), the City Council must publish a public notice to make, amend or revoke a Local Area Plan, at least every 6 years after the making of the previous plan (Section 19(c)). This process takes between 18-35 weeks to complete and must accord with statutory requirements for consultation and Environmental Assessment. Within five years since making the LAP, the Council may decide to defer this notice and extend the life of the existing LAP by a further period, not exceeding five years (Section 19(d)). Before doing so the Council shall have obtained from the Chief Executive an opinion that the Local Area Plan remains consistent with the objectives and core strategy of the development plan, and that the objectives of the LAP remain to be secured: -

### *Section 19*

*(e) No resolution shall be passed by the planning authority until such a time as the members of the authority have:*

*(i) notified the manager of the decision of the authority to defer the sending and publishing of the notices, giving reasons therefore, and*

*(ii) sought and obtained from the manager –*

*an opinion that the local area plan remains consistent with the objectives and core strategy of the relevant development plan,*

*an opinion that the objectives of the local area plan have not been substantially secured, and*

*confirmation that the sending and publishing of the notices may be deferred and the period for which they may be deferred.*

If the members accept the manager's opinion, and agree by resolution to extend the life of the plan, then notification shall be published in a newspaper circulating in the area of the local area plan, not later than 2 weeks after the resolution is passed, and this notice shall be made available for inspection by members of the public during office hours of the planning authority, and made available in electronic form on the City Council's website (Section 19(f)).

### 3 Chief Executive's Opinion

The Chief Executive's Opinion with regard to the George's Quay LAP is set out under two headings: -

- Consistency with the Dublin City Development Plan 2016-2022 (Section 3.1)
- Objectives of the Local Area Plan remaining to be secured (Section 3.2)

#### 3.1 Consistency with the Dublin City Development Plan 2016-2022

The George's Quay LAP was adopted by the City Council on the 2<sup>nd</sup> of July 2012. Subsequently the Dublin City Development Plan 2016-2022 was adopted by the Council on the 23<sup>rd</sup> September 2016 (and came into effect on 21<sup>st</sup> October 2016).

At the core of the Development Plan is the aim to achieve the vision for the City, a vision that states: -

*"Within the next 25 to 30 years, Dublin will have an established international reputation as one of Europe's most sustainable, dynamic and resourceful city regions. Dublin, through the shared vision of its citizens and civic leaders, will be a beautiful, compact city, with a distinct character, a vibrant culture and a diverse, smart, green, innovation-based economy. It will be a socially inclusive city of urban neighbourhoods, all connected by an exemplary public transport, cycling and walking system and interwoven with a quality bio-diverse green space network. In short, the vision is for a capital city where people will seek to live, work, experience, invest and socialise, as a matter of choice.*

*Our 30 year vision is for a zero carbon city with all energy coming from renewable energy sources. All buildings will have been built or retrofitted to near zero energy building standards, which will provide comfortable, warm living and working environments. We will halve the use of 'conventionally – fuelled' cars in urban transport by 2030 and phase them out by 2050; achieve essential CO<sub>2</sub>-free city logistics in Dublin by 2030. Within 30 years we will move close to zero fatalities in road transport. In line with this goal, we will aim to halve road casualties by 2022. This Council will work with its neighbouring local authorities and the National Transport Authority to achieve a doubling of all active travel and public transport trips and to halve private vehicular trips to Dublin by 2030".*

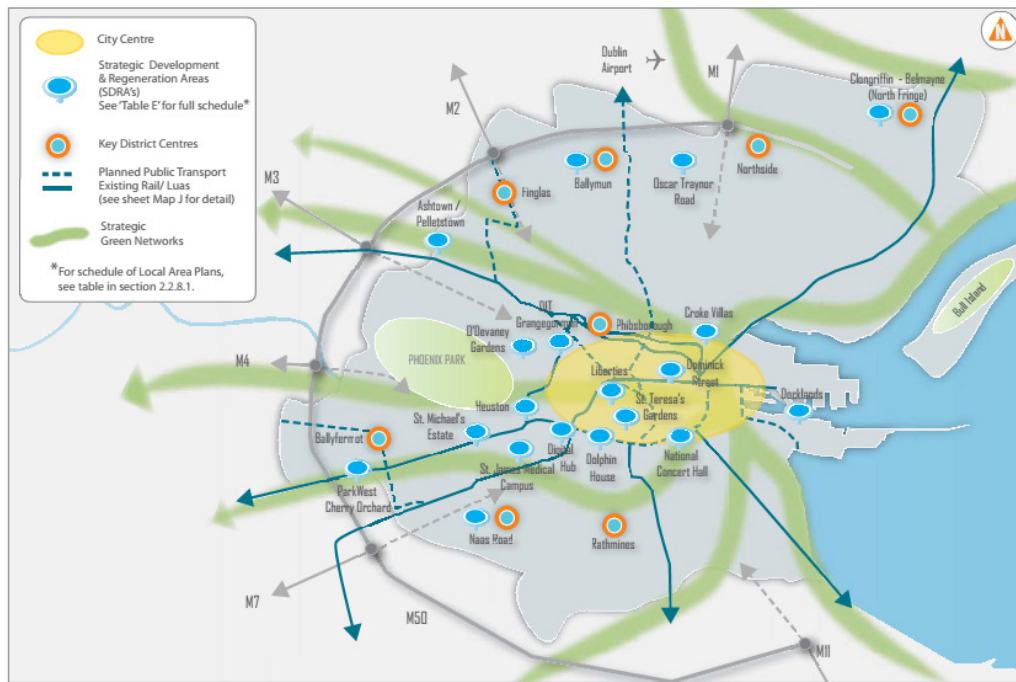
The core strategy of the Development Plan sets out to achieve the vision in a manner that is consistent with the guidance, strategies and policies at national and regional level. In particular, the National Spatial Strategy 2002-2020 (NSS), the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs) and the Government's Smarter Travel – A Sustainable Transport Future 2009-2020, all guide and direct the fundamentals of the City Council's housing, settlement and retail strategies, which in turn are integrated into the overall Development Plan vision and core strategy for 2016-2022.

##### 3.1.1 Policy Approach in line with Dublin City Council Development Plan 2016-2022

The Dublin City Development Plan 2016–2022 provides a clear spatial framework to guide the future growth and development of the city in a coherent, orderly and sustainable way, framed on a vision of sustainable city living and a Core Strategy seeking a: -

- compact, quality, green, connected city;
- prosperous, enterprising, creative city and
- the creation of sustainable neighbourhoods and communities

The Development Plan incorporates the Core Strategy into the settlement strategy which prioritises the inner city, Key District Centres (KDC) and Strategic Development and Regeneration Areas (SDRA). This hierarchy focuses investment and growth into identified locations to achieve infrastructural and service delivery integration.



**Fig. 1: Core Strategy, Dublin City Development Plan 2016-2022**

For the **inner city** the plan seeks to strengthen and consolidate the robust city-centre mixed use zoning (Z5) with active promotion of the inner city as an attractive place for urban living, working and visiting; the delivery of housing regeneration projects, the emergence of spatial clusters of economic specialism's, public realm improvements and the strengthening of the retail core, all supported by multiple levels of public transport accessibility in the city centre.

The Development Plan, in accordance with National Policy acknowledges that Dublin as the Capital City is the economic driver of the Dublin Region. The Plan seeks to ensure the continuation of Dublin as the key location for Foreign Direct Investment (FDI). An important part of facilitating economic development and employment is in the provision of commercial space.

To deliver the core strategy a number of mechanisms have been employed such as the preparation of area specific plans, for example local area plans (LAPs) or Local Environmental Improvement Plans (LEIP's). LAPs are prepared for areas subject to large-scale development within the lifetime of the Development Plan. A LAP has been prepared for George's Quay, guiding the future development of the area.

The policies and objectives of both the Dublin City Development Plan and the George's Quay LAP flow from and are consistent with higher-level national and regional policies that promote intensification and consolidation of the Dublin City metropolitan area. This will be achieved by way of in-fill and brownfield development; regeneration and renewal of the inner city; redevelopment of strategic development and regeneration areas; and the use of higher densities in the city centre and within the catchment of high capacity public transport, including the George's Quay area.

The development strategy within the George's Quay LAP identifies key parts of the City that are suitable for significant redevelopment in accordance with good urban design principles helping to create a competitive and compact city.

The promotion of sustainable modes of transport, including walking and cycling with good permeability is an overarching objective of both plans. Support also for an effective public transport system and the emergence of a critical mass for the city is recognised and promoted. The Development Plan reinforces the concept of a creating a well connected legible city based on active streets and quality public spaces with a distinctive sense of place. The Regional Planning Guidelines settlement strategy for the metropolitan area

includes a strong emphasis on the need to gain maximum benefit from existing assets, such as public transport and social infrastructure through the continuation of consolidation and increasing densities within the existing built footprint of the city.

Promotion of sustainable neighbourhoods with diversity and choice of housing, appropriate social and community infrastructure and a strong supporting green infrastructure is central to both the LAP and the Development Plan. Other common threads include the need to protect the heritage of the City and to promote its distinctiveness and cultural and tourism potential.

### 3.2 Objectives of the Local Area Plan remaining to be secured

The core objectives of the LAP are set out in Chapter 4 – the LAP Development Strategy, and in Chapter 5 which deals with the key sites. This section of the report summarises the objectives of the LAP, commenting on what has been achieved and what remains to be secured. It will look firstly at the Key Development Sites, providing an update on the status of the three sites followed by a status review of the objectives of the LAP Development Strategy.

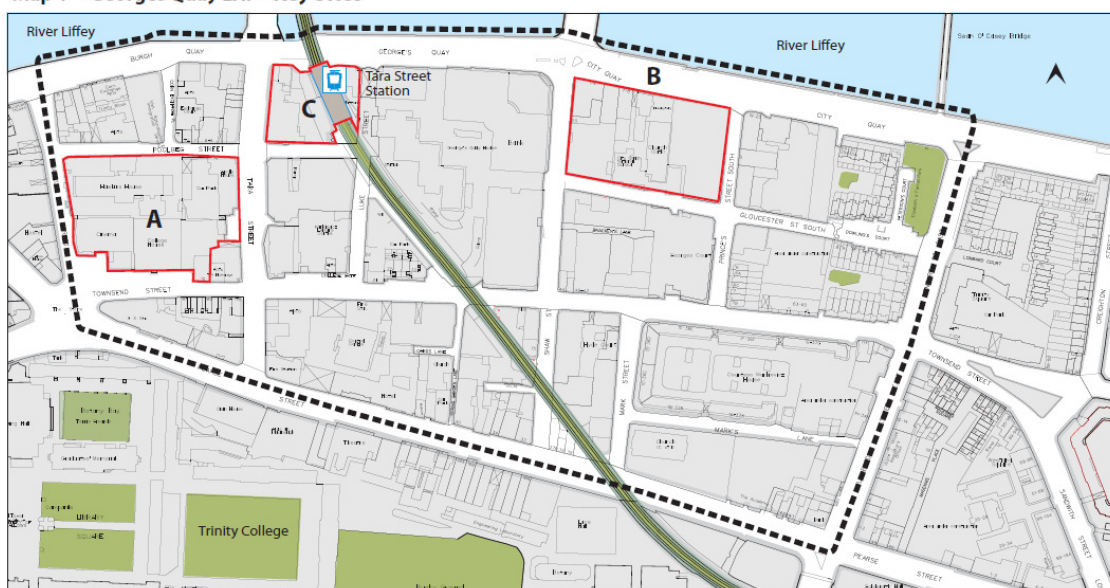
#### 3.2.1 Key Development Sites

George’s Quay Local Area Plan (LAP) has three key site / development areas in which the plan target’s many of its specific policies and objectives towards (see Map 1). The three areas are: -

1. **Hawkins House**
2. **City Quay**
3. **Tara Street Station**

This section of the review provides a summary of the key objectives for the development areas and an update on the current status, as of May 2017.

Map 1 Georges Quay LAP - Key Sites



- Key Sites (sites in red):
- A Hawkins House Site
  - B City Quay Site
  - C Tara Street Station Site



### 3.2.1.1 Hawkins House

This site includes Hawkins House, Apollo House, College House and the Screen Cinema lands.

#### Summary of Key Objectives

- The LAP seeks full redevelopment of these lands, suitable for high quality modern headquarters (minimum 75% of floor area for employment use).
- New pedestrian civic route linking College Green to Tara Street Station.
- New plaza at the junction of the new pedestrian street meeting Townsend Street/Hawkins Street and linking to Pearse Street.
- Similarly sized cultural use in any redevelopment of the screen cinema.
- Strong building lines / street edges to frame the site.
- Building heights not to exceed a maximum of 8 storeys (32m) across the site, with one higher building in the NW section of the site of 12 storeys (48m).

#### Update / Status May 2017

Two planning applications have been permitted by Dublin City Council for the redevelopment of: -

- Apollo House (Register Reference 3036/16)
- Hawkins House (Register Reference 3037/16)

Both of these applications are currently before An Bord Pleanála, with a decision expected late May/early June 2017.

No planning application has been submitted for the remaining plots within this key site (i.e. Screen Cinema and College House).

#### (A) Apollo House: Key Elements of Planning Permission (Reg. Ref. 3036/16)

The following sets out the key elements of the development, as permitted by the City Council, and subject of a current appeal with An Bord Pleanála.

- Development: Demolish Apollo House and construct new office development with 2 no. café/restaurant/retail units & 1 no. bar /café/restaurant unit at ground floor level. The proposal includes a new civic space onto Poolbeg Street which leads into an internal street through the development connecting into Hawkins Street site (i.e. adjoining site).
- Height: Ranges in height from 5-11 storeys, with 2 levels of basement. The building provides an 8 storey shoulder height to Tara Street.
- Parking: 40 no. car spaces, 174 bike spaces, associated shower and toilet facilities and additional storage space.
- Public Realm: The footpaths at Tara Street will be widened to between 4.1-4.5m and on Poolbeg Street to a minimum width of 2.7m. The development also rationalises the existing parking on Poolbeg Street to provide 7 no. on street car parking spaces inclusive of 2 no. Gardai only spaces and 2 no. loading bay spaces. It is noted that the existing carriageway width will be retained.
- Public Plaza: As required by the Georges Quay LAP it is proposed to provide a new public plaza on Poolbeg Street that links to the plaza area and future diagonal pedestrian route through the adjacent Hawkins House site. The continuation of the pedestrian route requires the redevelopment of the College House and Screen Cinema sites to the south. The submitted Masterplan for

Apollo and Hawkins House indicates that the development of these two sites will not compromise the redevelopment of the remainder of the block, in accordance with the LAP.

- Access Arrangements: Vehicular access is via a ramp off Townsend Street and cycle access is via a dedicated, controlled cycle stair accessed from the new civic space. The proposed development has been designed to provide for future vehicular access to its basement from the adjoining Hawkins House which allows for connectivity subject to agreement. The Apollo House basement can accommodate access to the neighbouring College House site in the event of future redevelopment.

### **(B) Hawkins House: Key Elements of Planning Permission (Reg. Ref. 3037/16)**

The following sets out the key elements of the development, as permitted by the City Council, and subject of a current appeal with An Bord Plenála.

- Development: Demolish Hawkins House and construct a new office development with 2 no. café/restaurant/retail units (the larger unit could be sub-divided in the future) at ground floor level. The proposal includes a new civic space connecting Hawkins Street with Poolbeg Street, through Apollo House (i.e. adjoining site).
- Height: Ranges in height from 6-10 storeys, with 2 levels of basement.
- Parking: 51 no. car spaces, 204 bike spaces, associated shower and toilet facilities and additional storage space.
- Public Realm: It is proposed to widen the footpath on part of Poolbeg Street and on Hawkins Street; 2.7m wide footpath along full extent of site boundary (this was obtained following a request for further information by the City Council).
- Public Plaza: As required by the Georges Quay LAP it is proposed to provide a public plaza on Poolbeg Street on the Apollo House site that links to the plaza area on the subject site and diagonal pedestrian route. The continuation of the pedestrian route requires the redevelopment of the College House and Screen Cinema sites to the south. The submitted Masterplan for Apollo and Hawkins House indicates that the development of these two sites will not compromise the redevelopment of the remainder of the block, in accordance with the LAP.
- Access Arrangements: Vehicular access is off Poolbeg Street to the basement car park. Cycle access to basement is also from Poolbeg Street via a dedicated, controlled cycle stair. The proposed development has been designed to provide for future vehicular access to its basement from the adjoining Apollo House which allows for connectivity subject to agreement.

### **Hawkins House Key Site: Rationale for retaining LAP**

The decisions to grant permission for the Apollo House and Hawkins House redevelopment proposals are currently before An Bord Pleanála. No planning application has been submitted for the Screen Cinema and College House sites. It is recommended that the LAP is extended to ensure that the policies and objectives of the plan are included in the current and forthcoming redevelopment proposals for the Hawkins House key site, namely the: -

- Pedestrian linkages through the site connecting College Green and Tara Street
- Entertainment facility requirement (i.e. cinema and/or theatre), as part of any redevelopment of the Screen Cinema site
- Public realm improvements through the provision of public plazas, footpath widening, street activation and movement of building lines to create street edges

### 3.2.1.2 City Quay

The key site effectively comprises two separate sites on either side of the Church of the Immaculate Heart of Mary and City Quay National School (NS) (i.e. the eastern and western plots).

#### Summary of Key Objectives

- The LAP seeks a mix of uses on both sites.
- New public space sought to east of Church, on the quay side, with retail/café addressing this space.
- Western site to provide new arts and/or community resource space.
- Building heights shall respect the quayside shoulder height of 6 storeys (24m). Potential for remaining portion of the site to rise to a maximum of 36m (subject to detailed assessment) to accommodate a 9 storey commercial or 9/10 storey residential use.
- Corner element of western site (addressing Moss Street and the Quays) is of major visual importance.
- To seek a setback along Moss Street to create c. 3.5m pedestrian footpath. Buildings should address this street to provide a strong street edge and street interaction.
- Design and form shall protect amenity and setting of the church, presbytery, crèche facility and national school.

#### Update / Status May 2017

Planning permission was granted for the eastern plot of the overall City Quay site (Reg. Ref. 2407/15 and as permitted by An Bord Pleanála PL29S.245492), and this development is currently on site.

No planning application has been submitted for the western plot.

#### (A) 13-18 City Quay: Key Elements of Planning Permission (Reg. Ref. 2407/15)

The following sets out the key elements of the development: -

- Development: Office development with 1 no. café with external seating at ground floor level addressing City Quay and 2 no. retail / restaurant units addressing both City Quay and Prince's Street. The development includes a new civic space to north of the site at City Quay in front of the café.
- Height: Ranges in height from 5-9 storeys, with one basement level. The building includes elements reaching 9 storeys and close to 36m.
- Parking: 30 no. car spaces, 138 no. bike spaces, associated shower and toilet facilities and additional storage space.
- Public Plaza: As required by the Georges Quay LAP the development includes a public plaza adjoining the office entrance at the front of the building, addressing City Quay, in front of the ground floor café. This new public plaza aligns with the public space to the front of the church, thus enhancing this overall space.
- Access Arrangements: Vehicular access will be via two dedicated car lifts off Gloucester Street. A waiting facility for two vehicles is also provided within the building line to the front of the lifts. The cyclists' entrance will be via a dedicated cycle lift off Gloucester Street.

### **City Quay Key Site: Rationale for retaining LAP**

No planning application has been submitted for the western plot of the overall City Quay site. It is recommended that the LAP is extended to ensure that the policies and objectives of the plan are retained for the forthcoming redevelopment proposals of this portion of the City Quay key site to achieve the following: -

- Mix of uses on the site.
- A new arts and/or community resource space.
- Building heights; respecting the quayside shoulder height of 6 storeys (24m) with potential for remaining portion of the site to rise to a maximum of 36m (subject to detailed assessment) to accommodate a 9 storey commercial or 9/10 storey residential use.
- A corner element (addressing Moss Street and the Quays) designed to contribute to the streetscape and provide street interaction.
- A setback along Moss Street to create c. 3.5m pedestrian footpath and ensure the buildings address this street with strong urban edge and provides street interaction.
- Design and form that protects the amenity and setting of the church, presbytery, crèche facility and national school.

### **3.2.1.3 Tara Street Station**

This is a confined city block bounded by George's Quay to the north, Tara Street to the west, Poolbeg Street to the south and Luke Street to the east.

#### **Summary of Key Objectives**

- The LAP seeks a new public plaza to the station concourse which in turn responds to new pedestrian route through the Hawkins House site.
- Provide a tall landmark building with large commercial space, with potential of up to 22 storeys (88m), subject to design and visual assessment.
- Widen footpath to Tara Street and Poolbeg Street to improve public realm.
- Integrate Kennedy's pub (a protected structure).
- New rail station and plaza to include bike parking station.

#### **Update / Status May 2017**

A strategic infrastructure application was submitted by Irish Rail to An Bord Pleanála for a redevelopment of the Tara Street city block including the DART station. A ten year permission was obtained on the 1<sup>st</sup> February 2010 for a new 3-storey glazed station concourse and a 15-storey glazed office building. However this permission can no longer be implemented as Irish Rail sold a significant portion of the site. A new planning permission was submitted to the City Council on the 5<sup>th</sup> May 2017 for the construction of a 22 storey landmark office and hotel development on this site.

#### **(A) Tara House (Reg. Ref. 2856/17)**

The following sets out the key elements of the development, as currently submitted to the City Council. The decision is due by the 29<sup>th</sup> June 2017.

- Site Area: 0.2ha bounded by George's Quay to the north, Tara Station to the west, Poolbeg Street to the south and Tara Street Station to the east. Site excludes Kennedy's Pub (protected structure) and DART station.

- Development: It is proposed to demolish Tara House and construct a new 22 storey office and hotel development with rooftop restaurant. The proposal includes an upgraded public concourse serving Tara Street Station.
- Height: 22 storeys, with 3 levels of basement. The maximum height is 88m.
- Parking: 36 no. car spaces, 117 bike spaces, associated shower and toilet facilities and additional storage space.
- Public Realm: The footpaths at Tara Street, George's Quay and Poolbeg Street will be widened. Provision of surface bike parking along the widened public footpath at Tara Street.
- Public Plaza: Upgrade to the hard and soft landscaping of the existing public concourse to Tara Street Station including the replacement of the existing ticket booths with new ticket machines within the existing station concourse entrance area. A new public concourse and thoroughfare linking the existing station through to Tara Street is proposed.
- Access Arrangements: Vehicular access to the basement via a car lift from Poolbeg Street.

#### **Tara Street Station Key Site: Rationale for retaining LAP**

It is recommended that the LAP is extended to ensure that the policies and objectives of the plan are included in the current and any forthcoming redevelopment proposals for the Tara Street Station key site, namely the: -

- New public plaza to the station concourse and its associated response to the new pedestrian route through Hawkins House site.
- Provision of a tall landmark building on the site.
- Improvements to the public realm.
- Integration of Kennedy's pub (a protected structure) into any design proposal.
- New rail station and plaza to include bike parking station.

#### **3.2.1.4 Conclusion of Key Sites Analysis**

The George's Quay Local Area Plan was adopted against a backdrop of uncertain economic conditions, evident in the slow delivery of development for the three key sites, as set out below: -

- Total Development Area of Key Sites: c. 1.64ha
- On Site: c. 0.24ha (15% of total area)
- Live Planning Applications (currently in the system, including appeals): c. 0.65ha (39% of total area)
- Remaining Development Area: c. 0.75ha (46% of total area)

Excluding the 'live planning applications', the remaining development area increases to 85%. Given the quantum of remaining land available, it is recommended that the plan is extended to facilitate the progression of the specific policies and objectives of the area and the achievement of the overall vision of the George's Quay LAP as a *"great place to visit, work and live"*.

### **3.2.2 LAP Development Strategy**

The overall strategy for the George's Quay LAP is to support and facilitate the development of a strong character area, consolidating the area as a major employment hub benefitting from excellent public transport connectivity and providing an important linkage between the city centre core and the wider docklands area. The LAP is focused on increasing street activity by encouraging new mixed use development, with active street frontages, improved public realm and attractive pedestrian and cycle linkages in order to create a *"great place to visit, work and live"*.

To achieve this vision, the Local Area Plan identifies a number of themes setting out the policies and objectives in Chapter Four. These objectives are largely implemented via the development management process, in dealing with and assessing planning applications. This report provides an updated status review on the implementation and achievement of these objectives.

Key Policies and Objectives	Update / Status May 2017
<b>Land Use: Polices and Objectives</b>	
<p><b>Policies</b></p> <p>To support vision of the George's Quay area as vibrant active central city district by ensuring that each urban block contains a mix of land uses and promote the area as an attractive location for Headquarter buildings.</p> <p>To promote the George's Quay area as an attractive location for high quality new commercial development, re-shaping streets and framing new spaces with well designed attractive new buildings benefiting from the areas high accessibility and connectivity to Docklands, adjoining business districts and the city centre.</p> <p>To seek provision of high quality residential uses to support and benefit from local services within the LAP area, with a focus on the south east area of the LAP. Residential uses should provide attractive spaces for living, should have defensible space on quieter streets especially where such units face the public realm.</p> <p><b>Objectives</b></p> <p>To provide for active ground floor uses at the street level of new developments, particularly where the structure faces the higher order streets of Pearse Street, Townsend Street, Tara Street, Moss Street, City Quay, George's Quay, Burgh Quay and Lombard Street East. Ground floor residential uses and inaccessible elevations should be avoided on higher order streets.</p> <p>For all significant sites within the LAP area, a mix of uses shall be included in the development, with a minimum of 20% of the floor area devoted to uses other than the primary use sought. Of this 20%, up to 10% can be provided by the site to the benefit of the public, depending on suitability and site circumstances.</p>	<p>Progression to date in the LAP area has been slow due to wider economic constraints and the recent recession. It is only in recent months that large planning applications are beginning to come forward, both on the key sites and in the wider LAP area, e.g. City Quay site (2407/15 currently under construction), Hawkins House (3037/16) Apollo House (3036/16, both on appeal), and some other large applications including the recently permitted apart hotel at Mark Street/Shaw Street (3214/16). Current applications submitted to DCC include a proposal on Townsend Street/Moss Street (2711/17) for a large hotel and residential units and for the Tara Street site (2856/17, see section 3.2.1.3 above).</p> <p>Map 2 with this report details the recent planning history for sites within the LAP area; while Map 3 shows sites undeveloped and available for redevelopment.</p> <p>There have been few applications seeking new residential units to date. The recent application on Townsend Street/Moss Street/Gloucester Street South, which is still in the planning process, (application 2711/17) provides for 21 no. new apartments as part of the proposal. Just outside the LAP, fronting onto Pearse Street, planning permissions have been granted for new student accommodation as part of proposals by Trinity College at Luce Hall (3012/15) and Oisin House (3987/16). Elsewhere within the LAP the City Council is working with Approved Housing Bodies to refurbish vacant housing in the area.</p> <p>The above large planning applications have provided for active ground floor uses as a key component in enhancing the public domain. The City Quay application which is currently on site provides for a predominately office development with restaurant and café use at ground floor level and also a civic amenity space. The retail /restaurant uses face City Quay and Princess Street South. The applications currently at appeal stage for Hawkins House (3037/16) and Apollo House (3036/16) also provide for predominately office development with active ground floor uses including café/restaurant retail unit on the Hawkins application and for bar/café/restaurant on the Apollo House application. Active frontage has been proposed onto Poolbeg street and Tara Street.</p> <p>The current application on the Tara Street key site (2856/17), proposes a mixed use development of office, hotel, with active ground floor uses including café/restaurant/retail floorspace.</p>

Key Policies and Objectives	Update / Status May 2017
<b>Economic: Policies and Objectives</b>	
<p><b>Policies</b></p> <p>To work with all stakeholders involved in the management of land banks in the George's Quay area in order to activate economic development and employment opportunities.</p> <p>To promote the supply of premium quality commercial/office space including the larger floor plates and quantum suitable for HQ type uses as a means of encouraging indigenous and global companies to locate their HQs in the George's Quay area.</p> <p>To promote office and service based employment in the George's Quay area with a focus on the delivery of high quality knowledge sector jobs</p> <p>To support interactive relationships with key economic generators in the wider area including the IFSC/Docklands and Trinity College Dublin to enable economic and ancillary activities in the George's Quay area.</p> <p>To promote the development of educational infrastructure, incubator units and high quality, professionally managed and purpose built student accommodation in the area in order to support the knowledge economy of the city.</p> <p>To support the provision of an appropriate range, quality and quantity of new retail floor space to serve the needs of existing/future residents and workers in the locality and to encourage retail and other interactive mixed uses at ground floor level along main pedestrian routes as indicated on figure 15 in order to contribute to the vitality and vibrancy of the area.</p> <p><b>Objectives</b></p> <p>To seek the delivery of one or more convenience supermarkets of an appropriate scale to serve local needs, provide consumer choice and to anchor new commercial development.</p> <p>To promote and seek inclusion of flexible cultural/ entrepreneurial facilities and spaces both as smaller projects and also as part of major site redevelopments in the George's Quay area, to act as regeneration</p>	<p>The 2016-2022 Development Plan, in accordance with National Policy acknowledges that Dublin as the Capital City is the economic driver of the Dublin Region. The Development Plan seeks to ensure the continuation of Dublin as the key location for Foreign Direct Investment through the inclusion of such policies as CEE1: <i>'To promote and enhance the role of Dublin as the national economic engine and driver of economic recovery and growth, with the city centre as its core economic generator'</i> and Policy CEE11 <i>'To promote and facilitate the supply of commercial space, where appropriate e.g. retail and office including larger floor-plates and quanta suitable for indigenous and FDI HQ- type uses, as a means of increasing choice and competitiveness , and encouraging indigenous and global HQ to locate in Dublin; to consolidate employment provision in the city by incentivising and facilitating the high-quality re-development of obsolete office stock in the city'</i>.</p> <p>The LAP area is strategically located within the city and in close proximity to transport infrastructure including the new Luas cross city line and Tara Street Station, which makes this area highly attractive and desirable location for HQs to locate, and to attract Foreign Direct Investment (FDI).The area is also located in close proximity to the North Lotts and Grand Canal Dock SDZ planning scheme which also creates linkages and connectivity to this area and also to the International Financial Services Centre (IFSC). The new bridges proposed as part of the SDZ North Lotts and Grand Canal planning scheme and the new Rosie Hackett bridge will, and have, greatly improved connectivity to this area and to the Docklands area in general.</p> <p>The George's Quay LAP is also located in close proximity to Trinity College Dublin. This historic campus is recognised on a world stage and is located in the heart of Dublin. The LAP area is ideally located to provide support facilities for the college in terms of residential, student accommodation, retail and entertainment uses. Recent planning permissions granted to Trinity College include a new business school and student accommodation at Luce Hall (3012/15), with further student accommodation and recreational and retail facilities granted for the site at Oisín House (3987/16).</p> <p>The area already attracts many prominent companies - Ulster Bank has their headquarters at George's Quay, the Irish Times main offices are located on Tara Street; DIGIT Game Studios have their offices on Princes Street South.</p> <p>The more recent applications that have been permitted in the George's Quay area have been for large commercial developments including the City Quay site and also the</p>



drivers and job creators.

To promote the use of the arches of the Belfast to Rosslare railway line as flexible enterprise spaces on an individual site by site basis or as part of an overall design approach that may include larger development proposals on certain sites.

applications for Apollo and Hawkins House which are both currently on appeal. The City Quay Development on completion will be a state of the art office building offering an environmentally sustainably and energy efficient work environment. Ownership of this building has already been let to Grant Thornton who will transfer to Irish Life on its completion from City Development Fund. The current application on the Tara Street Key Site (2856/17) is for a large mixed use development including office/hotel use.

Most of these large applications have provided / propose active ground floor uses, largely comprising of retail or restaurant uses. This will contribute to the vibrancy of the area and also provide important supporting facilities for residents, workers and visitors.

Retail units have been permitted as part of the larger applications in the LAP area. The current development at City Quay for example which is currently on site (2407/15) has provided two retail/restaurant units at ground floor level, with the larger unit in excess of 400sq.m. and suitable for a medium sized convenience store. The Hawkins House site and likewise the Apollo House which are currently both on appeal provide retail/café/restaurant units at ground floor.

The recently opened Tara Building on Tara Street provides a new creative co-working space, and offers scholarships and incubation schemes to social impact and creative arts practitioners on a three month rolling basis. Specific LAP objectives for the Screen cinema site and the western end of the City Quay site require the provision of cultural / arts/ community space, as also promoted under Policy CHC31 of the City Development Plan; all large scale, mixed-use development (as defined by this Development Plan) of office or residential space will include cultural/ artistic/ community uses.

A section of the arches was granted permission (2069/16) for cycle and shower facilities, bicycle parking, lockers, and a studio gym.



*Tara Building*

Key Policies and Objectives	Update / Status May 2017
<b>Movement and Access: Policies and Objectives</b>	
<p>To support proposals for high quality private cycle parking facilities/clubs in close proximity to Tara Street Station. Such facilities typically provide guarded overnight cycle parking and other ancillary services such as bicycle sale/repair, showers, lockers, changing facilities, dry cleaning, cafes, etc.</p> <p>To seek the provision of additional 'dublinbikes' docking stations/bicycles in appropriate locations as part of any proposals to enhance or expand the scheme through the city.</p> <p>To require Travel Plans and Transport Assessments for all relevant new developments and/or extensions or alterations to existing developments as outlined in Appendices 5 and 6 of the Dublin City Development Plan 2011-2017. Dublin City Council's Mobility Management Section will have responsibility for the review and monitoring of Travel Plans.</p> <p>The quantity of car parking proposed for significant commercial development sites shall be significantly limited reflecting the highly accessible nature of the area via public transport, with the quantity determined in consultation with the planning authority through a Transport Assessment prepared as part of the planning process.</p> <p>To implement traffic management measures through local traffic plans that have the potential to discourage non-essential long distance and commuter traffic from travelling through the local area plan area in support of citywide strategic traffic management measures, including those developed by the National Transport Authority.</p> <p>To identify funding for key movement and access enhancements through the 'Sustainable Transport Measures Grants' system and other measures operated by the National Transport Authority with a view to prioritising a number of projects that will support the development of an integrated transport system for the city.</p> <p><b>Objectives</b></p> <p>To seek amendment of the city centre</p>	<p>It is policy within DCC to limit the amount of car parking spaces within city centre areas and especially in areas close to major transport nodes. Georges Quay LAP is one of the most accessible locations in the city, with Tara Street Station catering for DART and commuter rail and a comprehensive bus network crossing the area. Also key, the LUAS Cross City line which will be operational by the end of 2017, will run down Hawkins Street, with testing of the line due to commence this summer.</p> <p>All proposals for new development are required to submit traffic management plans as part of the development management / planning process, addressing issues of traffic, car and bike parking, pedestrian movement etc.</p> <p>While car parking will be restricted, provision of bicycle parking and attendant facilities is essential, e.g. the City Quay site under development (2407/15) contains 138 no. bike spaces and 30 no. car spaces; the Apollo House proposal (3036/16) contains 174 no. bike spaces and 40 no. car parking spaces; Hawkins House (3037/16) proposes 204 no. bike spaces and 51 no. car parking spaces. Cycle Parking and changing facilities were also permitted as part of the application for the Railway Arches Site (Reg. 2069/16). The LAP also contains a specific objective for bike parking at the Tara Street station site.</p> <p>There are a number of existing Dublin Bikes Stations within the LAP area. These are located on Townsend Street (x 2), Pearse Street (near Science Gallery) on City Quay (near Creighton Street) and also on the South Campshires (George's Quay). There are no immediate plans to extend the Dublin Bikes scheme further within the LAP area.</p> <p>The NTA funded minor improvements to the pedestrian crossing at Tara Street Station, which was completed in January 2017.</p> <p>In the adjoining SDZ planning scheme area, a new street was permitted as part of a planning application. This new street will extend from Cardiff Lane to the existing Hanover Lane East, and will improve the overall traffic layout facilitating new and improved bus routes into the LAP area.</p> <p>Other adjoining improvements which benefit the LAP area include the Rosie Hackett Bridge (opened 2014), constructed to carry the LUAS cross city line, it spans the River Liffey from Marlborough Street to Hawkins Street and will connect the Red and Green Lines. Also open to buses, taxis, cyclists and pedestrians, it greatly improves permeability in this area.</p> <p>The Civic plaza proposed at College Green will involve major traffic changes in and around the</p>

30km/h zone speed limit by laws 2011 to include the area of the local area plan.

To implement pedestrian infrastructure improvements to priority routes including pedestrian priority measures and additional and enhanced crossing facilities as indicated on Figure 16. Any improvements will be subject to an approved audit of pedestrian facilities and will be consistent with the Dublin City Council Public Realm Strategy.

To implement short term measures to improve pedestrian crossing facilities to Tara Street Station at the junction of Tara Street and Burgh Quay as indicated on Figure 16. The overall strategic function of Tara Street and other strategic routes will be reviewed following the implementation of Transport 21 projects for the city.

To promote the Campshires and Townsend Street as priority pedestrian routes providing connectivity between the city centre/retail core and the emerging cultural destination of Grand Canal Dock. (See Figure 16. Please also refer to Section 4.8- Green Infrastructure, Biodiversity and Natural Heritage).

To promote the development of a new pedestrian street between College Green and Tara Street Station as schematically indicated on Figure 16. This route will be realised through any future redevelopment of the 'Hawkins House' area and will improve accessibility to the station (Please also refer to Section 5.1 Hawkin's Site).

To re-establish a pedestrian street from Poolbeg Street to Gloucester Street South in any longer term future comprehensive redevelopment of the 'Ulster Bank' site.

To seek enhanced and new pedestrian access to Trinity College from Pearse Street as indicated on Figure 16.

To widen the footpath to the northern side of Pearse Street from the junction of Tara Street to College Green as indicated on Figure 17 in order to create an enhanced public realm and to provide for cycle and motorcycle parking.

To require minimum footpath widths of 5.5 metres to Tara Street and 3 metres to Poolbeg Street to provide for an improved public realm and enhanced pedestrian circulation at Tara Street Station. (Please also refer to Section 5.3)

To seek, as part of and overall integrated

College Green area including no through traffic east-west in College Green except for pedestrian and cyclists; two-way bus and tram movements on Lower Grafton Street and Nassau St; two-way segregated cycle track at the Bank of Ireland opposite Trinity; bus turn-around arrangement on Dame Street; reversal of Church Lane and Trinity St to allow for traffic to access for delivers. Plans for the plaza will be submitted to An Bord Pleanala by Dublin City Council later this month (may 2017)



The 30km/h speed limit is in force since early this year, on most roads within the LAP area, with the exception of the following roads: Pearse Street, (from its junction with Tara Street to the Grand Canal), Tara Street, George's Quay and Sir John Rogerson's Quay.

As part of the Development management process, all large applications in the area have included improvements to the public realm and improved pedestrian access through sites, e.g. the proposed new pedestrian route through the Hawkins House site and Appollo House site, both currently on appeal (3037/16 and 3036/16 respectively).

Work has been carried out to improve the public realm and footpaths as part of the South Campshires Flood Alleviation project which has recently been completed. Other improvements to the pedestrian routes in the LAP area will be carried out as part of the development management process on private sites to improve pedestrian connectivity throughout the LAP area.

The objective to re-establish a pedestrian street from Poolbeg Street to Gloucester Street South will form part of the long term plans for the redevelopment of the Ulster Bank site. At present there has been no progress on this.

Recent planning permissions at Trinity College have provided for improved access and permeability arrangements, notably under Reg. 3987/16 for new student accommodation, pedestrian access will be available from Pearse Street into the campus during the

City Centre Transport Strategy, the completion of a series of cycle infrastructure improvements for the Georges Quay area. If some of the proposed improvements are not included in the City Centre Transport Strategy, the Council will examine other options for the provision of other cycling improvements to the streets to achieve the same level of improvement in safety and movement and seek their delivery during the lifetime of the LAP. The Council proposes that the following cycle improvements are examined and where feasible included in the Strategy including;

- a. A contra flow or two-way cycle lanes to Lombard Street.
- b. A two-way cycle lane to City Quay developed in tandem with the Liffey Campshire improvements and with potential to integrate to existing or proposed cycle lanes to Burgh Quay/George's Quay.
- c. A cycle lane to Tara Street.
- d. A contra flow or two-way cycle lanes to Moss Street/Shaw Street.
- e. Two way cycle lanes to Pearse Street.
- f. A cycle lane to Townsend Street.

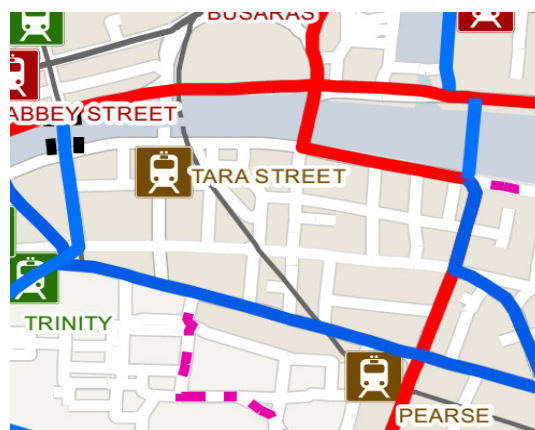
To seek the prioritisation of specific key elements on the plan such as improving crossing facilities, which are required and which can be implemented without prejudicing the city centre transport plan.

day. The LUCE Hall permission (3012/15) also improves pedestrian access from Pearse Street to the business school. Widening of footpaths to Pearse Street will form part of any longer term plans for area, noting that Pearse Street is one of the major transport routes into the City Centre.

As part of the proposed redevelopment of Apollo House (currently on appeal) improvements are proposed to the public realm areas including widening of footpaths on Poolbeg Street and Tara Street. The footpaths at Tara Street will be widened to between 4.1-4.5m and on Poolbeg Street to a minimum width of 2.7m.

Since the introduction of the LAP, the National Transport Authority's have introduced the 'Cycle Network Plan' (2013) which sets out a series of planned cycle routes for the City. Strategic routes include those along Waterways and the coastline extending into Fingal, South Dublin and Dun Laogharie Rathdown. The Dublin City Centre Cycle Parking Strategy sets out a strategy for the provision, management and security of cycle parking facilities in Dublin City. These documents will guide any future development of cycle paths in the city.

As part of the Cycle Network Plan 14 Radial Routes to Dublin City Centre have been identified that link the city centre to the key suburban areas, and in additions 6 orbital routes have been identified to link the radial corridors and suburban centres around the city.



Extract from Cycle Network Plan (2013)

**Red:** Primary

**Blue:** Secondary



Key Policies and Objectives	Update / Status May 2017
<b>Urban Form, Design &amp; Public Realm: Policies and Objectives</b>	
<p><b>Policies</b></p> <p>To ensure all new development is both cognisant of and responsive to the character of existing development in the area, and contributes positively to the public realm.</p> <p>To facilitate development which provides continuity of existing patterns of development and clearly defines the demarcation between the public, private and semi-private realms.</p> <p>That new buildings should re-enforce and enhance the character of the street in terms of proportion and enclosure, and provide appropriate enclosure to streets, and prioritise the provision of a consistent building line (see also Section 16.1.3 of the Development Plan).</p> <p>To seek through design and built form that new development has the ability to adapt over the lifetime of the structure to alternative uses.</p> <p>To promote active and varied ground floor uses to ensure vibrant and safe streets and to enliven the area, particularly on higher order streets and facing onto public spaces.</p> <p>To require a positive interaction between streets and spaces and the built form, e.g. building frontages, windows, and entrances should face onto and overlook the street and public spaces.</p> <p>To encourage the provision of a number of pedestrian entrances to new development, both private and public, from the public realm/ footpath, particularly on a primary elevation to ensure enlivenment of the street.</p> <p>To support where feasible the fine grained character of the area by protecting the historic grain and plot width where it exists as part of larger development sites.</p> <p>Promote the greening of the city's public realm by incorporating street trees and vegetation, and by considering biodiversity in design where possible (See also Section 4.8 Green Infrastructure).</p> <p>To ensure that all new buildings within the LAP area will respect the historic precincts of Trinity College, the Custom House and the Liffey Quays, and the vistas of Georgian</p>	<p>Recent proposals granted planning permission area or in the planning process, have each submitted design statements as part of the planning process, and masterplans where relevant on the larger key sites which address issues such as urban form, design and public realm.</p> <p>Visual impact and conservation statements (where appropriate) are also required to be submitted with major new applications, allowing for the impact on the skyline or nearby protected structures to be properly considered.</p> <p>The current planning applications for Hawkins House and Apollo House propose a significant new urban design approach compared to the existing urban form. The proposed development brings the building lines forward to the public realm, with active ground floor use (cafes/restaurant), a new pedestrian walkway and a new plaza.</p> <p>Similarly the development under construction at City Quay has active ground floor use and a new civic plaza in line with the open space to the front of the Church, creating an enhanced public domain. The development also provides for upgrading to public footpaths, cycleways, public lighting, tree planting along Prince's Street South, and pedestrian friendly crossings on Gloucester Street to enhance the environments around City Quay National School.</p> <p>The creation of such active ground floor uses will help to create vibrant and safe streets.</p> <p>For all large planning applications submitted benefits to the public realm are sought to enhance the overall area.</p> <p>A planning application has been recently lodged for the Tara Street Station site (Reg. Ref. 2856/17) which includes provision for upgrading to existing public concourse to Tara Street Station. The application also includes the widening of footpaths at Tara Street, George's Quay and Poolbeg Street. A decision on this application is due by the 29<sup>th</sup> June 2017.</p> <p>No planning application has been lodged yet for the redevelopment of the Screen cinema site. Retaining the LAP allows for the retention of the objective to secure the provision of a new public space at the junction of Townsend Street and Hawkins Street as part of any future redevelopment.</p> <p>All applications submitted must accord with the height strategy of the LAP. As detailed within the Plan, the three key sites allow for the consideration of medium/ tall buildings. To date, permission has been granted and work is underway on the City Quay site (Nos. 13-18), where an element of the proposal will reach 9-storeys, close to 36m. Permission has also been granted by DCC, but on appeal to An Bord Pleanála for higher buildings within the Hawkins</p>

Dublin, and will have no negative local or city wide visual impacts

**Objectives**

To seek the implementation of an attractive new pedestrian public space at the junction of Townsend Street and Hawkins Street and the new Luas tramline, which incorporates a public monument/ sculpture and promote the provision of a significant new public plaza at Tara Street Station.

To implement a coordinated approach to height for new development within the LAP, framed by Figure 21, so that new development must comply with the heights and design principles for both infill and larger developments.

To provide for three locations where buildings exceed general height maximums in order to provide civic identity and mark key locations and views within the City as follows:

- a. One tall building at Tara Street Station
- b. Two medium height buildings at City Quay
- c. One or two medium height building within the Hawkins Street/Poolbeg Street site.

The detail and form of these buildings shall comply with the detailed requirements for these locations set within chapter 5 of this LAP.

To ensure the impact of servicing elements of new buildings are minimised, particularly those facing onto higher order streets. Vehicular access, where needed, should be through the most inactive and visually unobtrusive elevation.

To promote the use of vibrant public art/sculptures within the area of the Local Area Plan.

and Apollo sites (up to 10- and 11-storeys respectively of commercial space). As above a planning application has recently been submitted for a new development at the Tara Street site, which includes a proposal for a 22-storey (88m) landmark building.

The City Council recognises the relevance of public art in terms of enhancing the public domain and adding to the creative city (Policy CHC45, Development Plan). The provision of additional public art will be facilitated through the Government supported Percent for Art scheme and development management process. The development of any new public art and its location will be done in consultation with the public art officers.

Key Policies and Objectives	Update / Status May 2017
<b>Housing: Policies and Objectives</b>	
<p><b>Policies</b></p> <p>To seek new residential provision in the area to support and expand the existing community and local facilities.</p> <p>To make provision for additional housing in the area at sustainable densities in order to create the critical mass of persons to support existing and additional services in the area.</p> <p>To foster mixed use development in the area which ensures that local services and community facilities are close to people's homes, thereby achieving more sustainable neighbourhoods.</p> <p>To ensure that all new housing provided delivers high quality residential environments and appropriately relates to existing housing, in terms of scale, design and residential amenity.</p> <p>To avoid residential development at ground floor level where facing onto busy higher order streets. (see section 4.1 objective no.4)</p> <p>To liaise with local educational institutions (TCD, DIT, NIC, NCI and other bodies), to encourage the housing of students within the LAP and its related context area (see also Section 4.2 - Economic Development &amp; Employment).</p> <p>To promote energy efficiency for existing and proposed dwellings.</p> <p>To encourage the utilisation of vacant or unused upper floors of existing buildings for residential uses.</p> <p>To ensure that all residential schemes are designed with adequate provision for long-term family living.</p> <p><b>Objectives</b></p> <p>To promote the renewal and refurbishment of existing housing schemes while protecting the built heritage of social housing in the George's Quay area.</p> <p>To seek the appropriate refurbishment of the Trinity Ward buildings, if feasible, in order to preserve some of the character of this quarter of the City.</p> <p>To support the conservation, renewal and</p>	<p>Due to changed economic circumstances since the LAP was adopted, there has been limited development, including residential in the City as a whole. In recent years (since 2014, with the upturn in the economy), the Council has been focusing housing activity within the North Lotts and Grand Canal Dock, Planning Scheme (Docklands SDZ).</p> <p>While the provision of new housing units remains an aspiration of the LAP, it is noted that the key sites (Hawkins House, City Quay and Tara Street Station sites) involve the redevelopment of existing commercial structures and nodes, and are unlikely to generate a significant quantum of new housing units in the area.</p> <p>Notwithstanding the above, it is noted that the City Council is committed to engaging with Approved Housing Bodies (AHB's) and other housing agencies to regenerate existing vacant housing units. For example the redevelopment of Ned's Pub (Reg. Ref. 2711/17) includes 21 no. social housing units. The Council is also investigating the renewal of nos. 181-187 Townsend Street, no. 22 Luke Street and 24 Townsend Street with AHB's.</p> <p>With respect to Markievicz House improvement plans were advanced to upgrade the social housing units, but were postponed due to limitations in public finances. External works, such as repainting etc has been carried out.</p> <p>In terms of student housing, Trinity College Dublin (TCD) have been pro-active in recent years to renew and consolidate additional student housing on its main campus as part of its overall building redevelopment programme. Although the TCD campus is outside the LAP boundary it is important local education institution and has a significant interface with the southern boundary of the LAP area; Pearse Street. The pertinent applications are as follows: -</p> <ul style="list-style-type: none"> <li>▪ Oisín House redevelopment, Reg. Ref. 3987/16: includes 250 no. student housing bedspaces</li> <li>▪ Luce Hall &amp; 183-188 Pearse Street redevelopment, Reg. Ref. 3012/15: includes 30 no. student housing bedspaces within the restored protected structures along Pearse Street (nos. 183-188). Larger units, targeting the advanced, executive level students, rather than the undergraduate level students.</li> </ul> <p>Both of these applications include improved permeability and connectivity into the campus from Pearse Street, thus assisting movements through the LAP area.</p>

upgrading of Markievicz House to provide suitable housing. Remedial works to Markievicz House should, if funding becomes available, include improvements to the internal courtyard and creating defensible spaces to ground floor units; optimise opportunities for new amenities, biodiversity, landscaping and sustainable drainage systems. It should also address the improvement of the surrounding public realm including Marks Lane and Mark Street.



Key Policies and Objectives	Update / Status May 2017
<b>Built Heritage: Policies and Objectives</b>	
<p><b>Policies</b></p> <p>To retain and support sustainable re-use of the existing Protected Structures within the LAP area and to promote the restoration and regeneration of historic buildings (See Development Plan Chapter 4.2).</p> <p>New development should respect and reflect the traditional narrow plots and frontage widths where they exist, and where feasible, to maintain the fine grained character of such areas.</p> <p>Seek the removal of advertisements and advertising hoarding which undermine the character of conservation areas and/or protected structures. (See 17.10.5 of the Development Plan).</p> <p><b>Objectives</b></p> <p>Seek the retention of the traditional city block pattern within the LAP area; and if the opportunity arises, restore the previously removed street connection at Poolbeg Street through Moss Street to Gloucester Street South (see also Section 4.3 - Movement &amp; Transport).</p> <p>To protect and if the opportunity is available improve, the setting of St. Marks Church and environs.</p> <p>To seek improvements and appropriately designed refurbishments that respect the historic and design character to the historic buildings and protected structures that are in the ownership of the Council and used currently or previously as housing.</p>	<p>The restoration and re-use of the City's historic buildings is an over-riding objective of the City Council Development Plan 2016-2022 (Chapter 11, Policy CHC1). The Council is committed to supporting the achievement of this objective, evident in the ongoing investigations of the renewal of nos. 181-187 Townsend Street, no. 22 Luke Street and 24 Townsend Street with AHB's for housing.</p> <p>A strategy has been developed for commercial advertising in the public domain (Appendix 19 of the City Council Development Plan). This strategy forms the basis for practical policy to be applied for all proposals for outdoor advertising. The LAP area is located in Zone 2 of the City Council Outdoor Advertising Strategy; <i>"zone of significant urban quality with retail/commercial uses, where special controls should apply to advertising in the street"</i>. The radial routes bordering the LAP area, i.e. City Quay and Pearse Street, are classified as Zone 3; <i>"radial/orbital route where opportunity exists for advertising in the street and where normal controls would apply"</i>.</p> <p>It is Council policy to promote the rationalisation and reduction of the number of advertising structures. This will be done in tandem with the key stakeholders in the area as redevelopment opportunities arise.</p> <p>The LAP lands are included within the Living City Initiative. The aim of this initiative is to bring life back into the heart of Dublin city by offering tax relief for qualifying expenditure incurred on the refurbishment / conversion of certain buildings for residential or commercial use. To date there have been no applications from within the LAP area.</p>

Key Policies and Objectives	Update / Status May 2017
<b>Infrastructure and Water Management: Policies and Objectives</b>	
<p><b>Policies</b></p> <p>To actively seek the funding and delivery of key infrastructure including water supply and waste water management to enable development in the George's Quay area.</p> <p>To ensure that development is permitted in tandem with available water supply, waste water treatment and network capacity. To manage and phase development so that new schemes are permitted only where adequate capacity or resources exist or will become available within the life of permission.</p> <p>To require that all large development proposals include water conservation and demand management measures.</p> <p>To require all new development proposals to submit comprehensive drainage plans, with full supporting information, that comply fully with the requirements of the Water Framework Directive and the Wastewater Discharge (Authorisation) Regulations 2007, in accordance with Section 5.2.4.6 of the Dublin City Development Plan 2011-2017.</p> <p>To protect existing infrastructure by ensuring through consultation with Dublin City Council that buildings and structures will be designed and constructed so that they do not compromise the structural integrity of trunk watermains in the area.</p> <p>To seek to improve water quality and meet the objectives of the Eastern River Basin District Management Plan by;</p> <ul style="list-style-type: none"> <li>(i) Ensuring the separation of foul and surface water effluent through the provision of separate sewage networks in any new permission;</li> <li>(ii) Ensure the implementation of a storm water management system in the detailed design of the plan lands, following the principles of Sustainable Urban Drainage Systems (SUDS).</li> </ul> <p>To require all relevant proposed developments located within high risk flood zones to carry out a detailed Flood Risk Assessment in accordance with the Departmental Guidelines on Flood Risk Management and Appendix A1 of this plan.</p>	<p>Since the introduction of the LAP for George's Quay, Irish Water has now taken over responsibility for all public water services from January 2014, involving the supply of drinking water and collection, treatment, and disposal of wastewater. The expansion and upgrading of the Ringsend Wastewater Treatment Plant is an urgent priority for Irish Water, and it is intended to upgrade the plants to a capacity of c.2.1 million PE from 1.64 million PE.</p> <p>Dublin City Council will continue to work closely and support Irish Water to provide and maintain an adequate public water supply and wastewater infrastructural network throughout the city and the LAP area</p> <p>Since the introduction of the LAP in 2012, the South Campshire Flood Protection Project (SCFPP) has been substantially completed except for the tree planting and some of the flood gates. The purpose of the SCFPP was to provide an increase in protection against coastal flooding along the south quays from Butt Bridge to approx. 50m east of the Samuel Beckett Bridge. The flood protection takes different forms at several sections over its length including high quality concrete finish wall, granite wall, raised parapets and waterproofing of existing buildings along the Campshires. The new quay wall now provides protection up to the 200 year tidal flood event plus an allowance for 100 years of sea level rise. It protects an estimated 375 dwellings and 375 other buildings from flooding in the 200 year high tide.</p> <p>All planning applications submitted are monitored for flood risk.</p>

The flood risk assessment shall accompany the planning application and should be sufficiently detailed to quantify the risks and the effects of any residual mitigation/adaptation together with the measures needed to manage residual risks. Ground floor residential uses will not be permitted in high risk areas.

To encourage provision of suitably high quality strategic telecommunications including fibre optic, broadband links and utilities (inc. gas and electricity) infrastructure within the area of the local area plan.

**Objectives**

To support the implementation of the South Campshire Flood Protection Project in order to protect the hinterland south of the River Liffey behind George's Quay, City Quay and Sir John Rogerson's Quay from risk of coastal flooding.

To support the implementation of the recommendations of the Flood Resilient Cities Project (Jacobs Study) in relation to pluvial flood risk within the area of the local area plan in order to improve existing drainage and protect the local community.

Key Policies and Objectives	Update / Status May 2017
<b>Green Infrastructure, Biodiversity &amp; Natural Heritage: Policies and Objectives</b>	
<p><b>Policies</b></p> <p>To seek opportunities to increase the provision of tree planting on streets within the LAP to improve amenity, increase opportunities for wildlife and contribute to improvements in air and water quality and water attenuation.</p> <p>To promote opportunities to enhance the ecological linkages between Trinity College and the Liffey by encouraging provision of wildlife pockets within private lands, through provision of green roofs, courtyard gardens, green walls and other soft landscaping features within existing and future developments.</p> <p>To seek improvements in the biodiversity value of existing parks/public spaces through planting and management practices focused on boosting the attractiveness for wildlife.</p> <p>Promote the use of native species in any landscaping scheme to encourage biodiversity and support bird and insect populations.</p> <p>Encourage the development of podium and courtyard gardens as part of the provision of semi-private and private open space within the LAP to increase opportunities for biodiversity and the enhancement of the local environment.</p> <p><b>Objectives</b></p> <p>Support and maximise the recreational and amenity value of the existing public realm network, in particular, the riverside and the linkages to adjacent amenity areas e.g. Trinity College and Grand Canal Square.</p> <p>To extend the tree line along George's Quay and protect and enhance the existing tree line on Burgh Quay and the Campshires, utilising native species where possible.</p> <p>To require that future development of large sites within the LAP area demonstrate how the proposed development can contribute to biodiversity in the LAP area.</p> <p>Investigate the possible options for future utilisation of the semi-private green spaces</p>	<p>Opportunities to improve tree planting, enhance ecological linkages and biodiversity are considered as part of the Development Management process.</p> <p>Trees form an integral part of the urban fabric of Dublin City and their benefits are recognised within the statutory City Development Plan (Section 10.5.7) and the City Council Tree Strategy 216-2022 which provides the vision and direction for long-term planning, planting, protection and maintenance of trees, hedgerows and woodlands within Dublin City. Additional tree planting in the LAP will be provided as part of the campshire flooding works along the quays and within the new public plazas/spaces and public realm improvements provided as part of the redevelopment schemes (e.g. the City Quay development includes tree planning along Prince's Street South).</p> <p>In terms of promoting biodiversity this is managed under the National Biodiversity Plan (2011-2016), the National Heritage Plan, the City Biodiversity Action Plan (2015-2019) and international law. Improvements are sought in the LAP area through the individual planning applications, for example, through the public realm improvements and the 'greening' elements within the redevelopment proposals, e.g. green roofs and tree planting permitted in the City Quay scheme and the permitted sedum roof in the Mark Street/Shaw Street scheme.</p> <p>Landscaping of the urban environment improves surface water management and biodiversity. Landscape design and maintenance is an integral part of Development Management process and individual planning applications will be assessed to ensure compliance with City Council standards for road and footpath layout and the preference for soft landscaping (Section 16.3, Dublin City Development Plan 2016-2022).</p> <p>The Community Officers of Dublin City Council work with residents and schools in the South East Area to clean up streets, plant flower boxes, erect bird boxes and provide biodiversity and education programmes. This initiative is known as the 'Friends of Green Spaces and is ongoing under the auspices of the South East Area Office.</p>

behind the houses of City Quay for community gardens in consultation with the residents.

Require that any future plan to refurbish Markievicz House should incorporate community gardens and green infrastructure, through landscaping provision and design in consultation with the local residents.

Develop the Townsend Street route as an attractive and comfortable pedestrian and cycling route from Temple Bar to Grand Canal Dock. (Please also refer to Section 4.3 - Movement & Access).

To pilot and test new green infrastructure installations in the public realm to boost biodiversity and improve surface water management on two streets within the LAP area; including the provision of storm water tree trenches.

Key Policies and Objectives	Update / Status May 2017
<b>Education Community &amp; Social Infrastructure: Policies and Objectives</b>	
<p><b>Policies</b></p> <p>To encourage the development of play areas within existing and proposed residential developments.</p> <p>To encourage the provision of community, education, recreational, and amenity facilities in tandem with residential, commercial and other development.</p> <p>To encourage the provision and further development of community facilities which are flexible and capable of being managed for a number of different uses.</p> <p>To encourage the further use of existing facilities to maximise the sustainable use of such infrastructure and promote community cohesion.</p> <p>To seek to create safe and useable open space for play through overlooking and passive surveillance.</p> <p><b>Objectives</b></p> <p>Investigate the possible options for future development of Elizabeth O'Farrell Park to provide for a new playground or play space suitable for older children</p> <p>To encourage any improvements to the public realm or future development within the LAP area to include unstructured play spaces for young people within their design process.</p> <p>To require that development proposals on large sites demonstrate how the proposed development can contribute to community and social infrastructure in the LAP area. This contribution can take the form of proposals for environmental improvements to public spaces and areas within the LAP area, support for historic projects, art or cultural amenities, or other physical works or actions that benefit the local community.</p> <p>Large corporate organisations which are based in, or decide to, locate in the LAP area will be encouraged as part of their corporate responsibility programmes to actively engage with and support the local community. Such programmes should liaise with Dublin City Council community office and area office to identify suitable projects or schemes to support.</p>	<p>Opportunities to provide education, community and social infrastructure is part of the Development Management process for new planning applications. It also falls under the responsibility of the City Council. In this regard, the Parks Department is responsible for playgrounds located within public parks and the Housing Department is responsible for playgrounds within the social housing flat complexes. There is an existing playground within Markievicz House. It is noted that there are six play areas associated with Pearse House (to the east of the LAP boundary on Townsend St). It is a continued aim of the LAP to investigate future play options for Elizabeth O'Farrell Park.</p> <p>With respect to community and leisure facilities, Gloucester Street Sports Complex Centre provides a wide range of leisure facilities. This facility is used by the City Quay NS for their PE/gym classes and the facility also links into local businesses to provide sports, recreation and well-being initiatives. The City Council Markievicz Sports and Leisure Centre was reopened in February 2017 after a closure for refurbishment works. This centre provides gym, swimming pool, sauna and steam room.</p> <p>St. Andrew's Resource Centre is outside of the LAP area, on Pearse Street but provides a much used community facility for the residents in the area (i.e. education, childcare, FAS programmes etc). This centre links into the Gloucester Street Sports Complex for its sporting requirements.</p> <p>The new Tara Building (on Tara Street) is a co-working and creative work space and opened in February 2017. The building has shared working spaces, offices and gallery/multi-functional space.</p> <p>Pearse Street Medical Centre is the existing primary care centre on Mark's Lane and provides a "one stop shop" of health needs for the surrounding community (e.g. dietary, podiatry, counselling, psychology and maternity services all in the one building). This is a new modern facility opened to the public in 2009.</p> <p>With respect to the objective for additional space for community, art and culture use, this links into the objectives under Culture and Tourism (see below) and will be subject to feasibility assessment and agreement with the City Council and pertinent stakeholders.</p>

<p>To require the provision of a flexible space for community, art and cultural use, approximately 250-350 sq m; to be transferred to Dublin City Council in any redevelopment of the City Quay site. Dublin City Council will, in consultation with local stakeholders, identify suitable uses for the space. The form and detail of this space shall be discussed with DCC at early design stage to ensure its suitability.</p>	
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Key Policies and Objectives	Update / Status May 2017
<b>Culture and Tourism: Policies and Objectives</b>	
<p><b>Policies</b></p> <p>To require that all significant development has regard to the Dublin City Council Cultural Strategy 2009-2017 and to ensure that a Cultural Impact Assessment accompanies all major planning applications to assess the contributions that the proposed development will generate in the cultural life of the LAP area</p> <p>To include a theatre or cinema in any redevelopment of the Hawkins House site. Any proposal shall be the subject of consultation with the Arts office of Dublin City Council at the early stage of design.</p> <p>Encourage and support the development of the arts and tourism potential of the existing cultural inheritance of the plan area.</p> <p>Encourage and support the use of the campshires for temporary or seasonal festivals/markets</p> <p>Encourage the development of cafes/restaurants/retail facilities along key routes linking cultural facilities.</p> <p>Support the development of artist's units/workspace in new developments within the LAP area.</p> <p><b>Objectives</b></p> <p>To require the provision of a flexible space for community, art and cultural use, approximately 250-350 sq m; to be transferred to Dublin City Council in any redevelopment of the City Quay site. Dublin City Council will, in consultation with local stakeholders, identify suitable uses for the space. The form and detail of this space shall be discussed with DCC at early design stage to ensure its suitability.</p> <p>To promote the use of the Liffey and its Campshires for active and passive activities; including festivals, events, maritime and rowing club activities and competitions and explore opportunities for increasing activity and use by clubs of the river.</p> <p>To protect and improve the setting of public art installations/monuments as part of any public realm upgrades.</p>	<p>The City Council is a key driver behind the cultural strategy for the city, promoting the cultural alliances between the Arts Council and other cultural groups (Policy CHC23, Development Plan). It remains a requirement for c. 600 seat venue for theatre/film/arts/concerts (or some combination) in the cultural heart of the city. The LAP area which is one of the most well connected areas of the city could assist in fulfilling this requirement, subject to feasibility assessment and agreement with the City Council and pertinent stakeholders. The provision of an entertainment facility within the redevelopment of the Screen cinema will form part of a forthcoming planning application for the site.</p> <p>There is also a specific objective for the City Quay site (western end) to provide for a new arts and/or community resource space. There has been no planning application submitted to date for this site. It is considered important to retaining the LAP in place to deliver on this objective as part of any redevelopment proposals.</p> <p>There is also a demand for additional workspace for artists in the city, generally. The new Tara Building (on Tara Street) is a co-working and creative work space. The building has shared working spaces, offices and gallery/multi-functional space. The LAP will continue to encourage and facilitate the provision of additional workspace for artists.</p> <p>The campshires are being utilised for outdoor festivals and markets (e.g. Tall Ships festival and Docklands Festivals).</p>



Promote the redevelopment of an attractive pedestrian route from Temple Bar to the Grand Canal Theatre via Townsend Street, through improved signage and public realm enhancements.

To undertake a study to examine the possibility of providing for a best practice state of the art exhibition, performance and cinema space with a seating capacity of 600, in the cultural heart of the City. The arts space would incorporate educational space and dedicated cultural space for youth arts practice and emerging new arts practice. This study will form part of the review of the Culture Strategy for the City and input into the content of the Strategy.

Key Policies and Objectives	Update / Status May 2017
<b>Environmental Sustainability &amp; Sustainable Design: Policies and Objectives</b>	
<p><b>Policies</b></p> <p>Promote and support the George's Quay area as a mixed use area with new development adding new housing, commercial and other uses into the area and to foster a balanced approach to integrating a wide variety of uses on each street and block.</p> <p>Seek that new developments utilise state of the area energy efficiency techniques and best practice technologies to reduce resource consumption of the earth's resources and promote environmental sustainability.</p> <p>Through design to enable opportunities within the form, use mix and orientation of the buildings to maximise solar gain and minimise heat loss.</p> <p>Promote the use of environmentally sustainable technologies and facilities within any development in the LAP area such as the inclusion of CHP (Combined heat and power) units on site, community recycling facilities, grey water collection facilities, green roofs and green walls.</p> <p>Seek opportunities within larger block developments to create efficiency in energy consumption both in buildings, blocks and in use of public transport, with future proofing of systems to facilitate district wide schemes in the future.</p> <p>Building design will give careful consideration to the design and arrangement of buildings on a site in relation to the development of a microclimate. New developments should be future proofed to aid in the conservation of energy and maximise solar gain and renewable technologies.</p> <p>All buildings, including housing units should incorporate flexibility in form and internal design available in the area in terms of size and tenure. Building design and technology used should be flexible and allow for adaptation and for change of use in the long term. A building should not become obsolete on cessation of an activity, but should be capable of facilitating new activities without onerous renovation in order to</p>	<p>Environmental sustainability objectives are met as part of the Development Management Process. Many of the larger applications that have been submitted in the LAP area have incorporated environmental sustainable techniques in their design proposals. Green roofs have been incorporated into the design of a number of the larger application sites including City Quay application (2407/15) which is on site, Hawkins House (3037/16 currently on appeal) Apollo House (3036/16, currently on appeal) and the provision of a sedum roof/attenuation tank at the recently permitted Mark Street/Shaw Street application( 3214/16).</p> <p>As part of the Mark Street Application a sustainability report was submitted which included in the design heat pump technology, solar thermal technology, CHP (Combined Heat and Power), and PV (Photovoltaics). Water conservation methods will also be incorporated into the scheme including low water flow appliances and fittings to reduce the demand on water supply. Permeable paving on hard standing areas and attenuation tank designed for the 1 in 100year event plus 10% for climate change have also been included as part of this application.</p> <p>The City Quay application which is currently on site (2407/15) have provided attenuation facilities for the 1 in 100 year storm and 20% for climate change, a class 2 bypass petrol interceptor, and also approximately 517m2 of green roofs. As part of this application the proposed design and construction achieves LEED Gold and BREEAM Excellent.</p> <p>Many of the larger applications including the proposals for Hawkins House (3037/16) Apollo House (3036/16) and the City Quay (2407/15) have submitted sustainability reports which set out both passive and active low energy design solutions. An A3 building energy rating would be achieved for the above applications. Passive measures have been included in the design such as maximising use of daylight and minimising solar gain, reducing fabric heat loss and improving air tightness.</p> <p>Wind studies were also undertaken for the larger application including Hawkins House and Apollo House.</p> <p>High efficiency heat recovery systems are included in the Hawkins and Apollo schemes. The office floor plates have been designed to be fully flexible, with a 1.5m space planning grid, a centralised core. The floorplate of Hawkins House is designed to be flexible and can be split for use by two separate tenants.</p> <p>The sustainability reports for Hawkins and Apollo Houses covered issues such as the reuse of the existing buildings but generally found them to be of poor condition which would require full refurbishment to bring them up to a standard suitable for a modern office.</p>

conserve “embedded energy”.

Promote the use of environmentally sustainable materials in the construction of any development in the LAP area.

Existing buildings should, where possible, be re-used and/or refurbished as the first option, to reduce the carbon footprint and impact; with demolition and replacement permitted only where re-use of existing built form is not practical.



## 4 Conclusion

The George's Quay LAP responds to its distinct setting within the city between the historic core and the emerging Docklands regeneration area, an area highly connected to the City's public transport network. Located adjoining leading business and Government offices, the area in 2012 contained many out-dated office blocks, no longer fit for purpose, which did little to enliven the public forum. Dilapidated and vacant sites also presented opportunities for redevelopment.

To ensure future redevelopment occurred within a coherent and integrated fashion the 2012 Local Area Plan set out key parameters for future development. Focusing on three key development sites, the LAP set out specific requirements for the future development of these lands, to provide locations for world standard headquarters that would drive the City's economy, while simultaneously providing a strong public realm focus that would deliver improved permeability through sites, active ground floor uses and the creation of new public spaces at key nodal points.

Since the Plan was adopted development in the area has been slow to deliver, reflective of the wider City and national economy. However over the past two years this has begun to change. Work is under construction at City Quay and Spring Garden Lane, permission has been granted for a new development Mark Street/ Shaw Street, and decisions are due from An Bord Pleanála this summer for the Hawkins House and Apollo House sites. Two large new planning applications have also recently been lodged with the City Council for redevelopment at Townsend Street and at Tara Street.

In order to deliver on the key objectives of the Local Area Plan it is the recommendation of the Chief Executive that the Local Area Plan remains in place over the coming years to provide a statutory basis for these objectives. With only 15% of the land covered by the key sites under construction, there remains significant elements of the LAP still to be attained.

The policy approach and objectives of the LAP which seek to strengthen and consolidate this city centre location is fully in keeping with the objectives and core strategy of the Dublin City Development Plan 2016-2022.

### ***Recommendation of the Chief Executive***

The Chief Executive recommends that the George's Quay LAP be extended for an additional five year period, until 1<sup>st</sup> July 2022, to allow for the objectives of the Plan to be achieved.

**Richard Shakespeare**

**Assistant Chief Executive**

**Planning and Property Development Department**



