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Aerial View of the Liberties Regeneration Area

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“Anything built in the Liberties should be distinctively Dublin”

Ali Grehan, City Architect, Dublin City Council

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Liberties Regeneration Area seen from the south-east



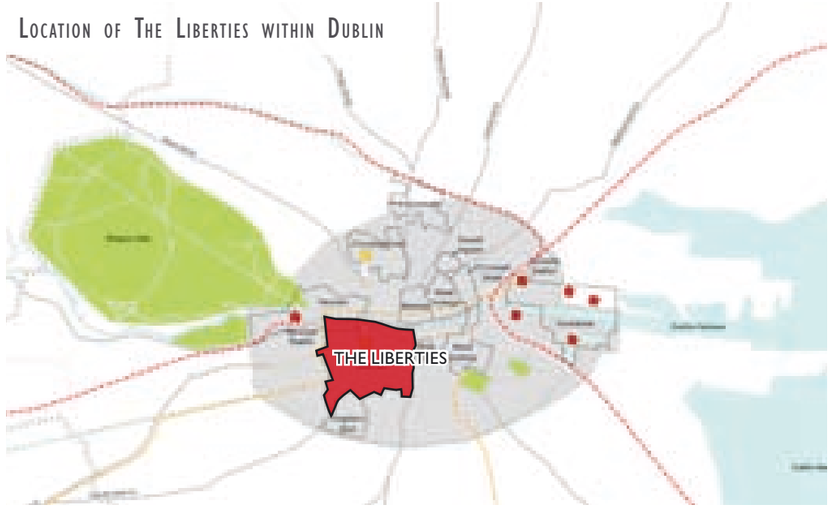
1 INTRODUCTION

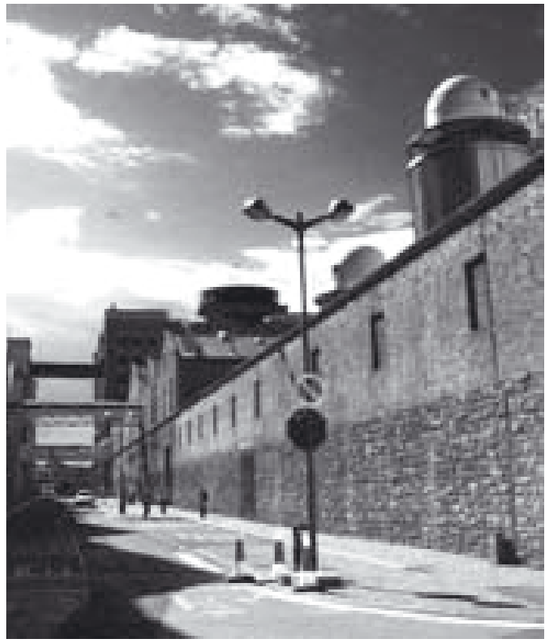
1.1 Introduction

The Liberties is an area facing major change. Over the next decade improvements to Dublin's public transport infrastructure are planned, including the Interconnector and LUAS extension, which will significantly increase the connectivity of the area. Within the same timeframe a number of large brownfield sites will become available for redevelopment. The Local Area Plan (LAP) must seize this opportunity to re-shape the western segment of the inner city. In line with best practice in sustainable urban planning, high intensity development clusters should be created around public transport nodes. At the same time the historic character of the Liberties must be recognised and respected. The key role of the LAP is to strike a balance between protecting what is cherished within this historic city quarter and promoting the type and quantum of development that will enable the Liberties to become an exciting, attractive and liveable city quarter as well as contributing to the economic prosperity and social success of the city and the nation.

The scale and location of the brownfield sites for which the LAP must provide guidance present the opportunity to re-image the city's western gateway and to re-shape the skyline with 21st century iconic buildings that reflect Dublin's culture and identity. The LAP must also address the challenge of reconnecting the area to the historic urban core and creating civic spaces of world class quality. It must ensure that regeneration benefits the entire area and the Liberties' community by setting requirements for contributions to social as well as physical
infrastructure improvements.

Location of The Liberties within Dublin











1.2 The Potential for Physical Regeneration

1.2.1 Key Redevelopment Sites

Improvements in Housing Stock

The City Council is committed to improving the quality of their social housing stock and has identified three areas within the Liberties where redevelopment rather than refurbishment is the appropriate solution. As part of the LAP process there has been consultation with tenants in each of these areas and proposals for re-housing them within the Liberties area have been developed that enable communities to move together into new accommodation. New accommodation will be built to meet the City Council's new apartment standards which represent a significant improvement in size and quality in comparison with the blocks to be demolished.

Digital Hub

The Digital Hub is a national governmental project based in the Liberties. The Digital Exchange, located in the former Guinness Hopstore, provides a focus for the burgeoning digital media industry. Two significant development sites to the north and South of Thomas Street are being promoted by the Digital Hub. The key significance of these sites is that they are ready for development immediately and planning permission has already been granted for some buildings. The LAP will aim to promote the timely development of the remaining areas by establishing clear guidance on appropriate urban scale and grain in order to avoid the protracted planning negotiations that have hindered their progress to date.

Iveagh Market

The Iveagh Market development has planning approval for restoration of the markets and construction of a four star hotel and other facilities. Construction is due to start shortly. The LAP will set out a strategy for improving public realm around Thomas / James's Street, Meath Street and Francis Street that will encourage the revitalisation of the retail economy within these historic commercial corridors .

Grand Canal Harbour throughout as per Modification 103 and the Basin Street

Grand Canal Harbour and the Basin Street area offer further development opportunities of a significant scale. The LAP will ensure that the rich industrial heritage of the former waterways will be evident in the redevelopment of this area, providing a vibrant waterside environment that extends the Liberties tourist offer westwards beyond the Guinness Storehouse. Within this locality the opportunity to re-shape the city's skyline has been highlighted. The LAP must address this by providing clear guidance on height, scale and grain to ensure that a high quality urban legacy is created.

Newmarket

Newmarket to the south has similar potential to create a distinctive city neighbourhood based around a historic public square. Newmarket must develop a unique offer and improve linkage with Meath Street, Francis Street, St Stephens Green and the wider city if it is to realise its potential as a city wide attraction in competition with Smithfield and the Iveagh Market.

Diageo Lands

Diageo have recently announced their plans to modernise their brewery on a reduced site and release significant areas of brownfield land for redevelopment. This includes sites with frontage on Victoria Quays and James's Street offering the opportunity to create a distinctive new city quarter and to significantly change the perception of the inner city's western gateway. Dublin City Council has also undertaken a review of the various Liberties depots and proposes a rationalisation that will release further land at Marrowbone Lane. The Local Area Plan (LAP) must take the opportunity presented by these significant moves and establish a framework for re-integrating the former industrial land into the city fabric and creating new connections through what are currently large and impenetrable urban blocks.





Overarching Objectives

The objective of the Local Area Plan (LAP) is to set out an inspirational vision that will guide the sustainable regeneration of the Liberties

1. To improve the quality of life so that the Liberties becomes a great place for people to live, work and visit.

2. To provide for appropriate social and community infrastructure to support the existing population, which is growing and becoming increasingly diverse.

3. To provide for a wide diversity and choice of housing that can cater for families and older people by including options for mixed tenure and a range of housing types and unit sizes.

4. To stimulate the local economy and to include a critical mass of appropriate development and investment to provide significant employment opportunities, including in the digital media sector as the Digital Hub has the potential to rejuvenate the economic profile of the Liberties.

5. To recognise the unique role the Liberties plays in Dublin's character and to ensure that regeneration safeguards a strong sense of community identity.

6. To identify and protect the distinctive heritage of the area and encourage sustainable and innovative re-use of historic spaces and structures.

7. To ensure that the individual character of different areas within the Liberties is protected and enhanced by contemporary and high quality design of new buildings.

8. To promote the principles of good urban design including improving connectivity and enhancing the legibility and permeability of the Liberties in relation to the wider cityscape.

9. To create a high quality network of public spaces, parks and streets.

10. To promote sustainable modes of transport by making them convenient and attractive including walking and cycling routes and by facilitating the provision of public transport infrastructure and optimising its use.

11. To improve and encourage the cultural and tourist offer of the area.

12. To encourage environmental sustainability by improving biodiversity, facilitating recycling, and minimising the use of non-renewable resources including energy.

The Liberties Regeneration and LAP boundary



1.3 LAP Study Area Boundary

The study area boundary runs along the south bank of the Liffey from Heuston in the west to Christchurch in the east. The eastern edge is formed by Patrick Street and the western by St James's Hospital. To the south the boundary follows Mill Street and runs around Oscar Square and Brown Street South before joining Cork Street.

John Thompson & Partners with Metropolitan Workshop were commissioned by Dublin City Council in August 2007 to prepare a Development Framework Plan for the area around Marrowbone Lane. Following the extensive community consultation programme the decision was taken to extend the study boundary to include Newmarket and areas to the north of Thomas Street. Then in June 2008 when Diageo announced their intention to release significant land to the east the decision was taken to prepare a Draft Local Area Plan extending west to Heuston. John Spain Associates were commissioned at this point to prepare a Strategic Environmental Assessment in support of the Draft LAP.

1.3.1 What is a Draft Local Area Plan

A Local Area Plan (LAP) is a statutory document that acts according to requirements set out in the Planning & Development Act of 2000 and the related Amendment of 2002.

A LAP is required to include extensive public consultation with members of the community, key stakeholders and local organisations. It must also be adopted by the councillors of the local planning authority to which it corresponds.

The Planning & Development Act of 2000 stipulates that a planning authority can prepare a Draft LAP for any area within its jurisdiction it considers appropriate, at any time. This is particularly appropriate for areas that are likely to undergo large-scale development or require social, economic or physical renewal within the span of a development framework. A Draft LAP aims to set down a detailed framework for sustainable development and well-considered planning of a defined area within the planning authority's jurisdiction.

Any Draft LAP should be consistent with the goals of any adopted Draft Local Area Plan and the Development Plan. In conjunction with the Development Plan, the Draft LAP acts as the primary instrument to control and guide new development. Because of this, the Draft LAP has significant implications for future growth and development in the plan area. A Draft LAP should comprise a plan (or plans), and a written statement indicating its objectives in sufficient detail as required by the planning authority.

After the Draft LAP is adopted, the planning authority and An Bord Pleanála must give regards to the document's provisions when making determinations for development proposals or planning applications. The planning authority is obliged to engage in whatever level of public consultation it deems necessary prior to preparing a LAP. This includes meeting with resident's associations, businesses and other key stakeholders. Any draft plan must take into account issues raised during the public consultation process.

As part of the process, the local authority has to place an advertisement in an appropriate newspaper that circulates in the area. This will make an announcement of the preparation of the LAP. The notice and a copy of the draft plan must be sent to designated government bodies. Once published, the draft document must be placed on public display for a minimum of six weeks during which submissions and observations can be lodged by the public or interested parties. Not later than 12 weeks following publication of the notice in a national newspaper, a report that summarises issues raised and the manager's recommendations. Elected members of the council have six weeks to consider the report and adopt, amend or reject the plan. Any material amendments must be displayed for a minimum of four additional weeks.

A manager's report summarising the issues raised in submissions and giving the recommendation of the manager must be presented to elected members not later than eight weeks after the publication of the notice in the newspaper. The elected members then have a further six weeks to consider the report and to adopt or reject the plan.







Summary of Plan Making Process

Planning and Development Act, 2000 Sections 18,19 &20 &2002 Amendment Act, Section 9

1	Pre-draft Consultation		
2	Publish Notice in Newspaper		0 Wks
3	Specify Display Period	6 Wks	0-6 Wks
4	Preparation of Manager's Report and Submit to Members	6 Wks	6-12 Wks
5	Members Make / Amend / Revoke LAP	6 Wks	12-18 Wks
6	Publish Notice of Proposed Variation or Modification	3 Wks	18-21 Wks
7	Public Display Material Amendments	4 Wks	21-25 Wks
8	Preparation of Manager's Report & Submit to Members	4 Wks	25-29 Wks
9	Members Make / Amend LAP	6 Wks	29-35 Wks
Total Maximum Timeframe Statutory Process			**35 WKs**

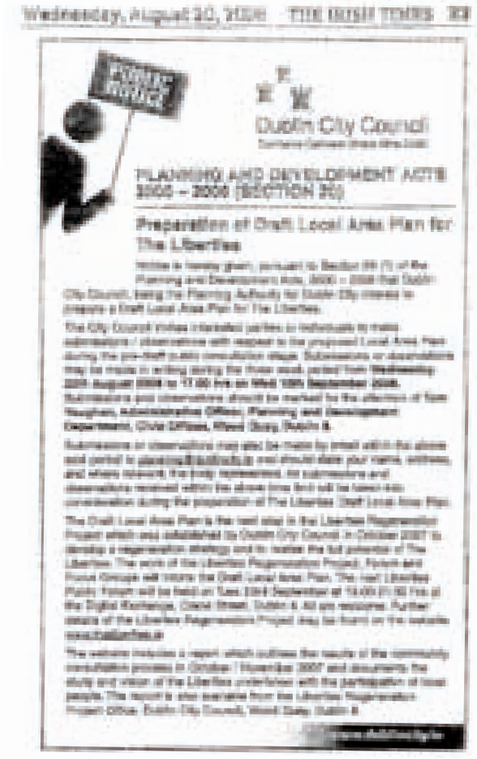
1.3.2 Purpose of LAP

The main purpose of the LAP is to ensure that in developing individual land parcels, opportunities for regenerating the area as a whole are not missed. The spaces between buildings, the streets, squares and parks along with the areas's community infrastructure will be the focus for investment and improvement. A new library, along with improvements to childcare facilities throughout the area will be funded through developer contributions. There will also be significant investment in the arts and in sports and leisure facilities.

A further aspect of the Liberties Local Area Plan is the development of a strategy for the City Council'own considerable land holdings. The depot sites in addition to the housing estates make up a considerable portion of the study area and the proposals for these sites aim to deliver a number of objectives including:

- promoting investment, economic development, employment growth and market services such as shopping
- improving the urban design quality of the area
- building homes to better space and construction standards with energy efficient systems
- developing a modern depot facility
- improving the legibility and permeability of the area
- creating a network of high quality public spaces
- improving cultural, leisure and sport facilities
- supporting economic regeneration
- providing childcare facilities

The LAP also seeks to protect the area's rich heritage of ecclesiastical, industrial, commercial and residential buildings. An Architectural Conservation Area is one of the plan's key proposals.


Wednesday, August 30, 2006 THE IRISH TIMES

Dublin City Council

PLANNING AND DEVELOPMENT ACTS 2000 – 2006 (SECTION 20)

Preparation of Draft Local Area Plan for The Liberties

INTRODUCTION

1.4 Public consultation

In October and November 2007 John Thompson & Partners facilitated a process of community engagement culminating in a Community Planning Weekend and a public presentation of the community Vision for the Liberties. This process is documented in the Liberties Community Planning Report. A key outcome of the process has been the establishment of the Liberties Public Forum and Focus Groups. Emerging Draft LAP proposals have been regularly presented to the Forum and amended in response to comments received. Five focus groups facilitated by consultants have also developed action plans for key aspects of the regeneration. Summaries of these are included as appendices to this document.

Focus Group	Facilitator(s)
Built Heritage and the Thomas Street ACA	Dublin Civic Trust
Environmental Sustainability	Patel Tondra Ltd
Arts and Culture	Cliodhna Shaffrey and Sarah Searson
Sports Leisure and Recreation	Scott Wilson
Biodiversity and Open Space	Deirdre McDermott Associates and Mary Tubridy Associates

A further group facilitated by JTP has developed a communication strategy, produced newsletters and established a website www.theliberties.ie to provide information to the wider community.

JTP also facilitated community planning workshops focused the Newmarket and Maryland Areas and the sites to the north and east which were not part of the original study. The outcome of these events is summarised in the appendices of this document.



Key Issues from Community Consultation

The community planning process identified a number of key themes which the LAP has addressed:

Fear of change

Over the past few years a large number of new apartments blocks have been built within the Liberties and many older buildings have been demolished or fallen into disrepair. Many people are concerned that if this trend continues the unique heritage and identity of the Liberties will be lost. The rate of change, the large scale and the poor quality of some new buildings are all key concerns.

The Draft LAP establishes a framework for development that supports the distinctive character of the historic quarter and by prescribing appropriate scale and grain of urban form.

Planning for increased population

In line with the city's sustainable development policy to promote denser development in areas with good access to public transport and amenities, a compact urban form will be adopted in the Liberties. The aim is to accommodate growth whilst avoiding urban sprawl. As former industrial land is redeveloped for a mix of residential and commercial uses the population will dramatically increase. Existing services, open space and other amenities will need to be upgraded to cater for this. Provision of facilities for children and young people is seen as a particular priority.

The Draft LAP safeguards locations for new community facilities and identifies existing facilities where capital investment is required. Developer contributions will be targeted at these facilities to ensure that the increased population is provided for.

Heritage

The need to protect the area's built heritage is a key concern. Much has already been destroyed or compromised by inappropriate development built in close proximity. There is a pressing need to encourage the re-use rather than demolition of key heritage buildings. New buildings also need to be designed with sensitivity to context.

An architectural conservation area is a key part of the LAP proposals. Guidance for conservation and re-use of heritage structures is included in proposals for key Significant Redevelopment Sites and in the built heritage action plan. However the LAP also recognises the imperative to encourage contemporary interventions in order to effect the transformational change required to encourage investment in the former industrial areas.

Poor reputation and image

Changing the reputation of the Liberties is a key challenge. The area currently has a reputation for drug related crime and anti-social behaviour. Fear of crime is exacerbated by the number of derelict sites and poor street lighting.

In time redevelopment of the area's many derelict sites with well designed new buildings will reduce the number of areas where people feel and often are vulnerable to crime. A strategy for improving the safety and attractiveness of the public realm is also a key aspect of the LAP. Closer links between the Gardai and the community are also developing.

Education

Improving educational attainment in the Liberties is a vital aspect of regeneration. Many existing schools are operating out of poor quality buildings with inadequate associated open space. The presence of NCAD is a significant asset to the area and the college will be a significant partner in the regeneration process.

New development brings the opportunity to draw investment into schools through cross subsidy and partnership schemes. Encouraging students to remain in the area is also an important aspiration.







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Community integration
The lack of integration between the indigenous community and incomers is a particular concern. The gated form of many new apartment complexes has been cited as a barrier to integration. However, the high level of crime and antisocial behaviour in the Liberties creates a desire for this form of security to protect amenity space. New development also includes a low proportion of family accommodation which contributes to the trend towards an increasingly transitory population. There are also few public parks, squares or play spaces of sufficient quality to attract people to use them.

The LAP aims to ensure that a high quality network of public parks, squares and streets is created to encourage harmonious integration. Design guidelines for residential development will also avoid the negative impact of gated apartment complexes.

Economy
The presence of the Digital Hub is recognised as an asset however the scale of development proposed on the sites it controls is a major concern for many in the existing community.

The Storehouse attracts around a million visitors a year yet there is little to attract them to linger in the Liberties area which results in the community gaining little benefit from this. Market trading is a long established tradition in the area. The Iveagh Market refurbishment is now underway and Newmarket is now home to Dublin's organic food co-op. Improvements to street paving, lighting, shop fronts and signage are needed to encourage more trade.

The LAP will promote the enhancement of the tourist offer and the retail environment. It will support the development of a vibrant creative industry hub along Thomas Street through provision of appropriate building forms.

Movement and transport
A preferred route has been agreed for the LUAS line. This will run along Thomas Street where it will support the development of the proposed high density, knowledge-based employment corridor and benefit local retailers.

The need to improve the permeability of areas of former industrial land which are being released for development is vital if walking and cycling are to be promoted. Pedestrian routes also need to be well overlooked and attractive. New bridges over the Liffey should also be planned to connect Victoria Quays to Croppy's Acre.

The LAP will establish a network of routes and connections designed to improve permeability and legibility.

Design quality
The poor quality of many new apartment buildings is a key concern. A further concern is the standard of accommodation in some of the city council's housing estates; namely Basin Street, Pimlico and around Vicar Street.

Proposals to improve the worst areas of council owned housing form an integral part of the LAP. Design guidelines for new apartments are also included.

Building Trust
Successful regeneration requires strong leadership and also partnership between the various sectors. A legacy of distrust between the community and the city council has cast a shadow many discussions during the consultation period.

The Public Forum has been successful in promoting a dialogue between the council and the community and it is hoped that further progress will be made once some initial projects planned by the focus groups are realised.



“In years to come the Liberties will have an international reputation as a powerhouse for creative industries and cultural tourism as well as being a great place to live”

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Vision Aerial - Looking West

Newmarket

Digital Hub

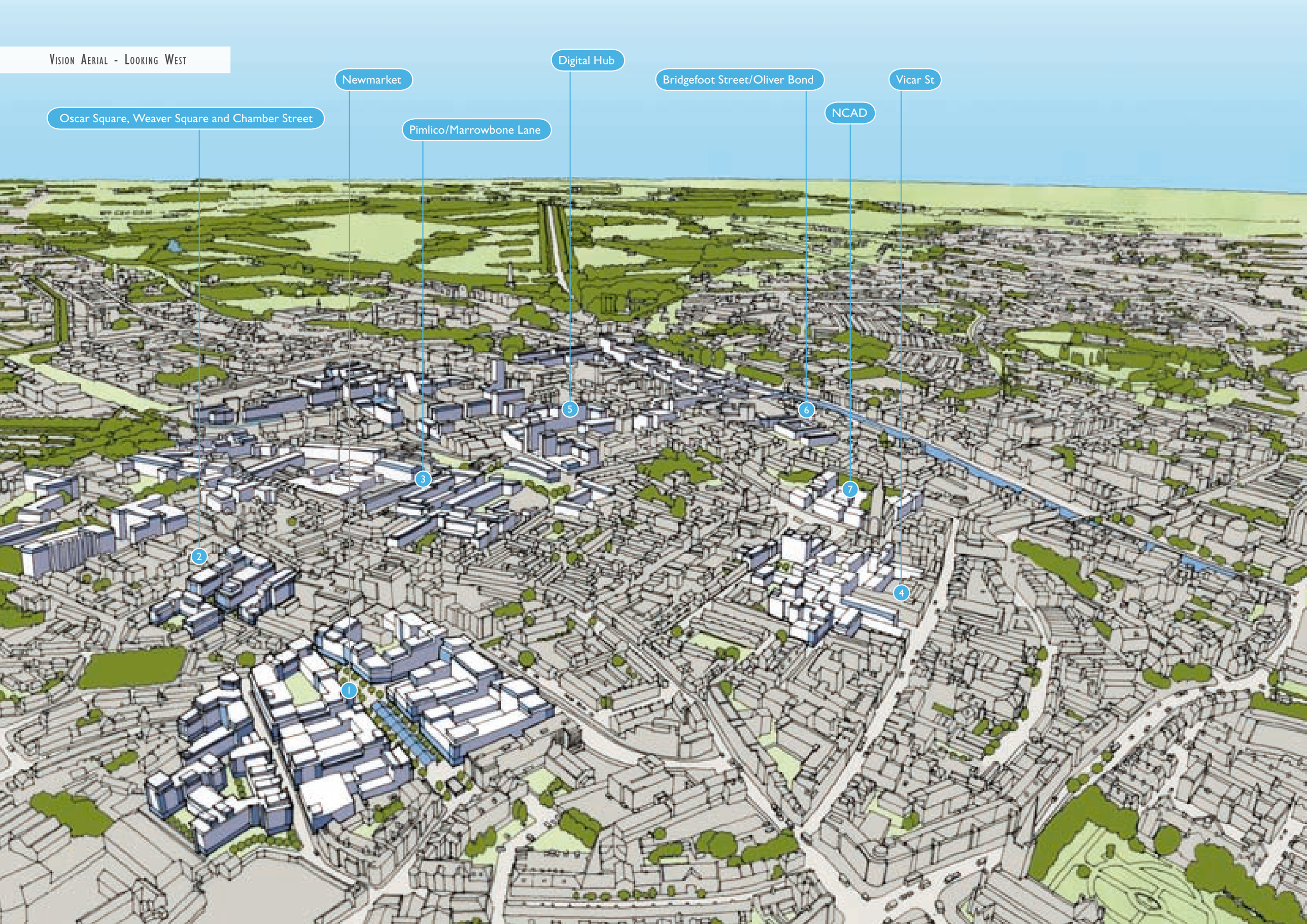
Bridgefoot Street/Oliver Bond

Vicar St

Oscar Square, Weaver Square and Chamber Street

Pimlico/Marrowbone Lane

NCAD



2 THE VISION

Key to the Vision Aerial - looking West (facing page)	
1	**Newmarket** This historic square at Newmarket has been reborn as a new city destination accommodating markets, events, performances and outdoor seating for its many cafés and restaurants. The organic food market occupies new premises facing the square, along with shops, artisans' workshops, galleries, a bar and micro brewery, it also has community, arts and leisure facilities. Apartments and offices on the upper floors overlook the square and provide 24 hour passive surveillance. A landmark hotel on Cork Street signifies the importance of Newmarket as a civic destination and because of it everyone can find Newmarket now.
2	**Oscar Square, Weaver Square and Chamber Street** Weaver and Oscar Squares have been up-graded, they now provide attractive local open spaces each with its own distinctive character. Oscar Square is now a well used and well managed park which local people use all the time. The former local authority flat scheme at Chamber Street has been demolished long ago and the site was redeveloped with residential apartments for private, social and affordable housing to the south, and with high quality office accommodation above retail space on Cork Street, a much used pedestrian link connects Oscar Square and Cork Street to the east.
3	**Pimlico/Marrowbone Lane** A new park, art centre, library/ideas store, and primary care centre provides a busy, well designed and maintained community hub in the heart of the Liberties at Pimlico. New apartments overlooking the park replaced the old flats, they were built to provide upgraded accommodation for existing city council tenants. When people moved into the new apartments their old blocks were demolished either to make way for new apartments or for the park and other community facilities. Some new apartments went to local children; all of them were designed to accommodate a range of household sizes and a mix of social, affordable and private tenures. The established community of Pimlico remains together and goes from strength to strength. Many people from the area work in the new commercial businesses in the area. People enjoy sitting in the park reading books and playing games during lunch time. The park is well used by residents, tourists and workers in the area, and is an important achievement of the regeneration project.
4	**Vicar St** The existing concrete open space on Vicar Street has been upgraded to create an attractive urban square surrounded by a hotel and new apartments with shops, cafés, restaurants and markets at ground level. Existing tenants moved into new high quality and more spacious apartments located close to Michael Mallin flats. The new housing included new homes for older residents with private courtyard gardens. After they moved out their flats were replaced with new mixed use developments, including some more apartments.
5	**Digital Hub** A hub of high quality offices and apartments along with shops, cafés and restaurants attracts a community of innovators and entrepreneurs. The area has an international reputation for innovation and excellence in digital media and creative industries. The architecture of the new buildings is of a high quality and the services provided locally make the community ready and able to take its place in the new digital age.
6	**Bridgefoot Street/Oliver Bond** Here another new park creates an attractive link between Bridgefoot Street and the Digital Hub. The historic handball court is imaginatively converted to accommodate a mix of community, cultural and office uses. Improved street crossings allow safe access for Oliver Bond residents to an all weather pitch and community facility which is a busy hub of activity for adults and children alike. Within Oliver Bond the open space and the existing community building have been upgraded and security improved. Oliver Bond is now better connected to its environment including towards the river. In general the area feels safe and welcoming to people living, working or visiting the area. People have become used to the new bridges which allow them to cross the river Liffey over to Thomas Street. These new bridges help to increase the flow of pedestrian and cycle traffic between the north and south of the river. This is particularly useful as Newmarket and Smithfield, Grangegorman and the NCAD come together to form new partnership and collaborations. Heuston with its interconnector makes access to the Liberties even easier. Many of the visitors and shoppers use the new Luas line which connects up the original two lines with stops throughout the Liberties.
7	**NCAD** The National College of Art and Design stayed in the Liberties and benefitted from significant investment and upgraded accommodation. This encourages public access to exhibitions and events. Its new gallery in the former fire station is a great success. NCAD graduates and other artists, attracted by the availability of affordable work space and the vibrant urban environment, make permanent homes within the area and form the nucleus of the creative city quarter.

2.1 The Vision

2.1.1 A 2020 Vision for the Liberties

The vision for the Liberties in 2020 included in the Local Area Plan is an aspiration of how the area might turn out if the ideas, recommendations and guidelines shown here are implemented and if there is both public and private sector commitment and investment in the area.

On this basis then in 2020 the Liberties will be:

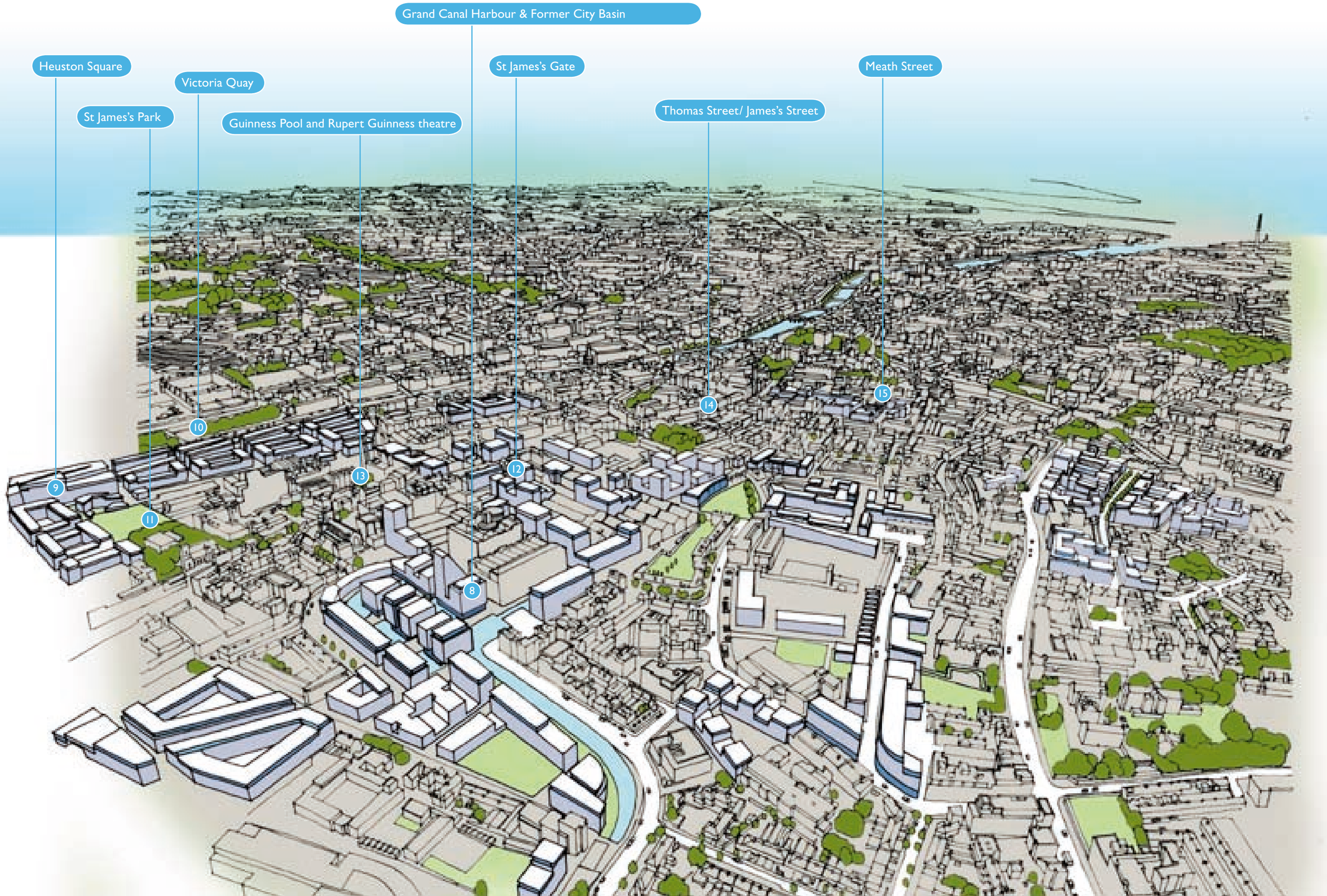
- A thriving city quarter, home to a strong inclusive community with distinctive neighbourhoods whose high quality buildings, streets, squares, parks and schools offer an excellent quality of life for visitors and residents alike. Many people in the community (owner occupiers, private rented and local authority tenants) live in new apartments that were built to the higher standards set by Dublin City Council in 2008. They also enjoy a much improved range of community and social infrastructure including play areas, sports pitches, a new library and arts centre, an extended leisure centre, community meeting spaces, crèches, youth clubs and medical centres and new parks.

- Over the past decade a series of historic civic spaces including Heuston Square, Victoria Quays, Grand Canal Harbour as per modification 103 and Newmarket were re-imagined and provided a focus for new developments whose designs were inspired by a vision to leave a lasting legacy of modern high quality architecture which would both enhance and complement the built heritage of one of the oldest parts of Dublin.

  The historic urban form which was felt to be so endangered in 2008 is now cherished by all and international visitors come to the area to see what can be learned from the sympathetic yet innovative conversion of many heritage industrial buildings to brilliantly accommodate 21st century uses.

- In 2009 the Liberties helped to celebrate the 250th anniversary of Guinness. The Storehouse remains a key tourist destination and there are spin off attractions as well as complementary cultural activities for tourists. People like to stay in the new hotels in the Liberties and the popular restaurants in the area need to be booked in advance especially at weekends. Apart from the range of entertainment venues (Tivoli, Vicar St and Guinness Theatre) tourists are also attracted by the busy markets on Meath and Thomas Street and the stunning waterside views at Grand Canal Harbour.

Vision Aerial - Looking East



Key to the Vision Aerial - looking East (facing page)

8 Grand Canal Harbour & Former City Basin
A vibrant waterside destination has been created at Grand Canal Harbour around the historic harbour formerly used by Guinness boats. Quayside activities attract both tourists and Dubliners who enjoy the unique atmosphere of the space. One single tower (Modifciation 109) with high quality apartments and a hotel create an attractive landmark on the city skyline. Local schools are significantly improved and expanded to cater for the increased population. A new crèche has been built making the area a favoured residential location for families. Linkages with St James's Hospital have improved and this important teaching hospital has created a significant number of new jobs many of which local people have taken up. New high quality apartments have been built to replace the Basin Street flats, this happened on a phased redevelopment basis allowing the community to remain in the area. The new apartments are a mix of social, affordable and private and all the existing local authority tenants were accommodated near their old homes. The local football team practice on the five aside pitch provided as part of the regeneration project and they display their medals in the local St Catherines Centre which has a new pitch which is also used for football training.

9 Heuston Square
A new city gateway is created following the pedestrianisation and landscaping of this premier civic space. The Interconnector and LUAS provide high speed connections to destinations throughout the city. Crowds spill out from new cultural buildings, cafés, bars and restaurants to activate the space.

10 Victoria Quay
A riverside promenade has been created along the south bank of the Liffey. Stunning architectural facades provide panoramic views of the river where new bridges connect the south bank to Croppy's Acre – the City's Green Living Room. For the first time this part of the river contributes fully to the economic life of the Liberties and forms a connection between the north and south sides of the City linking up Smithfield with Newmarket and NCAD with the new Grangegorman Campus.

11 St James's Park
A new city park extends behind St James's graveyard which is now in the ownership of the City Council and has been restored and is managed to a high standard. In the new park there are attractive play areas and quiet spaces for residents of the new Guinness quarter to relax and unwind, the park does not interfere with the graveyard which retains its own character and is a special place. . The new park has views of the River and pedestrians can make their way down to the river along a green corridor. The Liberties Horse and Carriage Centre with its lively stable yard nearby is a unique tourist attraction.

12 St James's Gate
Historic buildings at St James's Gate have been imaginatively converted to accommodate a mix of business, community and residential uses. New infill buildings echo and complement the old industrial buildings but used a modern idiom.

The new Guinness brewery is attracting lots of interest from international architectural students who are interested to see what stunning new architecture has been achieved in the building of the new brewery. There is still good memories of the 2008 celebrations which marked the 250th anniversary of the founding of Guinness brewing business in this historic place.

13 Guinness Pool and Rupert Guinness theatre
The historic theatre once again stages shows and has rehearsal space. The building, named to honour Rubert Guinnes, is now firmly in the diary of theatre goers. The pool beside the theatre has been replaced and a new gym provided which keeps the people of the Liberties healthy and active. School children use the pool during school hours and at weekends. It is also used for competitions and sports days.

14 Thomas Street/ James's Street
The restored facades of historic buildings along with sensitive infill development has created an attractive backdrop to this bustling shopping street with its historic churches and lively cafés bars and restaurants. The public realm has been restored and the character and feel of Thomas Street has been maintained, once again it can live up to its original name of "slige more."

15 Meath Street
Meath Street continues to be the beating heart of the Liberties community; the street where locals exchange gossip amongst the colourful market traders and rub shoulders with tourists heading for the Storehouse, Digital Hub, Liberties and Iveagh Markets. Traders sell a wide range of flowers, fruit and vegetables, and at week ends there is a brisk trade. The old traditional customers are glad to see that business has picked up and come along to share in the excitement.

Just off Meath Street CREATE continues to build on its reputation for arts practice at a national level and attracts many visitors to its new premises on South Earl Street where the former Abbey of St Thomas is now open to the public as a contemplative garden and art exhibition space. Behind, St Catherine's Core Church, the former graveyard is now a popular destination locally as this unique space has been landscaped and the second gate opened which makes it easily accessible to people walking along Thomas Street and looking for a rest in a quiet and peaceful place.

- Indeed markets are what the Liberties are all about; from the grandeur of the Iveagh Market, the hustle and bustle of the street markets, the simplicity of Newmarket with its organic and green products to the curios of Francis Street, the Liberties has it all. The annual Christmas market has become a regular Christmas Eve haunt for every child in Dublin.

- St Patrick's Park was a gift to Dublin City from the Guinness Family in 1904. This noble tradition of city endowment was continued in 2008 when three organisations set aside potential development land for public parks (a) Dublin City Council (Marshal sea Park, Vicar Park, St Luke's Park and Pimlico Park); Diageo (St James's Park behind the graveyard of the same name) and Health Services Executive (Weir Park and Bru Caomhaine Park on Cork Street). In addition the landowners and developers of St James's Harbour contributed to the diversity of landscape in the area by providing a water park when they reintroduced water to the old harbour as part of its redevelopment.

The Liberties formerly an area with a dearth of parks can now boast a brilliant network of high quality, well managed and connected green spaces and parks. Three major new parks at Pimlico, Bridgefoot Street and the one behind St James graveyard are now in everyday use. The pedestrian area along the quays at Heuston is now a hive of biodiversity encouraging citizens to take their ease, read a book, have a lunch time sandwich and chat with friends and fellow diners while watching the many birds who make their home along the river. In the evening parks and green spaces offer an alternative traffic free route for workers wishing to walk or cycle home after a day in the city. Of course shoppers use the parks too on their way home from the busy retail areas that make up so much of the Liberties.

The extension of the St James's park reaches down to the river on part of what was formerly the Diageo lands. Tourists come over the new bridge from the Croppy's Acre having visited Collins Barracks Museum and make their way along Marshal sea Park or St James's Park to Thomas Street and the Storehouse before heading up to Iveagh or Newmarket to see what's on offer.

The walled garden cum park on the site of the former St Thomas's Abbey on South Earl Street is a quiet place where archaeology and art meet to create a contemplative space much valued by the many artists living in the area. As is fitting in the digital hub quarter with its deserved reputation for creative and knowledge industries, there is an exhibition using 3D computer generated images showing how the abbey looked when it was in use, people can walk around this and imagine they are back in time. The images which looked like something from Star Trek five years ago now seem like everyday technology. The exhibition is popular with students, visitors and historians because they show what the abbey was like before it was sacked during the dissolution of the monasteries. It also meant that excavation of the Abbey can be undertaken in the future when technology will be even more advanced.

THE VISION

In the meanwhile the landscape of the space facilitates temporary and permanent art exhibitions. It is a spacious place which makes it particularly suitable for sculptural shows and installations. The abbey 'park' is curated by CREATE who rebuilt their own centre to form an entrance to the site of Thomas's Abbey or "d'Abbey" as it has become known locally.

Like all parks in Dublin, the Liberties benefits from the care of Dublin City's team of park wardens who maintain and manage all the parks including the new ones and also the older ones like Patrick's Park and the smaller ones like Vicar Park, Park Terrace, and Oscar Square all restored in the past decade to a high standard following long discussions and consultations with local people. The City also manage St Catherine's and St James's graveyards both of which were restored and brought back into the life of the city while protecting their particular heritage. St James's Graveyard was vested in the city in 2009 just in time for the Guinness 250th celebration.

All the parks, open spaces and streets are connected together and are well used by tourists and visitors, in 2020 the Liberties is known for many things and interesting parks is just one of its attractive offerings. Due to the far-sightedness and willingness of private and public landowners to forego building on some of their land-bank it is now possible to cross through the area in tune with nature.

- The environment is child-friendly and it feels safe to walk around the area at any time. Streets are well lit and attractive and retain the characteristics of an old city. There are a wide variety of cultural and entertainment venues as well as cafe's, bars and restaurants, the area is busy and thriving and Dublin people are proud of this area and bring their friends and visitors there to sample its many attractions and take in the panorama from the Gravity Bar in the Storehouse and more recently from the tall buildings on St James's Harbour.

- Public transport connections in the area are the main mode of transportation, and traffic calming and improved management make rat running a thing of the past. Public transport runs on time, notices at stops show how long people can expect before the next bus or tram comes along. People are forever remarking on the excellent standard of public transport services in the Liberties. There is a choice of main line rail, Luas, bus and the famous horse and carriage for special occasions. When the Luas line was announced at the end of 2008 it was a clear signal that the public sector was firmly behind the regeneration of the Liberties.









- People are very accustomed to seeing tourists and visitors arriving into the area using the local horse and carriages. There was concern in 2008 that they would disappear and be lost forever. But once the horse and carriage men and women got together to form an association and negotiate for recognition, regulation, routes and ranks they earned for themselves a lasting place in the Liberties. They and their horses are as familiar and iconic a symbol of he Liberties as Central Park horse and carriage rides are to New York. They have a base in the Liberties now and children like to watch as the horses are fed, watered and exercised, the Lord Mayor's carriage can be seen every St Patrick's day leading the Liberties carriages on parade.

  These old fashioned "taxis" are used by visitors coming to Dublin's digital zone or to the Storehouse in the Guinness Quarter on their way from IMMA, Collins Barracks, St Stephens Green and the Phoenix Park. But the clip clip sound of Liberties horses can be heard in nearby Georgian Dublin and the villages of Kilmainham and Inchicore. They have also developed a niche tourist market in graveyard tours throughout Dublin including the now famous St James's Graveyard which was all but abandoned in 2008 and is now carefully restored, preserved and maintained as part of the green lung of the City. There is nothing like hearing about grave robbers from a horse drawn tram to appreciate living in the 21st Century.

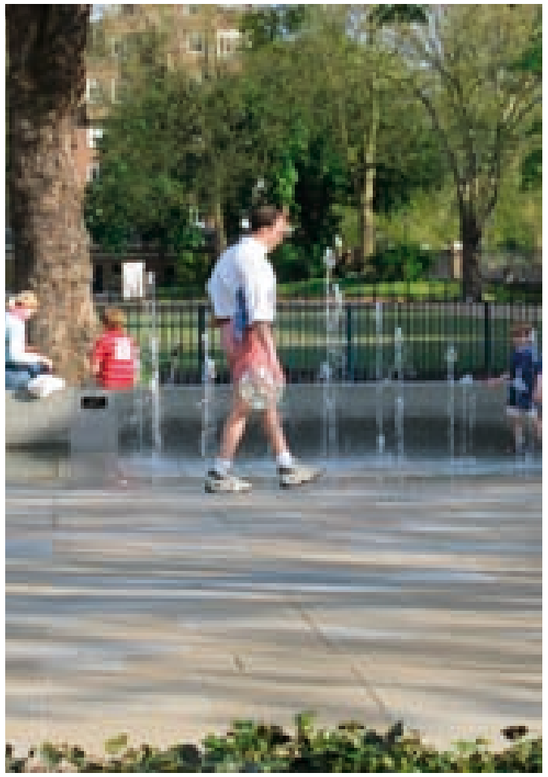
- The National College of Art and Design who had thought of leaving the area are glad they stayed. The college is the focus for a diverse and active local artistic community and has built on its connections with other colleges. It has also developed an excellent reputation in art education and community engagement. Its new gallery opened in 2008 is a popular and busy venue for up and coming artists. Artists also come into the area to buy materials and visit their friends further developing the area's reputation as the creative hub of Dublin.

- The Digital Hub has achieved its objective and has become established as an internationally renowned centre for digital media and knowledge based industries. It has contributed significantly to the growth of the national economy. The most recent census showed that local liberties people are the most advanced community for digital media in the country. The whole of the Liberties is served with a network of fibre optics, this was achieved by a combination of developers being required to provide fibre optic as part of planning conditions but also the council connected up all the development sites in the area so they could talk to each other efficiently. This was a first in Ireland and gave the digital hub quarter a unique selling point which helped to ensure its success.





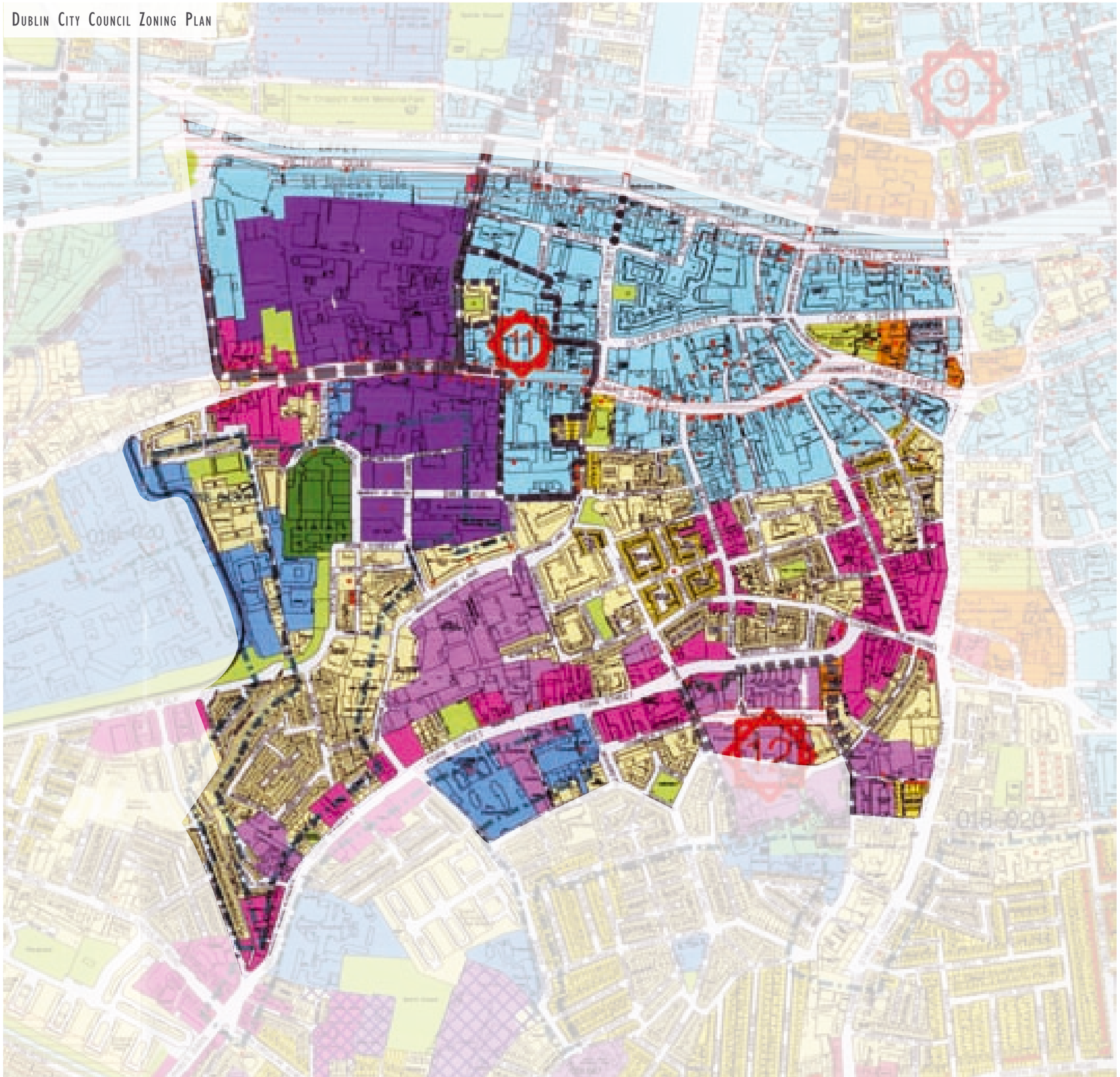




“The Liberties must seize the opportunity to reconnect Heuston to the city centre”

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Dublin City Council Zoning Plan



Key (taken from the Dublin City Development Plan for 2005-2011)

- To protect, provide & improve residential amenities
- To protect and/or improve the amenities of residential conservation areas
- To provide for and improve mixed services facilities
- To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design, character and identity
- To provide for the creation and protection of enterprise and facilitate opportunities for employment creation
- To provide for the creation and protection of industrial uses and facilitate opportunities for employment creation
- To provide for the creation and protection of industrial uses and facilitate opportunities for employment creation
- To preserve, provide & improve amenity & open space
- To consolidate and provide for the creation of inner suburban sites for mixed-use development of which office, retail and residential would be the predominant use
- Zones of Archaeological Interest
- Framework Development Areas

3 POLICY AND PLANNING CONTEXT

3.1 Planning Policy Context

The Liberties LAP has been informed by a hierarchy of European, national, regional and local planning policy documents.

The overarching theme of international best practice planning policy is the consolidation of development in urban areas. Urban consolidation is a key component in the achievement of sustainable development, economic competitiveness, community wellbeing, environmental protection, and investment in public infrastructure. Sustainable development is a central objective of EU policy, and requires co-ordinated economic, social and environmental policies working in a mutually reinforcing way.

The 'Bristol Accord', endorsed by European Union ministers in 2005, sets out the prerequisites for the creation of sustainable communities. These include the central importance of economic growth; social inclusion and social justice; the integration of social, economic and environmental challenges.

The accord noted the vital role that successful cities play as places of international excellence with a critical mass of population that allow the knowledge economy to thrive with strong cultural identities delivering sustainable communities beyond their limits – regionally, nationally and even internationally.

In 2007, EU ministers responsible for urban development signed the 'Leipzig Charter on Sustainable European Cities. This charter sets out the foundations for an integrated urban policy with greater involvement of local partners in decision-making and implementation.

The Charter presents an ideal model for the 'European City' of the 21st century, and sets out key strategies for urban development policy. In particular, it identifies the need to strengthen inner cities; emphasising the need for high quality built environments; improving the mix of residential, commercial and leisure areas; and putting an end to monotonous urban development and urban sprawl.

3.2 The National Spatial Strategy 2002-2020 & The National Development Plan 2007-2013

The National Spatial Strategy 2002-2020 (NSS) is the national planning framework designed to coordinate future development and planning in Ireland in a sustainable manner. The strategy recognises the critical importance of Dublin as a national and international economic driver and promotes the continued growth and development of the Greater Dublin Area (GDA).

The NSS states that in order to promote sustainable development it is essential to consolidate the physical growth of Dublin City. This should be supported by effective land-use policies for the urban area, which in turn allow the public transport system to function more effectively. Within the city this is to be achieved through the redevelopment of all vacant, derelict and underutilised lands, in particular where they are close to public transport routes.

The National Spatial Strategy outlines a number of requirements that are key to creating a compact, economically vibrant and habitable city including:

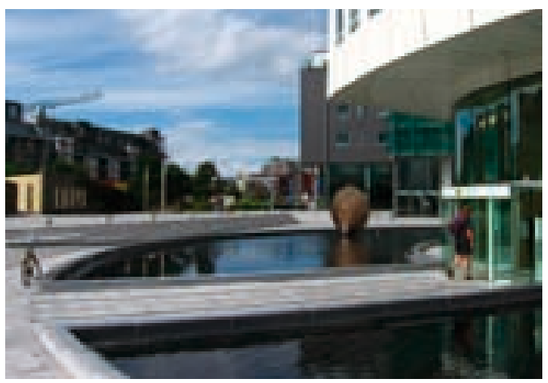
- The effective integration of land use and transportation policy
- Facilitating the movement of people and goods through an effective public transport system
- Supporting the city's capacity for innovation
- Maintaining a high quality environment and providing opportunities for outdoor recreation within easy access
- Maintaining and investing in the quality-of-life attractions of the city, especially in terms of education, healthcare, childcare and cultural and entertainment facilities
- Eliminating areas of social deprivation and ensuring the integrated development of areas

The National Development Plan 2007-2013 (NDP) was launched by the Government of Ireland in January 2007. It sets out a regional development strategy supported by a quantified multi-annual investment commitment in the key areas of education and training, infrastructural development, the productive sector and the promotion of social inclusion.

It is a strategic policy framework of the NDP to support a strong and competitive GDA in order that it continues to drive its own development and that of the State through improved and greater public transport-based mobility, development of more compact and sustainable communities, and high quality international and domestic transportation connections.







3.3 Department of Transport Investment Programme – Transport 21

The Department of Transport Investment Programme – Transport 21 is the capital investment framework through which the transport system in Ireland will be developed over the period 2006-2015.

The projects and programmes that make up Transport 21 aim to increase accessibility, ensure sustainability, expand capacity, increase use and enhance quality. It is an objective of Transport 21 to promote a switch from car usage to public transport.

Accordingly, a massive increase in public transport is its centrepiece. Transport 21 contains proposals for an integrated transport system. Some of these proposals are of particular benefit to the Liberties area, namely:

The Interconnector Project:
The proposed Interconnector, consisting mainly of a tunnel, will connect and link all rail modes - DART, Commuter, Inter-City, LUAS, and Metro to form an integrated cohesive network. New stations are proposed at Christchurch and Heuston as part of this project, which is due to be completed in 2015.

Transport 21 considers the Interconnector to be the vital "backbone" of an integrated public transport system for Dublin and key to optimising the benefits to be delivered through other elements of the 10-year plan. By linking key nodes such as Heuston Station, Pearse Station and St Stephen's Green, it will also facilitate easy interchange between all rail modes.

Luas Line F:
This project involves the development of a new Luas light rail line which will connect Lucan in West Dublin to Dublin City Centre providing an important link for communities and institutions on the south side of Dublin. Luas Line F is forecast to add up to 25 million passengers per annum onto the Luas network.

3.4 Regional Planning Guidelines for the Greater Dublin Area 2004-2016

The Regional Planning Guidelines for the Greater Dublin Area 2004-2016 provide a long-term strategic planning framework for the development of the GDA in the 12-year period up to 2016 as envisaged by the National Spatial Strategy. The Regional Planning Guidelines (RPGs) promote the consolidation of development within the metropolitan area, an increase in overall densities of development, together with a much-enhanced multi-modal transport system. For Dublin city centre, the area in which the Liberties is located, this will require a further increase in overall residential development densities, the delivery of well-designed urban environments, as well as measures to ensure priority is given to public transport.

The RPGs recognise the development of an interconnector tunnel from Heuston Station via Christchurch and St. Stephens Green to the Docklands as being essential to enabling public transport services to connect from one corridor to another, and help the GDA work more efficiently as a single 'market'. The RPGs also include the development of an East/West Luas line linking Lucan to the city centre as a strategic priority.

3.5 Dublin City Development Plan 2005-2011 Zoning Objectives

The Dublin City Development Plan, 2005-2011 sets out a spatial strategy to steer future growth in both inner and outer city areas. The aim of the City Plan is to set out a framework for the development of Dublin, which allows growth to happen in a co-coordinated and orderly manner, while at the same time conserving the city's intrinsic character and amenity. The overall vision of the Plan is:

"To enhance the quality of life and experience of the city for the residents, workers, commuters and visitors and to consolidate the urban form of the city and to do so in conjunction with improvements to the public transport network."

In addition, the City Plan proposes a sustainable, vibrant city that continues to be a major focus of economic growth within the county and focuses on the intensification of the core area.

The City Plan actively encourages high-density development, particularly in city centre locations and in areas within walking distance of public transport infrastructure and employment centres. It is also a policy of Dublin City Council to promote Dublin city centre as the primary services and office-based employment location in the region and to provide for the expansion of the sector where appropriate.

Within the inner city, a number of key development areas have been identified as Framework Development Areas. Two of these designated areas are located in the Liberties area - Digital Hub and Newmarket. The development of these areas will result in spatial clusters of economic, commercial and cultural specialisms which are vital to the future growth and the success of the city. Each of these areas will be promoted to achieve its optimum development potential.

3.5.1 Variation No 21 of the Dublin City Development Plan 2005-2011 – Achieving Liveable Sustainable New Apartment Homes

Variation No 21 of the Dublin City Development Plan 2005-2011 – Achieving Liveable, Sustainable New Apartment Homes (DCC Apartment Guidelines) was adopted on 3 December 2007. The goal of the Guidelines is to optimise the quality and supply of apartments in Dublin City. The DCC Apartment Guidelines recommend higher minimum floor areas than that of the Sustainable Urban Housing: Design Standards for Apartments – Consultation Draft Guidelines for Planning Authorities, 2007.

The DCC Apartment Guidelines state that the 'target average floor area' across an apartment scheme shall be 85 sq m. In terms of the breakdown of apartment types, the Guidelines provide that one-bedroom apartments should comprise 20% of a scheme and apartments of 100 sq m or with three bedrooms should comprise a minimum of 15%. The DCC Apartment Guidelines also place importance on providing for the needs of children in apartments of two or more bedrooms.

Conscious of the existing variance in terms of the quality of apartments in certain parts of Dublin City, the DCC Apartment Guidelines promote the provision of high- quality developments in mixed-income regeneration areas where there are concentrations of disadvantage. They also highlight the importance of social infrastructure such as parks, shopping facilities, schools, leisure, transport, etc. They further promote the provision of dual aspect apartments, with a maximum of 15% being single aspect, none or which are to be north-facing.

In terms of design standards, the DCC Apartment Guidelines welcome podium formats which suit commercial units at ground level with residential above. They also provide minimum floor-to-ceiling heights and minimum storage standards. Blocks and varied heights are recommended to allow sunlight/daylight penetration. A minimum of 10% public open space is recommended and good supermarkets and other amenities are encouraged. The provision of a greater choice of apartment types such as open-plan and loft-style apartments is also encouraged as part of the Guidelines.

3.6 Managing Intensification and Change (DEGW Study 2000) and Maximising the City's Potential: A Strategy for Height and Intensification (Discussion Document, 2008)

A study commissioned by Dublin City Council to examine the issue of Dublin's building height, Managing Intensification and Change: A Strategy for Dublin Building Height, (DEGW, 2000) identified character areas and locations within the city that would allow for large-scale growth and innovation in building form. The Dublin City Development Plan 2005-11, (Section 15.6.0) states that the "potential siting of higher building or high-intensity clusters within the city will be planned using the principles and criteria enunciated in the study".

Maximising the City's Potential: A Strategy for Height and Intensification was issued as a discussion document, by Dublin City Council in January 2008.
The discussion document outlines a primary objective of Dublin City council to consolidate the city in order to achieve a compact urban form in the heart of the region. It builds on the report Managing Intensification and Change (DEGW, 2000) commissioned by Dublin City Council and current city and regional policy. The document focuses on quality of life issues with reference to the six themes – an economic vision, a social vision, a cultural vision, urban form and spatial vision, movement vision and sustainable vision. The document emphasises the six themes as central to the development of any density and height strategy for the city.

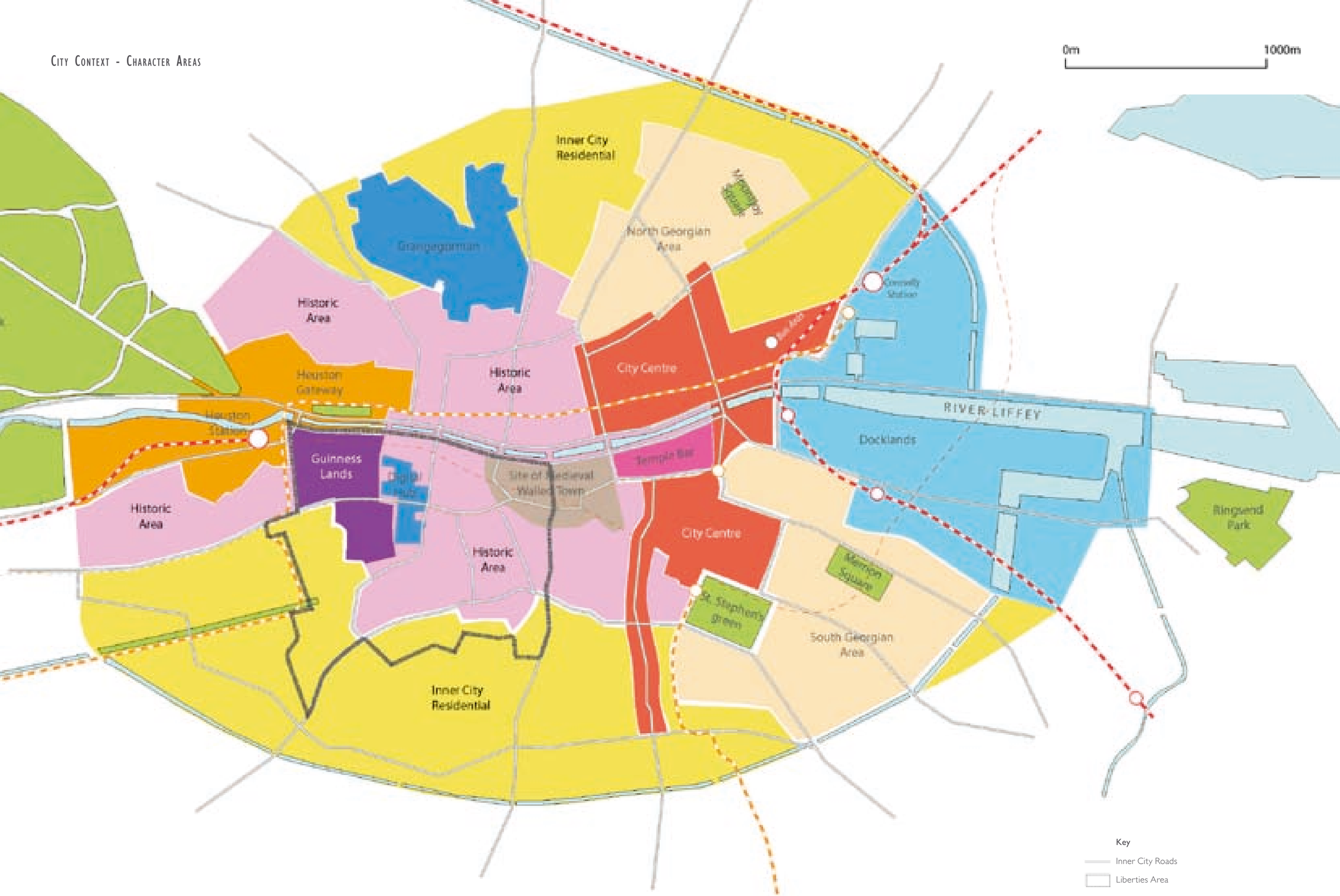
The document identifies the areas of the City that the Council proposes as being suitable for more intensive development and locations where it considers high-rise and landmark buildings could be sited, subject to a number of criteria.
In the context of the Liberties, the discussion document defines Digital Hub as a High Intensity Cluster. These locations have been selected due to their significant scope intensification and potential for tall and landmark buildings. The Digital Hub, together with the proposed Grangegorman DIT campus, is also identified as part of a new north – south "knowledge" axis facilitated by the release of redundant industrial and institutional lands. The discussion document also highlights the greater need for public and community facilities in these higher density areas.

The Liberties LAP will be consistent with the objectives of any citywide height and intensification strategy.

“We need to understand why the Liberties has failed to naturally regenerate over the last ten years despite its central location, a buoyant economic climate and many other assets”

Kieran Rose, Senior Planner, Economic Development Unit, Dublin City Council

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0m
1000m
Inner City Residential
Grangegorman
North Georgian Area
Historic Area
Houston Gateway
Historic Area
City Centre
Connolly Station
RIVER LIFFEY
Docklands
Guinness Lands
Temple Bar
Site of Medieval Walled Town
Historic Area
City Centre
Merrion Square
St. Stephen's green
South Georgian Area
Ringsend Park
Inner City Residential
Key
Inner City Roads
Liberties Area

4 STUDY AREA DESCRIPTION

4.1 City Context

4.1.1 The Liberties Quarter

The Liberties occupies circa 136 hectares of land within Dublin's inner city core to the west of the historic centre. Creative Industries, enterprise, education, retail and tourism are key economic drivers that must be promoted within the Liberties to sustain the city's economic growth.

Improvements to major public transport infrastructure in the form of a rail Interconnector and LUAS extension will significantly increase the connectivity of the area in the future.

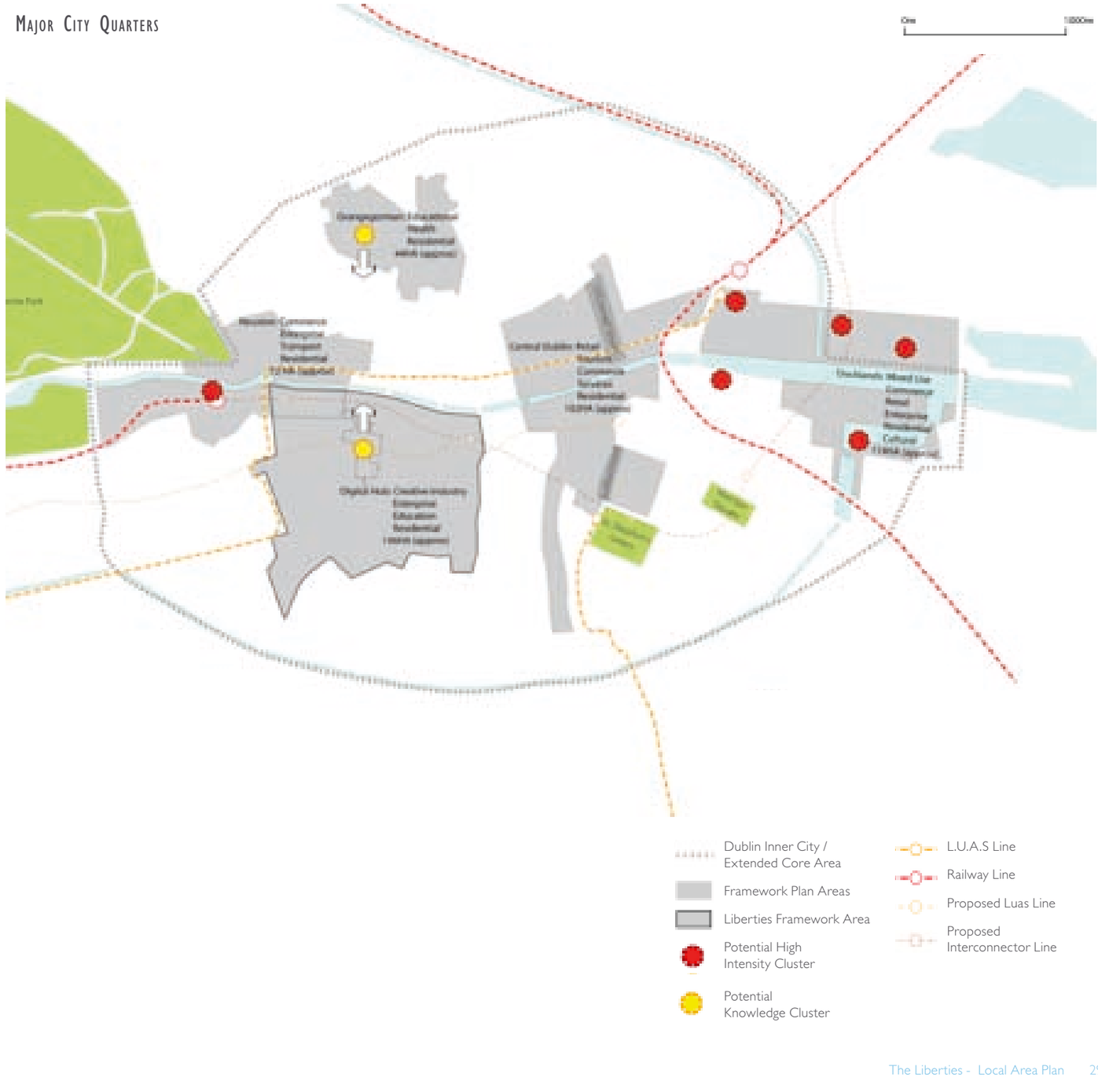
4.1.2 City Character Areas

The LAP study area boundary encompasses a number of the distinct character areas that make up Dublin's inner city core. To the south west, Marylands and the Weavers areas are characterised by low-rise suburban development. To the northwest lie the Guinness Lands with industrial buildings of substantial height and bulk set within large impenetrable urban blocks.

The Digital Hub area which once formed part of the Guinness Lands is in the process of redefining its character to promote the creative industry cluster. With the recent decision to release further Guinness lands for mixed use development this process of redefinition needs to extend westwards through the Guinness Lands and along Victoria Quays. The suburban/industrial character of Grand Canal Harbour must also be radically changed if this area is to fulfil its potential as a new city destination.

To the north east of the LAP boundary is the site of the former medieval walled town and the footprint of the ancient street pattern is still evident. Many buildings of heritage value remain within the eastern Liberties and the emphasis here should be on protecting and enhancing with sensitive infill development and improvements to the public realm. Newmarket, the most southerly part of the study area, has been largely redeveloped with undistinguished industrial buildings during the 20th century and a transformational approach is required here although the footprint of the historic Newmarket Square and the narrow streets leading into it should be retained.

Major City Quarters



4.2 Historic Development

4.2.1 Introduction

It is thought that there may have been an inhabited settlement in the area of Dublin as early at AD 140, when the cartographer Claudius Ptolemaeus referred in his writings to a place called 'Eblana.' This would appear to give the city a history of close to 2,000 years.

Although there were monastic settlements in the area of todays Liberties run by the Irish Celtic Church in the 600s-700s, the core city was a settlement centred on Wood Quay established by the Viking Norse in the 800s. It was then known as Dyflin from the Irish Duiblinn or Linn Dubh, the 'Black Pool' at the mouth of the Poddle River where it met the Liffey River. This later formed part of the Norman castle defences, the site of today's Castle Gardens.

Today's James's Street and Thomas Street are part of an ancient highway, the Slige Mhor that ran parallel to the Liffey along a ridge on its south side that leads into the city centre from the west.

The Liberties, located just outside the western fringe of the medieval city, was vital as an industrial centre. Indeed the Liberties was the first, and for a time, the only industrial suburb of the city. This was because of the Poddle River & the Dodder Creek. The water came down to the Liffey from the Wicklow Mountains to the south and Kildare to the South West. These waterways were diverted in medieval times and were under the control and ownership of the Augustinian Priory of St. Thomas who used the water for farming and local industries.

Later, at the Dissolution of the Monasteries, these water rights were granted along with the St. Thomas Abbey Lands to Henry VIII's supporter William Brabazon, ancestor of the Earls of Meath. It was, therefore, from this time that whoever had control over the Water Rights to the Poddle and Dodder would have great political influence in the Liberties.

Thus, water and its exploitation for industry were to become a key factor in the development of the Liberties.



General Plan of the Viking City
(source: Niall McCulloch)

- Medieval port area
- Important parish churches
- Dublin Castle



Suburbs of the Medieval City
(source: Niall McCulloch)

- Medieval port area
- River

4.2.2 Medieval Era

The area known as 'The Liberties' is located directly south west of the walls of Viking and Medieval Dublin. These lands were granted to religious institutions and were known as 'liberties' as they were outside the control of the city.

The Liberty of St Thomas & Donore was granted to the Abbey of St Thomas (located at present day Thomas Court) which was founded in 1177 by Henry II to atone for the murder of Thomas à Becket, Archbishop of Canterbury. At the Dissolution of the Monasteries in 1539 the Abbey lands were granted to William Brabazon, ancestor of the Earls of Meath.



Above: 1610 map

1. St Ouen's Church (St Audeon's)
2. Wood Quay
3. St Thomas Street
4. St Catherine's Church
5. St James's Gate
6. St Thomas Court
7. The Coombe
8. Christchurch
9. St Francis Street
10. St Patrick's Church
11. Dublin Castle
12. Medieval bridge on the site of current Father Mathew Bridge

STUDY AREA DESCRIPTION

4.2.3 Ancient Highways

From Pre-Christian times and before major settlement, Dublin was at the junction of important routes from each corner of Ireland.

Three of these ancient highways converged to form the backbone of the street layout of the Liberties: The Slige Mhor, today Thomas Street and St. James's Street; The Slige Dala, now Cork Street; the Coombe and Ardee Street; The Slige Chualann, now New Street; and Francis Street whose name arose because the Franciscan friary founded nearby in about 1233.

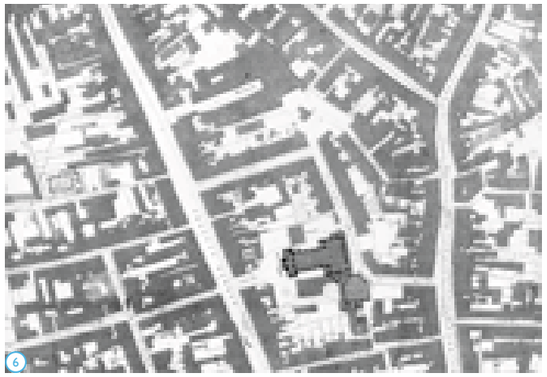
Patrick Street derives its name from St Patrick's Cathedral, which was consecrated as a collegiate church in 1192. The church originally stood on an island formed by two branches of the river Poddle.


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1. Robert Emmet
2. Execution of Robert Emmet in front of St. Catherines', 1803
3. Thomas Street traders
4. Thomas Street, with a view of John's Lane Church (St John & St Augustine) c 1900
5. Thomas Street/ Meath Street, 1756
6. Francis Street, 1847
7. Thomas Street/ Meath Street, 1847
8. Francis Street, 1756

4.2.4 River Poddle

The River Poddle formed an early supply of water to the city following the construction of a watercourse in the 13th century (its flow was increased by an artificial link with the River Dodder). The new water supply was probably initiated by the monks of St Thomas's Abbey to drive its watermills. The citizens' share was fed into a large cistern near St James Gate, from where a conduit ran eastwards towards the castle with public fountains to provide people with drinking water.

Since the Middle Ages the River Poddle has been channelled below ground in brick culverts. It remains today as a watercourse beneath the streets, draining into the River Liffey at Wellington Quay and emerging briefly on private land in Blackpitts.

4.2.5 Weaving in the Liberties

Industry and manufacturing have been an important part of the history of the Liberties due to its location along the ancient roads and beside the River Poddle.

The influx of Huguenots from France following the Revocation of the Edict of Nantes in 1685 by Louis XIV, as well as Dutch and Flemish protestants later in the seventeenth century, led to the area being established as a centre of the linen, wool and silk industries. The water from the river was used to power mills as well as for the disposal of waste. The proximity to main routes was useful for distributing goods around the country.

Tailors' Hall, located on Back Lane and now the headquarters of An Taisce, dates from 1703. It was built by the Tailors' Guild and was for a time the largest public room in Dublin and was famous for parties. It was also used by other guilds such as the Barbers, Saddlers, Tanners and Hosiers. The building was later acquired by the Christian Brothers Society. The Dutch and Flemish immigrants are credited with building distinctive houses with high gables (known as 'Dutch Billies'). These lined many of the streets of the Liberties and Newmarket and many remained until early in the 20th century. Around 1700 there were seven Hugenot families living in Mill Street including one called Disney, the ancestors of the famous American cartoonist Walt Disney whose family had links to Mill Street.

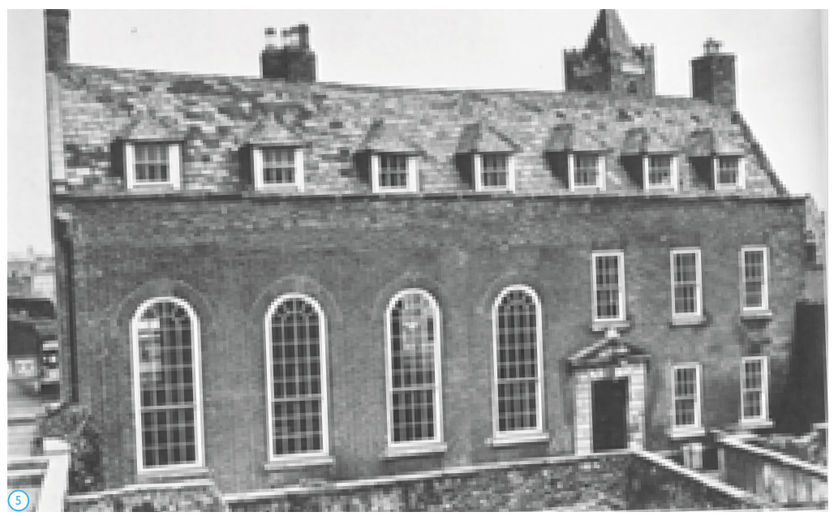
The introduction of British trading restrictions in the 1770s and increased competition from imported cloth heralded the area's demise.





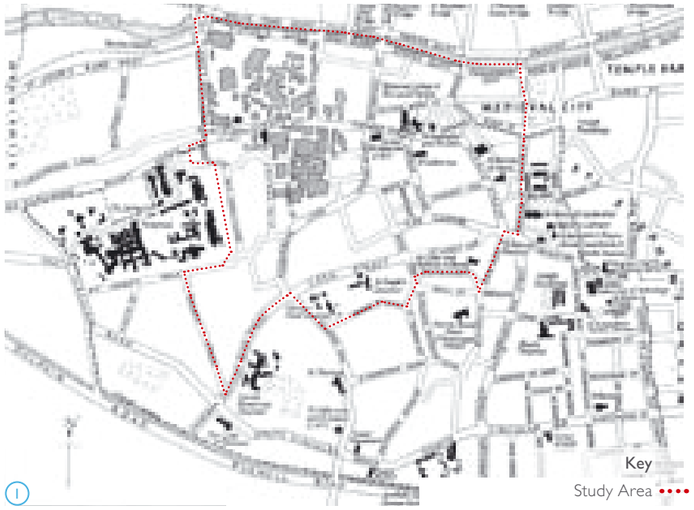






1. Route of the River Poddle
2. Poddle Mill
3. Locals carrying water, c.1800
4. Weavers' Hall
5. Tailors' Hall

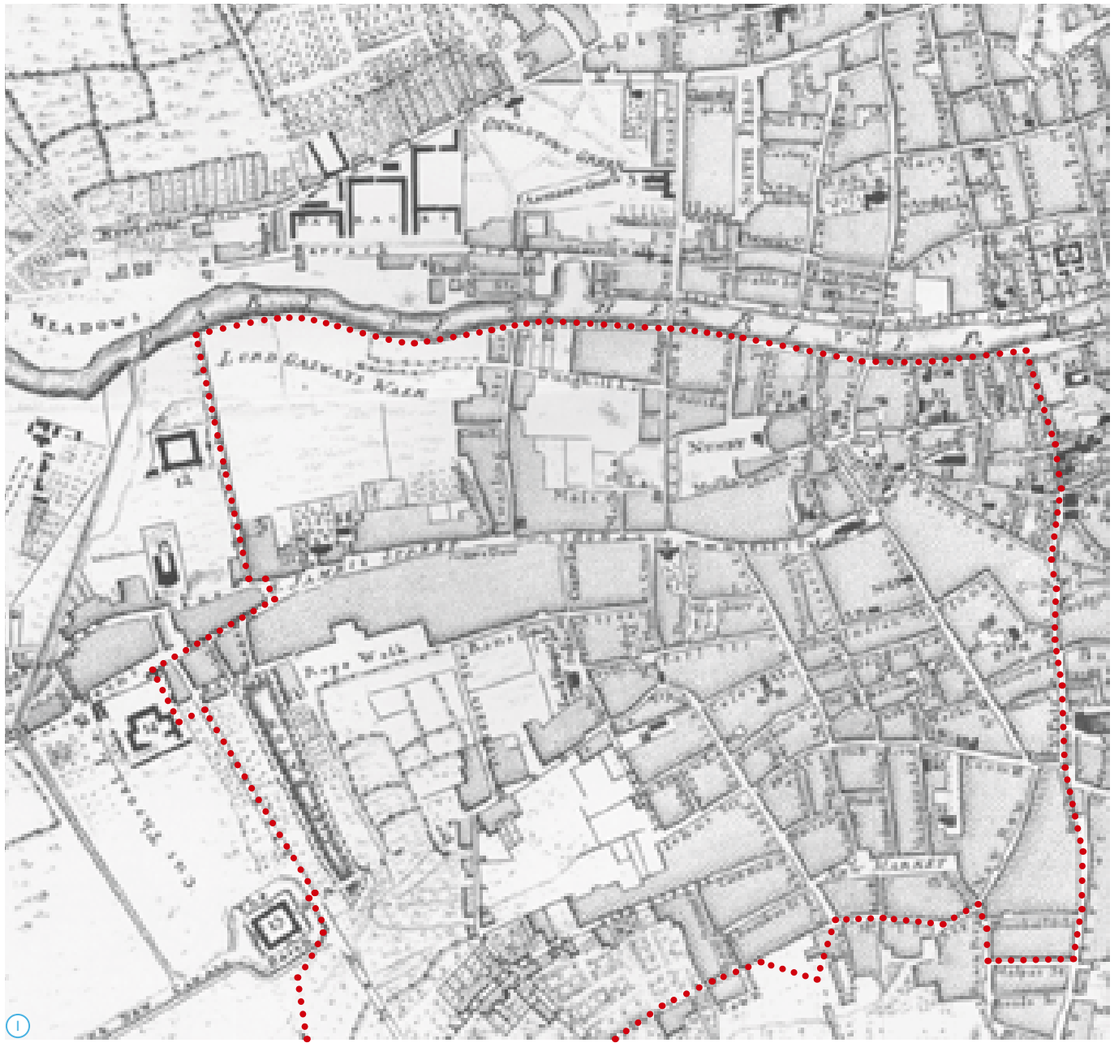
STUDY AREA DESCRIPTION



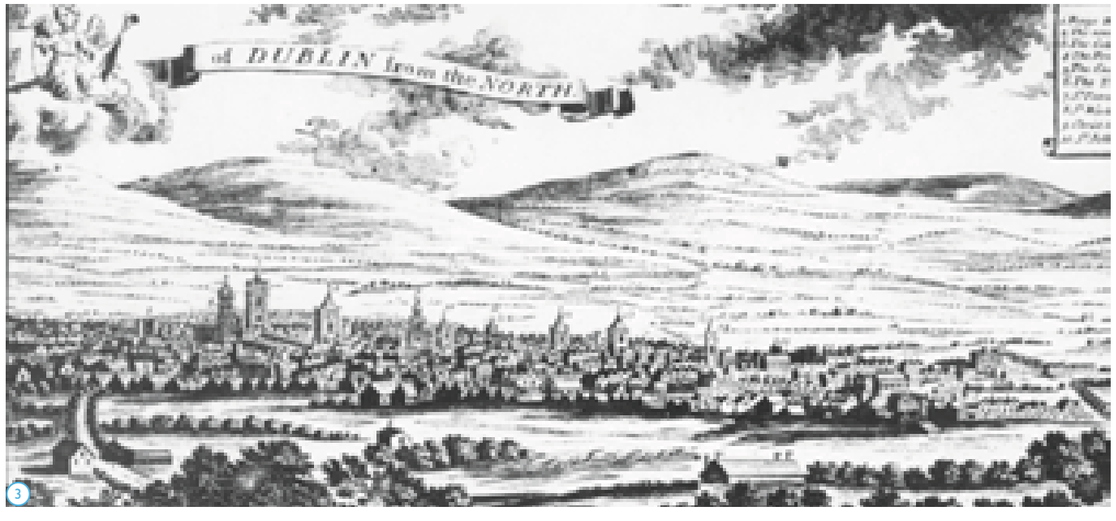
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1. Pevsner map showing important buildings and key landmarks map
2. Brookings, 1732
3. Brookings map, 1732
4. Rocque map, 1760

4.2.6 19th Century Decline

After the collapse of the weaving industry in the 18th century the Liberties became an area of poor quality housing, mostly due to overcrowding and the poor environment caused by local industries. Houses were built right up to and along the side of St. Patrick's Cathedral.

The living conditions in the houses were described in 1798 as having 'ten to sixteen persons of all ages and sexes in a room not fifteen feet square stretched on a wad of filthy straw'. Writing in 1891, Madame de Bovet reported on her impressions of Patrick Street as 'consisting of two rows of tumble-down mouldy-looking houses, reeking of dirt and oozing with the disgusting smell and accumulated filth of many generations'.

4.2.7 Housing Improvement Schemes

Philanthropic housing trusts such as the Iveagh Trust and the Dublin Artisan Dwellings Company were set up to improve the health and living conditions of the people living and working in the area. The housing schemes around Reginald Street are an enduring part of the Liberties.

Later, the slums and back lanes of the Liberties were cleared for modern schemes built by Dublin Corporation. Unfortunately, many estates built during the mid-twentieth century did not relate well to the existing scale and character of the area.

Some successful housing such as Ceannt Fort or Mount Brown (located at the far end of St. James's Street) was built by the Dublin Corporation in the 1920s. This estate was built to the best practice of the time and is still cited as a successful example of good housing.

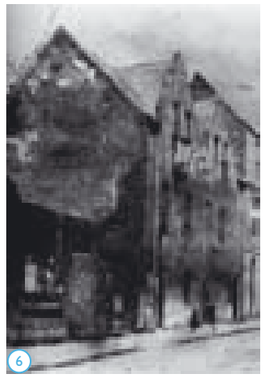

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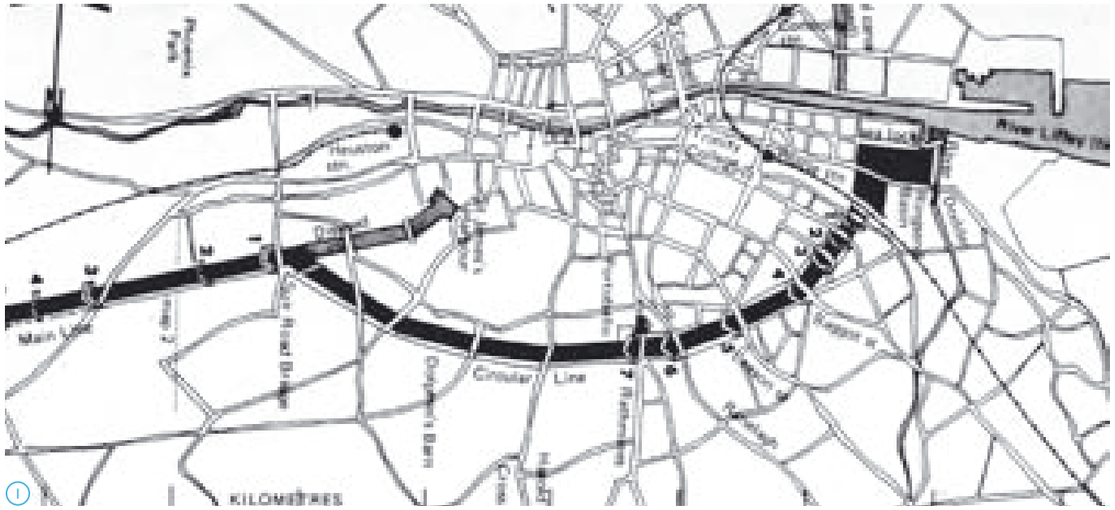

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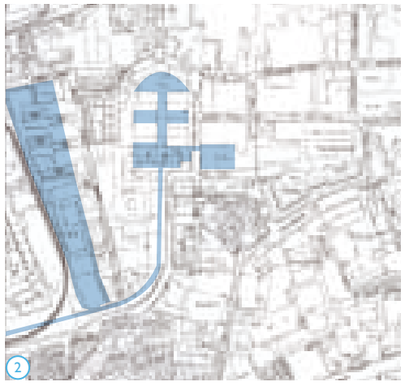
1. Forbes Cottage, Marrowbone Lane
2. Marrowbone Lane
3. St Michael's Lane, c 1900
4. Patrick Street
5. Poole House
6. Marrowbone Lane gables
7. 'Dutch Billie' house in Pimlico
8. Wells Lane (today's Carmen's Hall)

STUDY AREA DESCRIPTION

4.2.8 The Grand Canal

In 1755 work began on the construction of the Grand Canal on the south side of the River Liffey, the first of two canals meant to link Dublin with the rivers Shannon and Barrow. Later in 1790, work commenced on the Royal Canal on the north side of the city (the project would be finally completed 27 years later in 1817). When the Canal opened to cargo traffic in 1779 its terminus was the City Basin. By 1791 the route had reached Ringsend where the Grand Canal Docks were constructed and opened in 1796. The curved form of the 1780 harbour built beside the basin remains visible in the buildings along Grand Canal Place, although it iwas filled in in the 1970s. Other components of the canal system included Brocas Basin and the City Basin, the latter which is adjacent to the Grand Canal Harbour and today the site of significant housing in the area.

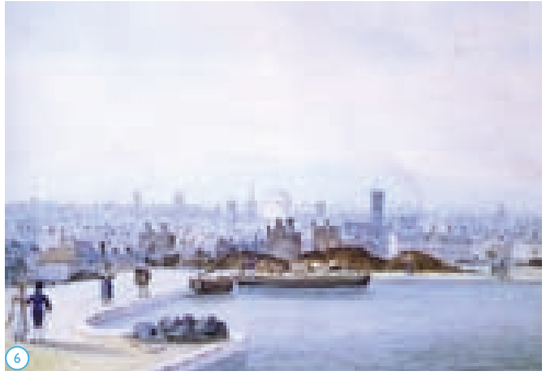












1. Grand Canal map showing spur to harbour, the original terminus until 1791
2. Plan of basins and harbour (shaded in blue)
3. Guinness barrels on the harbour
4. Brookings Basin
5. Grand Canal Harbour, c.1940's
6. Brocas Basin

4.2.9 Brewing

The Liberties remains important for its brewing industries which continued to thrive after the weaving industry declined. At St. James's Gate in 1759, Arthur Guinness leased a site at £45 per year for 9,000 years. It became the largest brewery in Ireland in 1838, and was the largest in the world in 1914. Its proximity to the Grand Canal enabled easy transport for raw materials and beer.

By 1948 the original four acres had increased to over 60. During the 19th and early 20th centuries, the Guinness Brewery owned most of the buildings in the surrounding area, including many streets of housing built by them for brewery employees. Different parts of the brewery were connected by a narrow-gauge railway which covered about 8 miles.

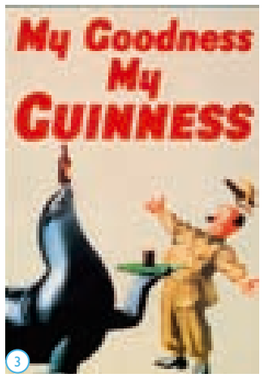
Other breweries or distilleries in the area included Power's of John's Lane, now the National College of Art and Design and Jameson's at Marrowbone Lane. Roe's Distillery dating from 1757 which had a distinctive windmill still visible today, was absorbed by the expansion of Guinness.

4.2.10 The Guinness Family

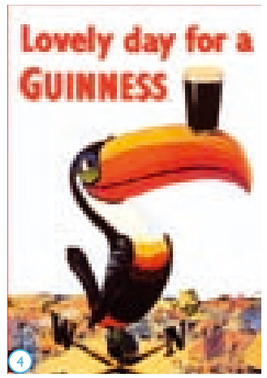
Edward Cecil Guinness (1847-1927) - great-grandson of the founder - was created Earl of Iveagh in 1919. He married his cousin, Adelaide Maria Guinness and later bequeathed his London home, Kenwood House to the United Kingdom. He contributed generously to slum clearance and urban renewal projects and founded the Iveagh Trust in 1891. Lady Iveagh was also a keen philanthropist and amongst many charitable acts initiated the Swinging Boats play area in Pimlico which was mentioned by numerous people during the community planning weekend.


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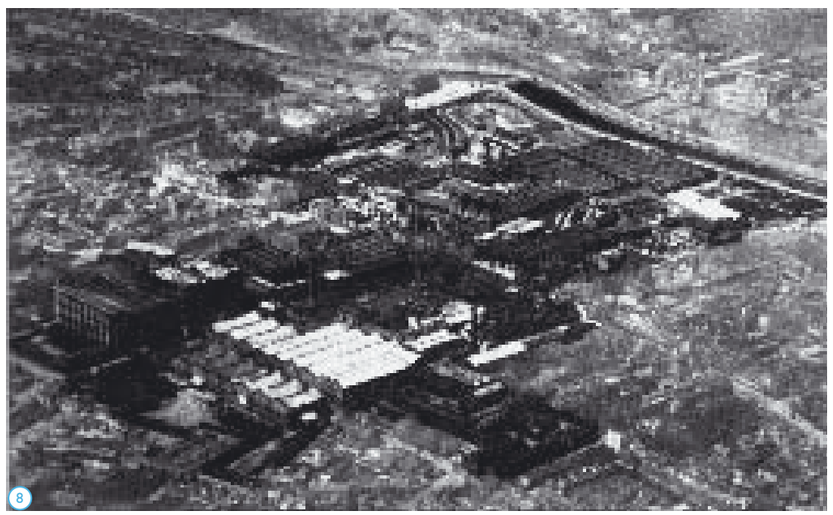
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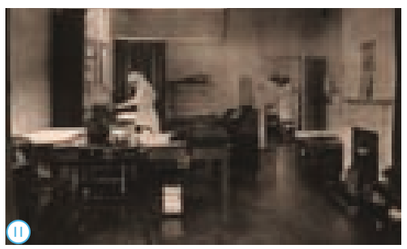

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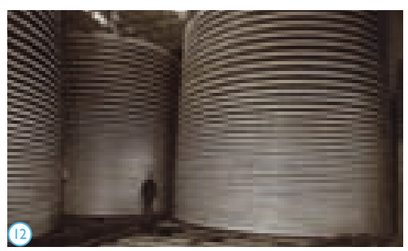
1. Drinking Guinness
2. Earl Iveagh, 1847-1927
3. Guinness poster
4. Guinness poster
5. View of the Guinness factory: malting floor
6. Arthur Guinness, founder of the brewery, 1752
7. Worker enjoying a pint of Guinness
8. Guinness site from the air
9. View of the Guinness factory: the cooperage yard
10. Hop-store
11. Physio Department, Guinness, 1948
12. View of the Guinness factory: storage vats
13. Guinness railway


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STUDY AREA DESCRIPTION

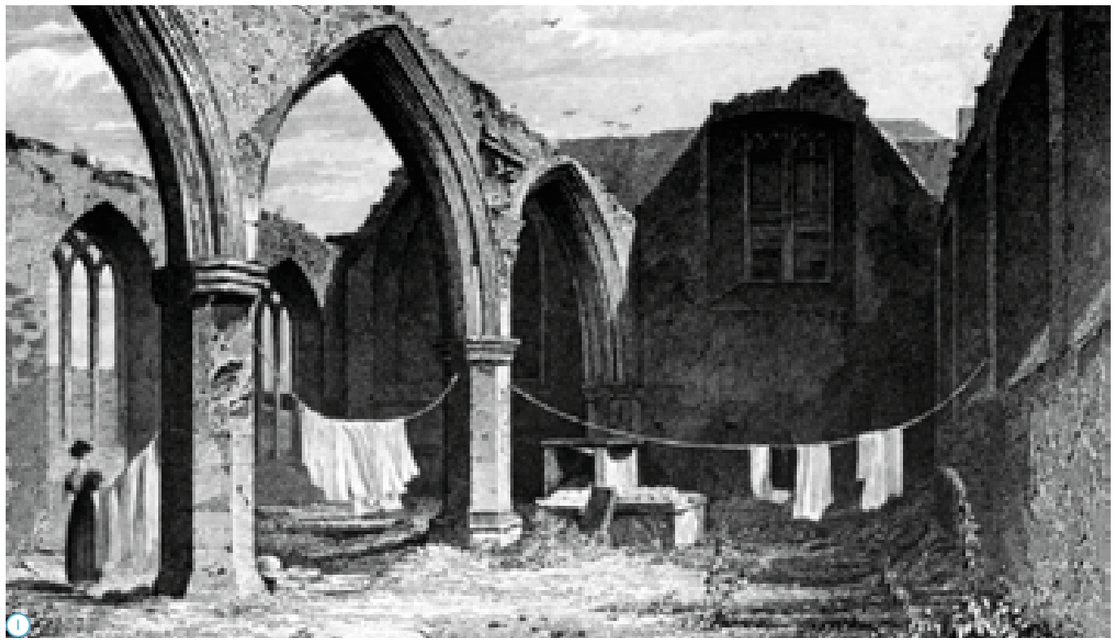
4.2.11 Churches in the Liberties

The Liberties has many famous churches and religious buildings. As well as the two Cathedrals of Christchurch and St. Patrick's, there is the church of St. Audeon's (originally St Ouens) which sits near the remains of the walls of Dublin and is the only remaining medieval parish church in the city.

St. Catherine's on Thomas Street was designed by John Smyth and completed in 1769. It was built on the site of a previous church of the same name built by the monks of St. Thomas's Abbey. Robert Emmet was executed in front of St Catherine's in 1803. The church closed for worship in 1966 and was used for cultural and community purposes until 1990. It was then bought and restored by CORE, and following reconsecration in 1998, has been used by them as a place of worship since.

Notable Catholic churches in the Liberties are St. Nicholas of Myra and St. Catherine's of Meath Street, both of which were built after Catholic Emancipation in 1829.

1. St Audeon's Church
2. St Nicholas of Myra interior
3, St Catherine's Church
4. St Patrick's Cathedral
5. St Catherine's Church
6. St Patrick's Cathedral
7. St Patrick's Cathedral
8. St Catherine's Church


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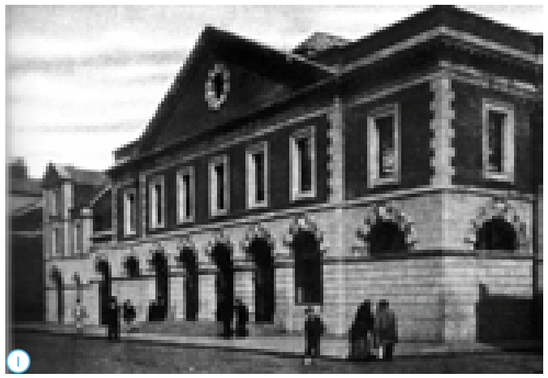
4.2.12 Market Trading

The Liberties has long been renowned for its markets, given its strategic location just outside the city on the ancient highways from the south and west. Cornmarket was located outside the New Gate to the city walls, and was linked by 'Cut Purse Row.' This was a substantial arcaded structure in the middle of Thomas Street which had been removed by 1847.

Other markets included Newmarket off the Coombe, the 'Glib Market' along Thomas Street and the Iveagh Market on Francis Street. This latter was built in 1907 and was funded by Edward Guinness, to provide street traders in the area with a covered market. The original market was on Earl Street, where St. Thomas's Abbey was located.

Today, there are markets along Meath Street and Thomas Street. Francis Street is renowned for its antique shops.

There are remnants of many historic layers in the Liberties and the presence of notable religious, industrial, civic and domestic buildings give testament to the long and varied heritage of the area.


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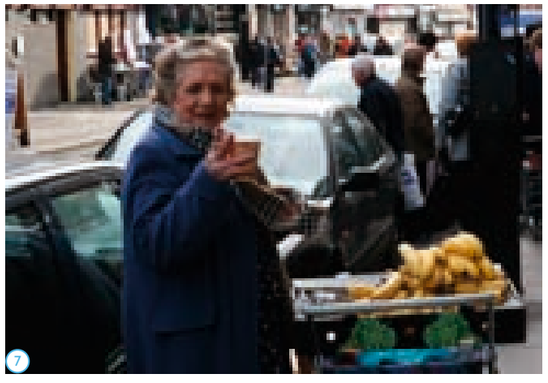

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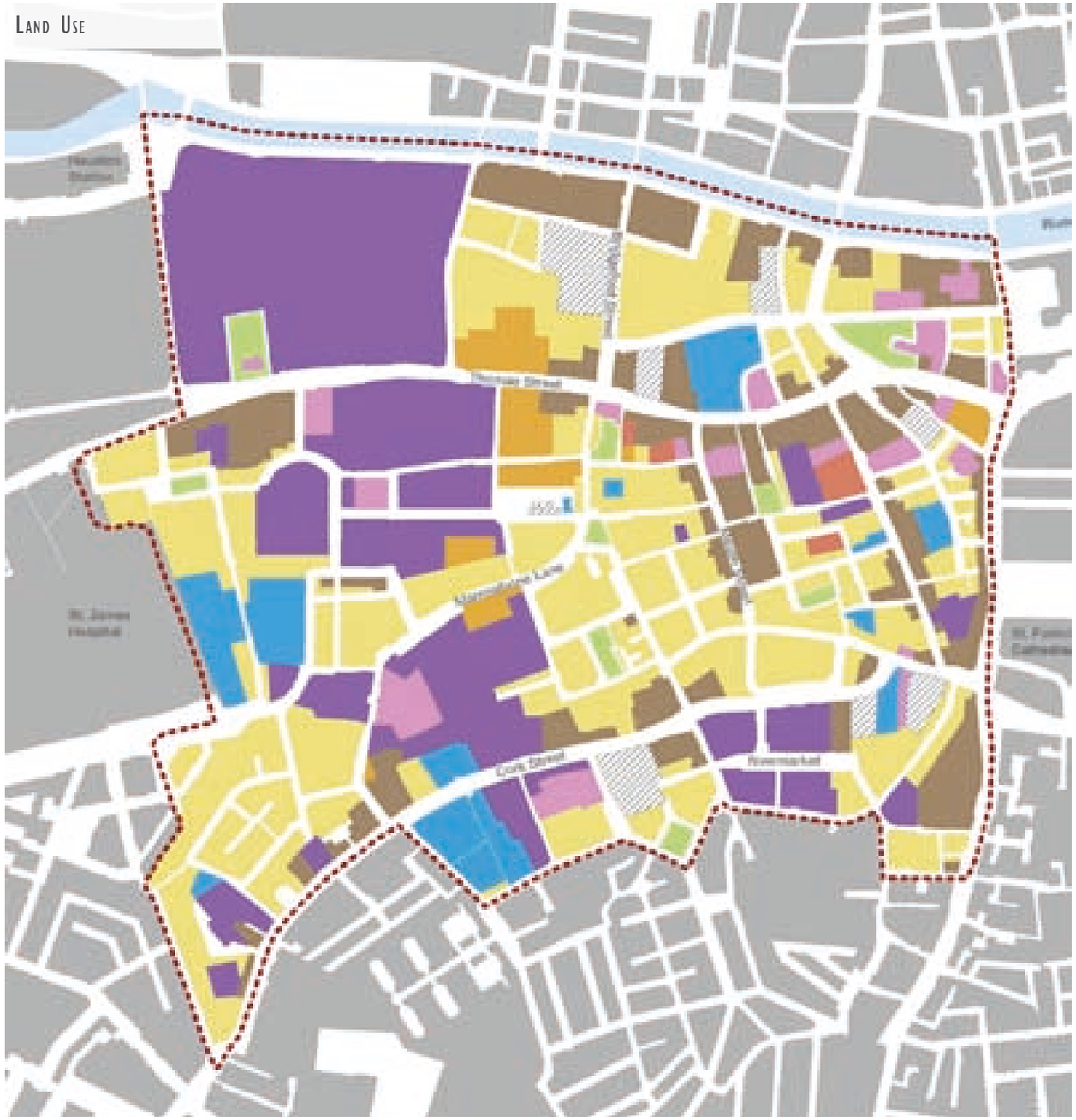

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1. Iveagh Market, 1917
2. Street market, The Liberties
3. Interior of the Iveagh Market
4. Cornmarket
5. Interior of Mother Redcap's Market
6. Market traders, The Liberties
7. Contemporary market traders, The Liberties

4.3 Land Use

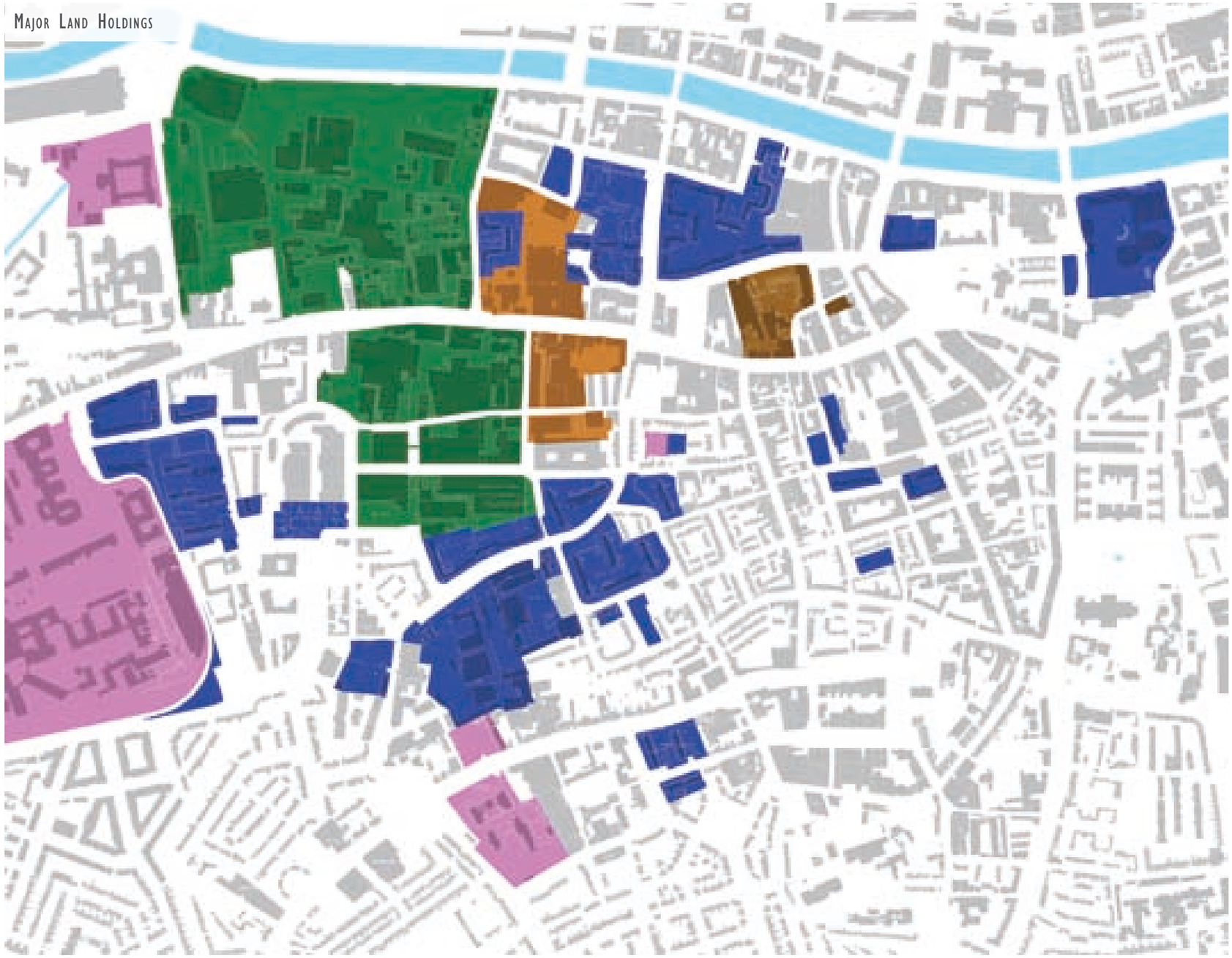
The Liberties has a number of distinctive areas contained within the regeneration boundary, including an industrial cluster running north to south incorporating the Guinness' Lands and other associated activities. Also the Newmarket area has currently a distinctive light-industrial character. There are two main residential zones within the study area, Maryland to the south-west and Pimlico/The Coombe at the heart of the regeneration area. Meath St, Francis St, Thomas St , Patrick St and the Quays area, all have a wide mix of uses thanks to its proximity to the city centre and the river.



Land Use

- Study area boundary
- Residential
- Mixed Use
- Commerce
- Retail
- Cultural / Community
- Institutional
- Green Open Space
- Industrial / Utility
- Derelict
- Water

Major Land Holdings



Land Use

- Study area boundary
- Dublin City Council
- Digital Hub
- HSE
- Diageo
- National College of Art and Design

STUDY AREA DESCRIPTION

4.4 Population/demographics

The Central Statistics Office (CSO) compiles a Census every five years in Ireland. The most recent one was undertaken during 2006. The information is published for 3,409 Electoral Divisions (EDs) spanning the whole country. The Liberties Regeneration Area covers five EDs: Merchants Quay A, B and C and Ushers B and C. For each of these detailed information can be gained with regard to the age profile of the population, nationality, ethnicity, educational achievement, social class, employment and housing tenure.

In 2006 the population of the Liberties was 13,157, 52% of whom were male and 48% female. People over the age of 65 make up 8% of the Liberties' population, whilst 15% were children of 18 years or younger.

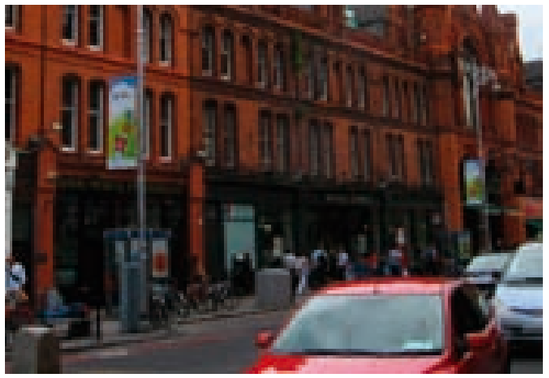
The Liberties mirror the remarkable revival of Dublin Inner City over the past fifteen years. After a continuous decline which lasted from 1961 to 1991 and during which the entire Dublin Inner City lost half of its population, its fortunes have now been reversed and it grew by almost half (47%) of its 1991 population, which is when it was at its lowest. The Liberties' population has grown at an even faster rate of exactly two-thirds (66%) over the same period.

Census information also shows the Liberties to be an increasingly diverse community. From 2002 to 2006, foreign nationals increased from 17% to 32%. In terms of ethnicity, 87% of the Liberties' population describe themselves as white, nearly 1,000 (8%) were Asian, 375 (3%) were listed as 'Other', while 300 (2%) were Black. These are considerably higher proportions than pertaining for Dublin as a whole, where 94% were white, 3% Asian, 2% 'Other' and 1% Black.

The Liberties has an extremely high proportion of single parent families. In 2006, 61% of households with dependent children were headed by a single parent. This compares to 51% for Dublin Inner City and 36% for Dublin City as a whole.

There has been a continuous improvement in the level of education amongst adults over the past 15 years throughout Ireland. In the Liberties, the proportion of adults who finished their full-time education after primary education stands at 24%; slightly higher than for Dublin Inner City (21%) or Dublin City (22%) as a whole. This is remarkable when considering that only fifteen years ago 64% of the Liberties' adult population had primary education only.

The reverse applies with regard to third level education. The proportion of adults in the Liberties with third level education grew more than seven-fold from 5% to 38% between 1991 and 2006. This compares to the national adult population which had completed third level education which grew from 13% to 31% over the same period and the proportion of Dublin City's population which grew from 14% to 36%.

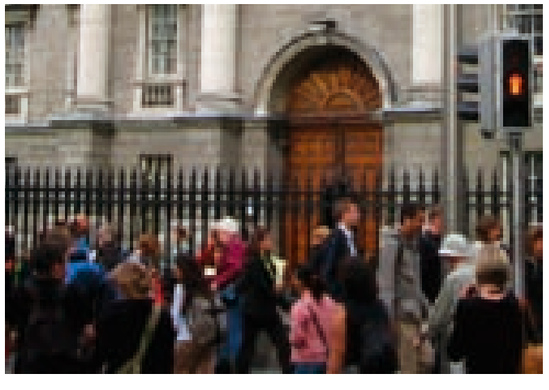












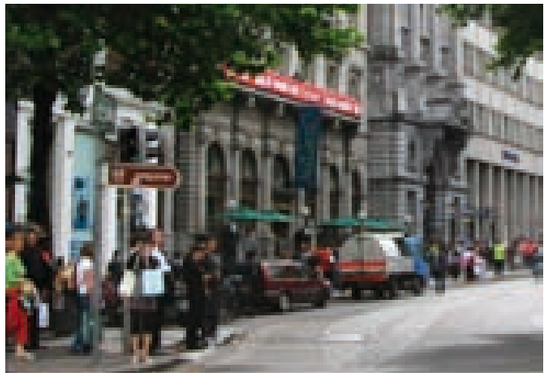


The changes in social class composition largely parallel those in educational achievement, with a gradual increase in the number of professionals and a steady decline in the proportion of semi-skilled and unskilled manual workers. In the Liberties 21% of the population are in the professional classes and 32% in the semi-skilled and unskilled manual classes. This compares to almost the reverse situation of 33% professionals and 19% semi-skilled and unskilled workers in Ireland as a whole.

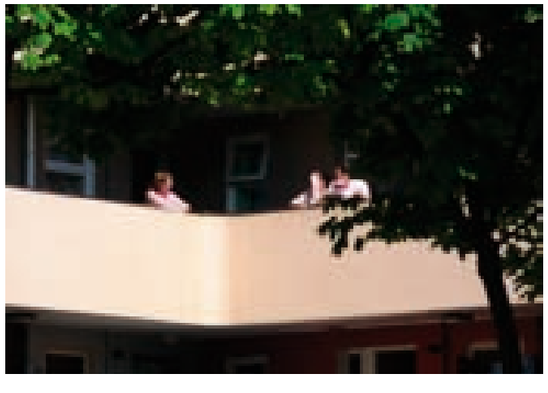
With regard to employment, 16% of males and 13% of females in the Liberties were unemployed at the time of the 2006 Census. These are higher rates than those for Dublin Inner City (14% male, 11% female) or Dublin City as a whole (12% male, 9% female). Nevertheless, in 2006 unemployment rates in the Liberties have, in line with national developments, broadly halved over the past 15 years.

In terms of housing tenure, 29% of households in the Liberties are living in Local Authority Housing. This is a considerably higher share than that applying for Dublin Inner City (21%) or Dublin City as a whole (13%). Nevertheless, it is a huge reduction when compared to the proportion living in local authority housing in 1991, when 57% of the Liberties' population was thus accommodated.

Overall, it is difficult to track multiple census-based indicators at the same time, and it has become common practise to combine the most important indicators into a single deprivation index. The New Measures of Deprivation for Ireland show that Dublin's Inner City has undergone a profound transformation over the past fifteen years. In 1991, the area was one of the most disadvantaged areas of Dublin City, whilst by 2006 the area had risen to a score similar to that for Dublin City as a whole. However, there remain significant clusters of high deprivation within Dublin Inner City which are masked by the extreme influx of largely affluent people in the wake of the inner city's renewal. The resulting pattern of a closely knit patchwork of highly affluent and highly deprived neighbourhoods is also one of the defining characteristic of the Liberties Regeneration Area.











4.5 Existing Facilities

Below is a table showing existing facilities in the area.

(A) Mugas

1. Basketball, Emmet House
2. Bridgefoot St. temporary sports area (bitmac surface)
3. Oliver Bond St. Muga (soccer/basketball, artificial grass surface)
4/5. Vicar St. Muga (soccer and small basketball pitch, bitmac surface)
6. Basin St. Muga (painted bitmac surface and lights)
7. Basin St. Tennis Court (painted bitmac surface and lights)
8. Marrowbone Lane Muga (soccer/basketball, bitmac surface and lights)
9. Braithwaite St. Muga (soccer/basketball, bitmac surface)
10. St. Catherines' Sports Centre Muga
11. Cabbage Patch Muga (soccer, bitmac surface and lights)
12. St. Teresa' Gardens Muga (soccer/basketball, rubber surface)

(B) Parks

1. Oisin Kelly Park
2. Park at St. Catherines'
3. St Audeons' Park
4. Park at Civic Office
5. St. Patrick's Park
6. Park at Oscar Sq. (gates locked)
7. Cabbage Patch Park

(C) Swimming pools

1. Guinness Swimming Pool (25 metre/5 lanes. Open to: Guinness employees; employees from other bodies in immediate locality; local schools; limited open membership {250})
2. Iveagh Fitness Centre and Swimming Pool (14 metre, members only)

(D) Education

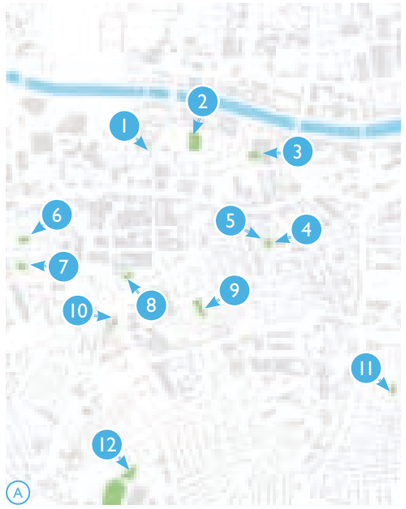
1. Blackhall Place (Law Society)
2. St. Audeons' N.S. (mixed primary school)
3. NCAD
4. Scoil Seamus CBS (primary school) and Mater Dei (primary school for girls/infants)
5. Scoil Treasa Naofa (mixed primary school)
6. Scoil na mBrather (primary school for boys)
7. Francis St. School
8. Liberties College
9. Liberties College
10. St. Brigids'-Holy Faith (primary school for girls/infants)
11. St. Patrick's (mixed primary/secondary school
12. Presentation Convent (primary school for girls/infants) and Presentation College (secondary school for girls + tennis ground)
13. Chils Play Montessori & After School

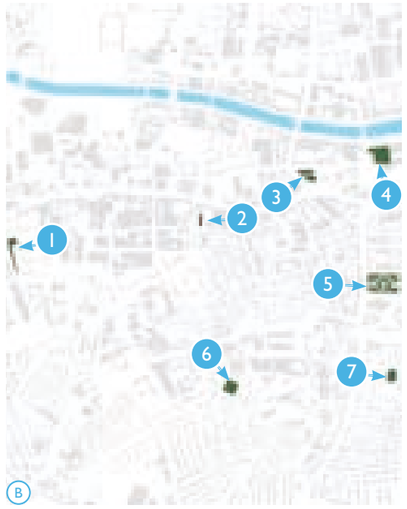
(E) Youth Centres

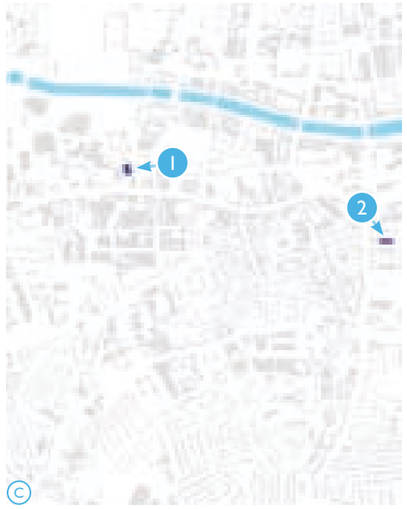
1. Catholic Youth Council
2. Oliver Bond Youth Group
3. CORE Church at St. Catherines'
4. Fountain Youth Project
5. Family and Resource Centre
6. St. Thomas Community Centre
7. St. Catherines Sports Centre
8. Pimlico Youthreach Centre
9. Donore Youth & Community Centre (indoor hall and activity room)
10. Mercy Family Centre
11. Iveagh Trust

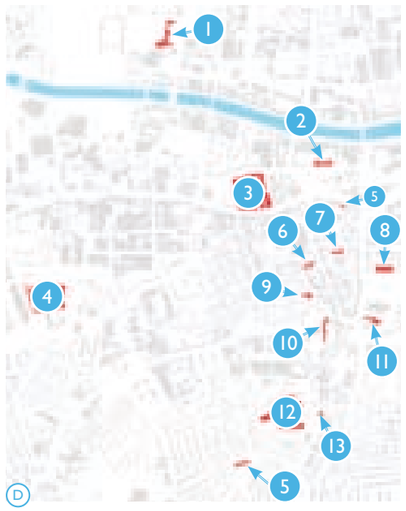
(F) Playground

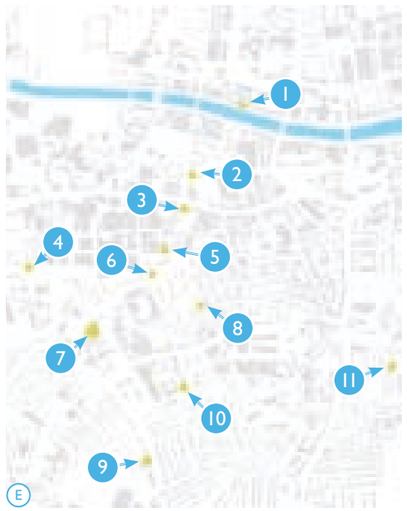
1. Emmet House
2. Usher St.
3. Oliver Bond
4. Basin St. Playgrounds (three locations)
5. Marrowbone Lane
6. Thomas Court
7. Braithwaite St.
8. St. Terresa's Gardens

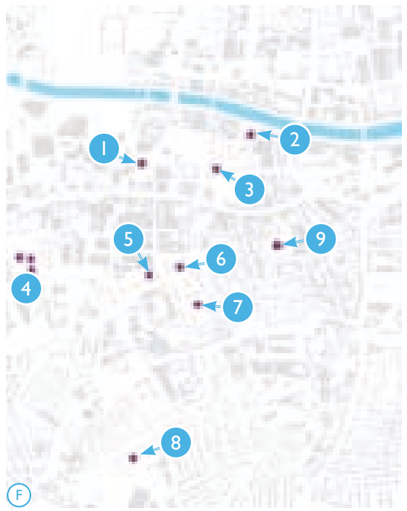










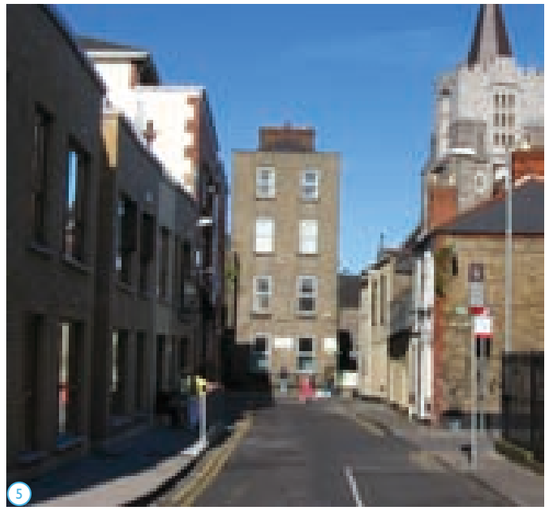



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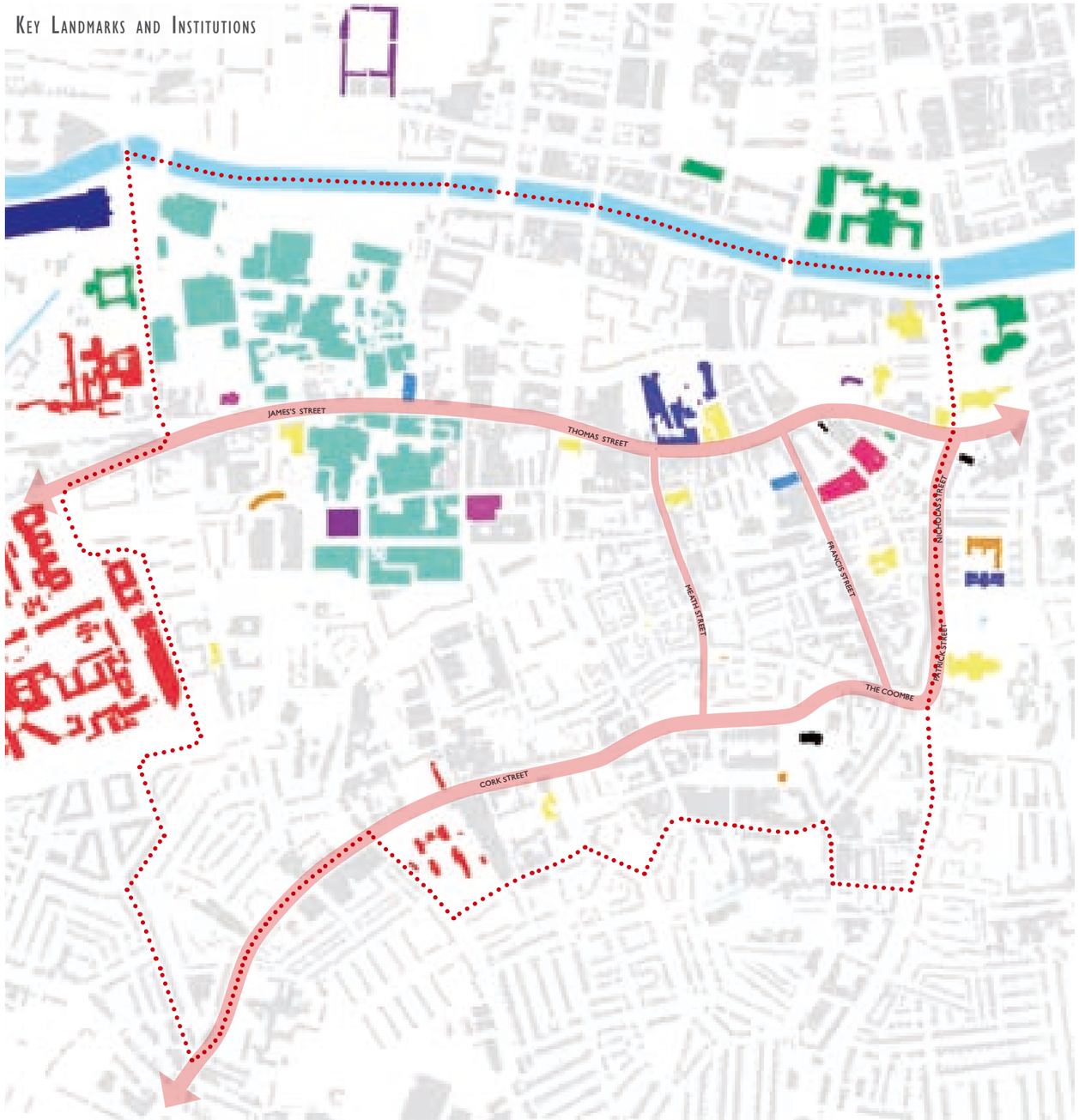

10

1. St. Patrick's Cathedral
2. Polish School at St. Audeon's House
3. Weir Nursing Home
4. Church of St. Augustine & John School with NCAD behind
5. SICCDA
6. Early Days Creche
7. CORE at St. Catherines'
8. St. Catherines' Sports Centre
9. Brú Chaoimhín Hospital for the Elderly
10. Sophia Housing Association

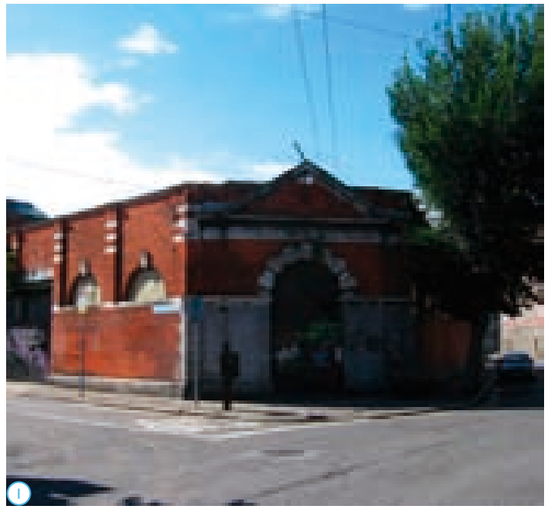
4.6 Key landmarks and institutions

The Liberties is home to numerous landmarks and institutions, whether it be commercial, academic or ecclesiastical. The area has played host to a number of schools for decades, including the National College of Art & Design (NCAD) on Thomas Street, Liberties College on St. Patrick's Park, and several primary and secondary schools throughout the area. Guinness is perhaps the oldest extant and best-known commercial enterprise within the Liberties, having been here since 1759. It has grown to be the largest commercial enterprise in the area, at one time covering 60 acres. The Digital Hub, the national government's digital and creative technology initiative, had been in the area since 2001, taking over the premises of several former brewing facilities and renovating them for use as offices and conference spaces.

Churches (and monastic facilities up to the Dissolution of the Monasteries from 1536-1541) have graced the area since Norman times. The first was established when in 1177 Henry II founded the Augustinian Priory of St. Thomas at today's Thomas Court to atone for the murder of Thomas à Beckett, the Archbishop of Canterbury. The oldest extant church is St. Audeon's, on High Street, built the same year, adjacent to the medieval city wall. Notably, St. Patrick's Cathedral on Patrick Street, the national church of Ireland, is on the eastern edge of the area. Similarly, the Church of Ireland Cathedral at Christchurch on High Street is at the north eastern corner of the Liberties. Other famous churches include New St. Audeon's and St. Nicholas of Myra, both fine examples of Neoclassical church building, as well as Pugin's gothic masterpiece at the Church of Sts. Augustine and John on Thomas Street.



STUDY AREA DESCRIPTION


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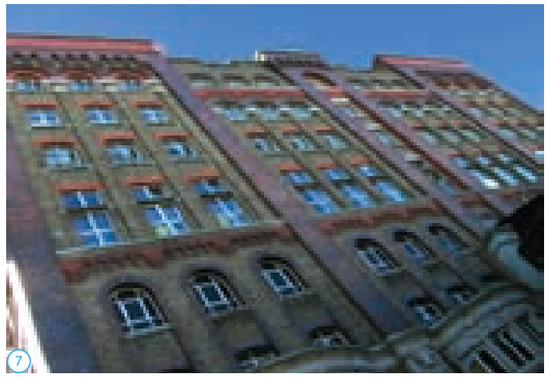

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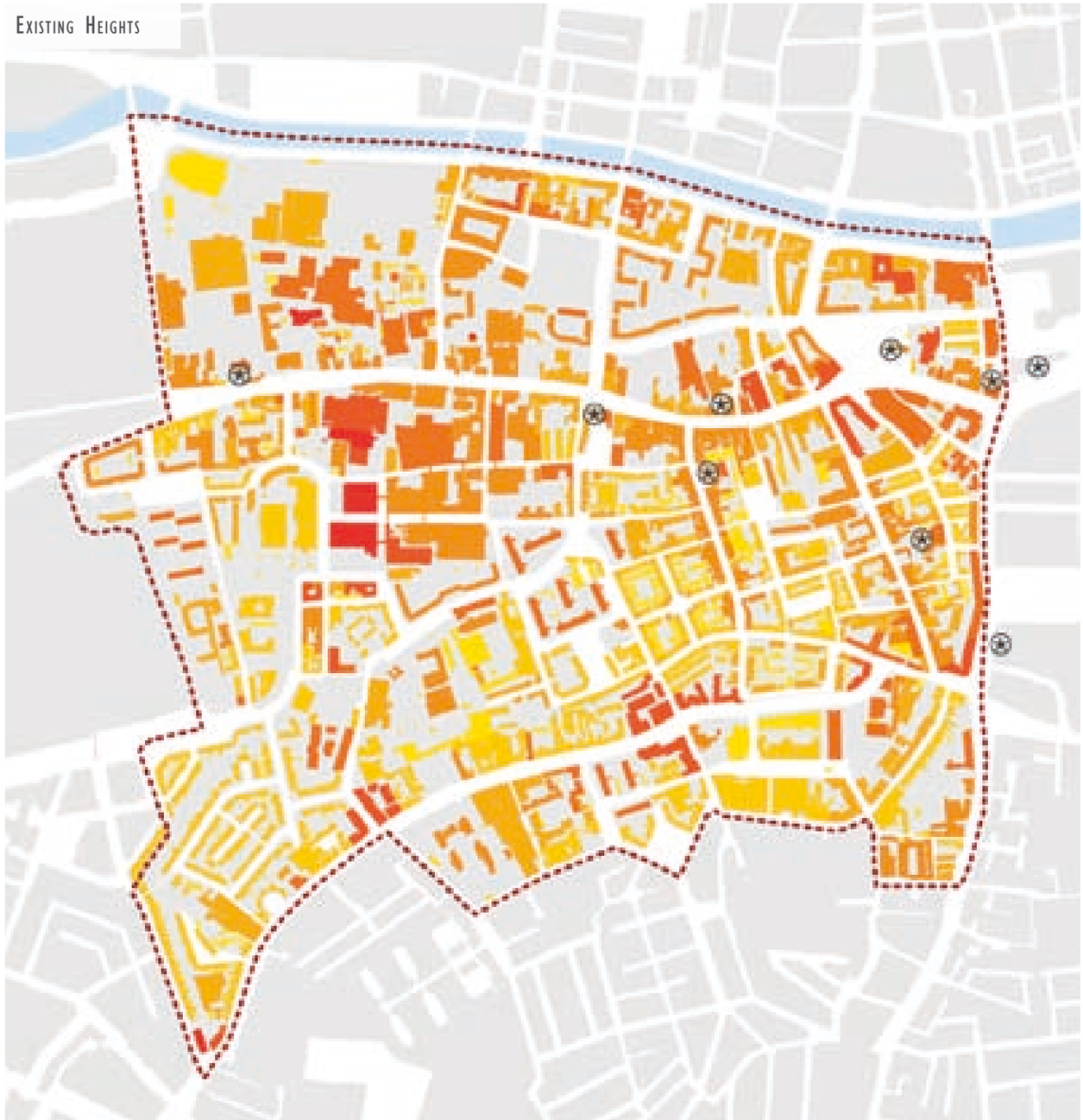

9

1. Iveagh Market
2. Liberties College on St. Patrick's Park
3. SS. Augustine & John
4. Guinness Brewery
5. Christchurch Cathedral
6. 'New' St. Aodeons' on High Street
7. Guinness Storehouse
8. St. Patricks' Cathedral
9. St. Nicholas of Myra

4.7 Existing Heights

Heights within the area are subject to different uses. Residential buildings are found within a range of between 2 and 6 storeys of height. Clusters of heights are found within the Guinness Land around the Gravity Bar and areas along Cork St, such as Pimlico/ Ardee St and Marrowbone Lane. Thomas St has heights ranging from 4 to 8 storeys around Cornmarket and its extension towards Nicholas St. The Quays area has a consistent height of between 4 and 6 storeys with a variety of architectural styles.

Existing Heights



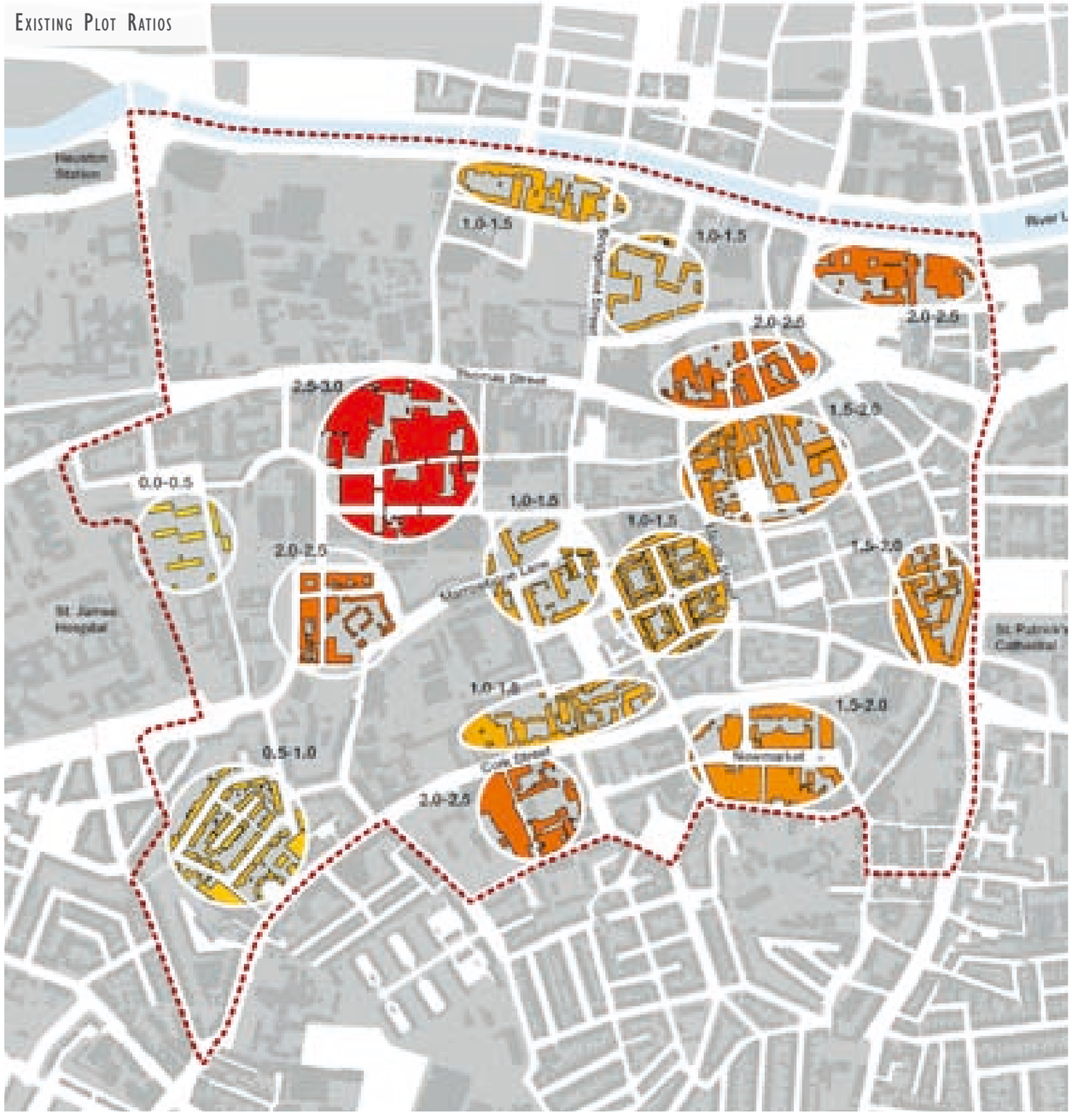
Key

- Study area boundary
- church spire
- 9+ storeys
- 6-8 storeys
- 4-6 storeys
- 3-4 storeys
- 2-3 storeys
- 2 storeys
- 1 storeys

4.8 Density

The areas with higher density are shown in the diagram in red colour, and they include the Guinness Lands, Merchant's Quay/Oliver Bond St., Patrick St/The Coombe, Cornmarket/Thomas St and Ormond St/Weaver Square. Lowest densities are found within residential areas, highlighting Maryland and Bridgefoot/Oliver Bond St with plot ratios below one.

Existing Plot Ratios



Key

- Study area boundary
- 2.5-3.0
- 2.0-2.5
- 1.5-2.0
- 1.0-1.5
- 0.5-1.0
- 0.0-0.5

4.9 Biodiversity and Open Space - Principal findings

Hard surfaces associated with private buildings and yards or public streets or play areas cover 91% of the area. This is significantly higher than the city average. Green open spaces whichare accessible to the public cover only 2%.

The majority of green space is private or semi-private and is associated with derelict sites, institutions, apartment blocks or private houses i.e. gardens. Derelict sites form the largest category of green space. Traditional parks/ playgrounds accessible to the public cover 1.74 ha.

Most green spaces are of low quality for biodiversity and amenity. Play areas are not considered safe for children. Much of the public or semi-public green space is covered in a uniform type of low value grassland which provides a low level of visual amenity. Higher quality sites, many of which are derelict sites, provide feeding for a range of birds/insects and are more attractive for passive recreation. The highest quality biodiversity sites have a diversity of habitats, including small amounts of dense shrubbery.

The Liffey, Bru Chaomhin, the HSE home opposite Bru Chaomhin, older gardens, mature derelict sites and a school garden off Basin Street Lower fall into this category. The Foyer astro facility and the small church yard off Meath Street are awarded three stars, on the basis of the access afforded to the public and the level of management employed. An area of exceptional biodiversity quality (four star) is associated with the derelict graveyard behind St James's Church. Ten bird species are found at this ancient green space and it provides the only site for mature native trees, ash and yew.

Existing Green Spaces

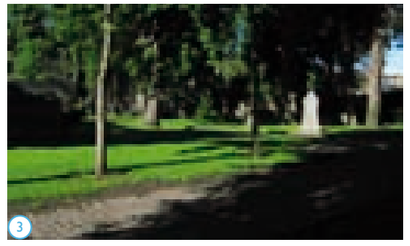


Key

- Study area boundary
- Existing green open space





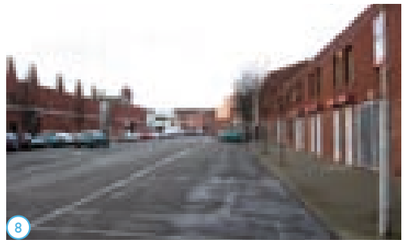




















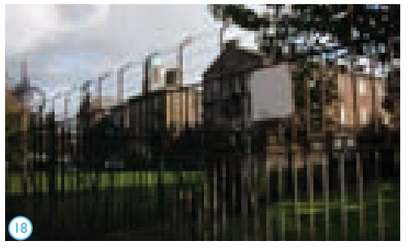
















1. Pimlico/Marrowbone Lane
2. Pimlico/Marrowbone Lane
3. St. Catherine's Graveyard
4. Oscar Square
5. Pimlico/Marrowbone Lane
6. Pimlico/Marrowbone Lane
7. Newmarket Square
8. Newmarket Square
9. Weavers' Square
10. Weavers' Square
11. Entrance to Earl Street Garden
12. Play space on Summer Street
13. Park Terrace
14. Park Terrace
15. Play space at Vicar Street
16. Play space at Vicar Street
17. Nursing Home green space
18. Brú Chaoimhín
19. Pedestrian access through
20. Pedestrian access though Chamber-Weavers' site

4.10 Movement

Cork Street, Thomas Street/James's Street and the Quays form primary routes for vehicles moving to and from the city centre in an east/west direction. Patrick Street and Nicholas Street, which together form the eastern boundary of the study area, comprise the main artery into the city from the south.

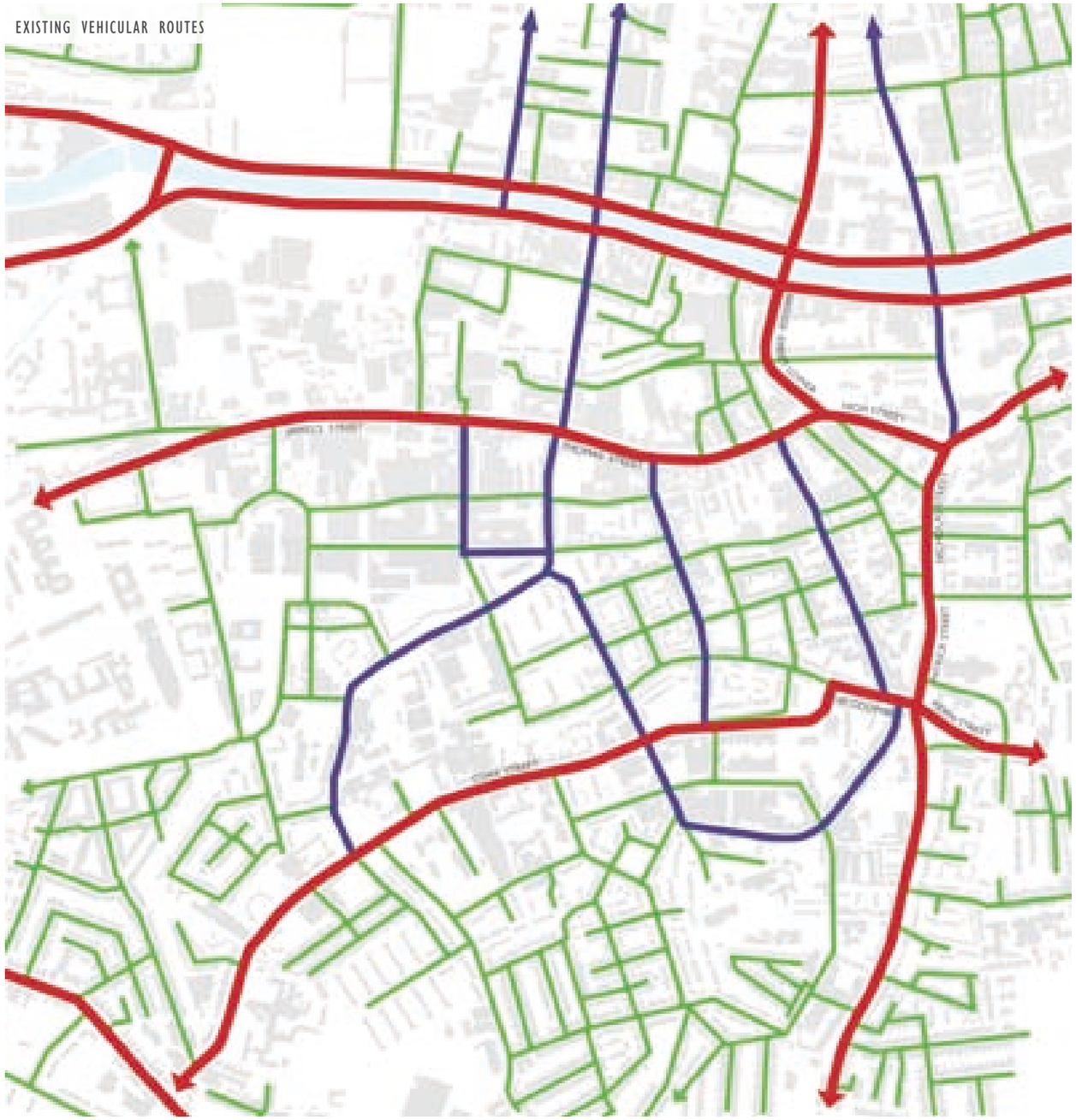
Secondary and tertiary streets provide linkage between these main routes and access to the various neighbourhoods. However, the Diageo lands, DCC depots and St James's Hospital create significant barriers to movement. The impenetrable nature of these industrial and institutional areas has resulted in the Liberties remaining relatively isolated despite its close proximity to the city centre.

Pedestrian routes extend beyond the vehicular network into alleys and across public open space. The fine grain of pedestrian routes in the east of the study area contrasts strongly with the impermeability of land to the west. There is a lack of adequate signage which causes confusion for a large number of tourists trying find to the Guinness Storehouse. The quality of the pedestrian environment is also compromised by poor quality paving and poor street lighting. Many pedestrian routes also lack adequate passive surveillance from occupied spaces within buildings which makes them unattractive to walk along, especially at night.

Bus routes through the area run along Francis St as well as on all primary roads. The existing LUAS line, from Tallaght to Connoly Station, passes along the western boundary of the study area and through to Heuston before crossing the river and turning east. Options to extend the LUAS are currently being considered and a decision on the preferred route is expected in autumn 2008. A route along Thomas Street is favoured by the city council.

A rail interconnector running underground along the south bank of the Liffey with an interchange at Heuston and a further station in the vicinity of Christchurch is also in the planning stage.

EXISTING VEHICULAR ROUTES



Key

- Primary routes
- Secondary routes
- Tertiary routes (Residential streets)
- Pedestrian routes
- LUAS
- 150 Bus route

Public Transport



Primary routes

LUAS

150 Bus route

Pedestrian/Cycle Routes



Cycle routes

Pedestrian routes

4.11 Service infrastructure

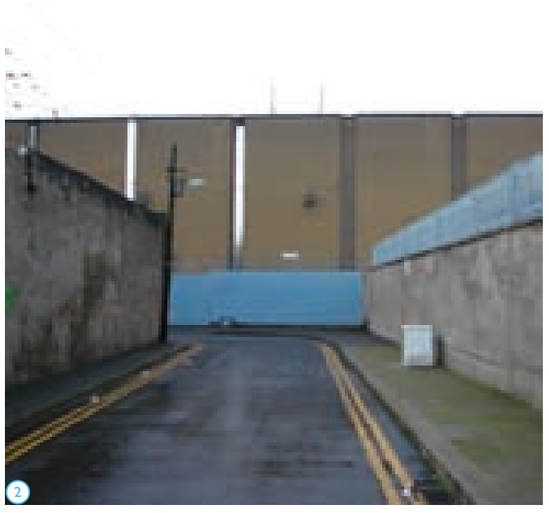
Throughout the Liberties there are elements of infrastructure that are currently in use or unutilized. Incorporating these structures into the LAP presents a challenge as several of the stuctures are still running and thus neccessary to the everyday communications or electrical needs of the area. Those structures which are no longer used are often listed, and must be somehow incorporated into any proposals for redevelopment. The ESB building on Meath Street presents a particular challenge because of the need for active street frontage in opposition to its blank facades. It stands on a narrow site that faces redevelopment on Vicar Street and partially onto Meath Street, a major artery of the Liberties. proposals must include ways of dealing with these blank facades and how to enliven them with planing or an art project.

The old ESB substation on Newmarket Square is also difficult to deal with because of its location in the centre of the square's eastern end. designers are obliged to design around the structure while somehow incorporating it with a reasonable, heritage-friendly use into any masterplan for the area.

Additionally as the area degenerated in the past, little was done to upgrade services infrastructure including drainage, sewers, telecommunications and the like. The provision of high-speed broadband is seen as a critical factor in continuing to attract digital media companies to the area. As part of the regeneration, all services infrastructure including broadband will be improved, and the LAP can provide at implementation stage for infrastructure works to be co-ordinated with public realm enhancements.

Imrpovements to paving and surface treatments, as well as street furniture (signage, benches, etc...) will also be included.


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1. Eircom Exchange, Willie Bermingham Place
2. ESB building, Meath St.
3. Old (listed) ESB substation, Newmarket Square

Facing page:
View over the Liberties from the Gravity Bar atop the Guinness Storehouse on Bellevue/ School Street

“WITHIN EACH CHARACTER AREA WE MUST DEFINE WHAT IS CHERISHED AND PROVIDE CLEAR GUIDANCE ON SCALE AND GRAIN”

Dick Gleeson, Chief Planner, Dublin City Council

INTRODUCTION 1
THE VISION 2
POLICY AND PLANNING CONTEXT 3
STUDY AREA DESCRIPTION 4
CHARACTER AREAS 5
LAP DEVELOPMENT STRATEGY 6
SIGNIFICANT REDEVELOPMENT SITES 7
PHASING AND IMPLEMENTATION 8
APPENDICES A



5 CHARACTER AREAS

5.1 Character Areas

5.1.1 Existing and Proposed Character Areas

Within the Liberties there are a number of distinctly different character areas. This section sets out the key characteristics of each area along with broad brush development objectives to guide the design of new buildings and spaces. In the historic areas closest to the city centre the emphasis will be on preserving the existing character of the streets and spaces. In other areas there is a need to change the character of the area if the proposed changes in land use are to be successfully accommodated. Significant areas of industrial land on the Guinness Lands and around St James's (Grand Canal) Harbour and Newmarket need to be of re-imaged to reflect the proposed change of use from industrial to mixed uses. This will involve introducing a finer scale and grain of development to some areas along with increasing the permeability of large urban blocks.

Key to Existing Character Areas		
1		Liffey Quays / Bridgefoot Street / Oliver Bond
2		Guinness (Diageo) Lands and the Digital Hub
3		Liberties / The Coombe
4		Pimlico / Marrowbone Lane
5		St. James' Harbour / Former City Basin
6		Maryland
7		Newmarket / Chamber Weeavers'
8		Cork Street / The Coombe Corridor

Existing Character Areas



5.1.2 Quays/Bridgefoot Street/Oliver Bond

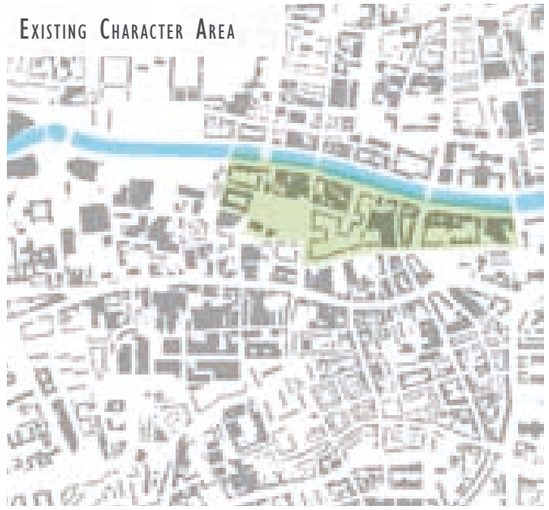
Quays/Bridgefoot Street/Oliver Bond-Existing

This area comprises the Oliver Bond housing estate, the Bridgefoot Street housing developments, National College of Art and Design (NCAD), commercial space along Thomas Street and several empty or derelict sites just north of Thomas Street. The area slopes down sharply from the ridge along Thomas Street and James' Street towards the river. This variance in ground levels is particularly notable just south of Oliver Bond Street. The area forms a transition zone from predominantly commercial Thomas Street to the zone north which is more residential in character. It is also a transition area from the commercial use of the Digital Hub in the west to the more residential and mixed-use character further east along Bridgefoot and Bridge Streets. In addition, the area leading up to the river is markedly more mixed-use residential-led in character.

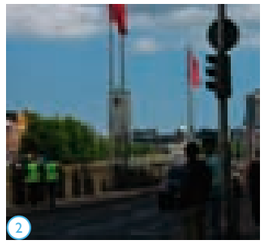
Key Characteristics

- Visible, often severe change of ground slope
- Area marks a transition between commercial & residential areas & The Digital Hub
- Area has a number of open sites ripe for development
- Area contains key institutions such as NCAD and new or recently built housing as well as older housing examples (i.e. Oliver Bond)
- Building typologies vary between commercial and residential
- Building heights vary from 4-6+ storeys

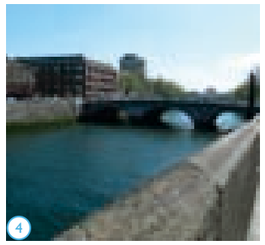
Existing Character Area











1. Merchants' Quay
2. Looking east towards the Customhouse
3. On rhe quays, looking west
4. On the quays, looking east to the Four Courts
5. Oliver Bond Estate, adjacent to Merchants' Quay

Quays/Bridgefoot Street/Oliver Bond-Proposed

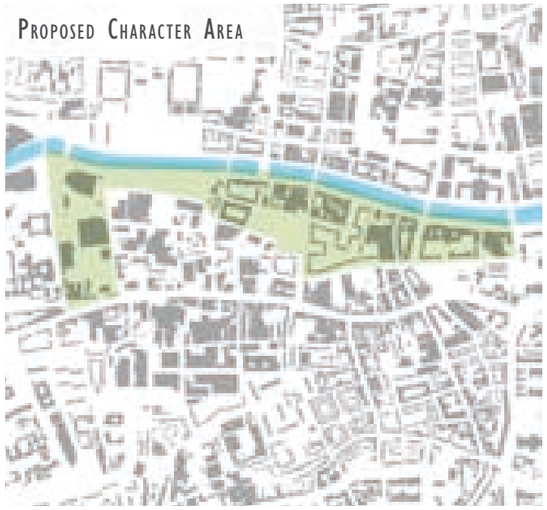
The character of the quays changes along their length, becoming distinctly coarser in grain and lower in scale at Victoria Quay, where the Guinness/Diageo brewery begins. Along the eastern section of the waterfront, the approach to development should be one of sensitive infill and increasing north/south permeability. The aim should be to achieve a consistent height by replacing lower quality buildings and refurbishing those of heritage value. Towards the west a far more radical transformation is called for with a new urban block structure created around the edge of the Diageo site. The urban, canal-like character of the Liffey should be maintained along its length and a civic promenade created on the south bank.

At Oliver Bond new connections to the river will be made through the heart of this strong, community-led estate. the interior courts will be redesigned and upgraded with vastly improved amenity space and new increased security measures for residents. Oliver Bond's own community hall to be removed and upgraded and expanded if possible.

Key Objectives

- Create river frontage with a consistent scale and grain along the entire length of the Quays with buildings of around four to five storeys.
- Promote sensitive infill along Usher's Island, Ushers Quay and Merchant's Quay with refurbishment of buildings with heritage value.
- Develop new frontage to Victoria Quay of a high quality to create a distinct identity for the new quarter.
- Promote active frontage along the entire length of the Quays at ground level.
- Promote pedestrianisation of Victoria Quay by re-routing traffic to the south.
- Create a high quality civic promenade linking Heuston Square to Merchant's Quay.
- Improve north/south permeability by creating attractive pedestrian and cycle links between the Quays and Thomas/James's Street.
- Develop a significant new park at Bridgefoot Street that will create linkages to Oliver Bond, Watling Street, the Digital Hub and the Liffey.
- A sizable new community centre should be built at Bridgefoot Street to cater for the entire Quays area, including Oliver Bond.
- The Handball Court to be conserved and renovated.
- New safe, pedestrian-friendly crossings to be made across Bridgefoot Street.
- Security to be improved at Oliver Bond.
- Amenity space in Oliver Bond to be significantly improved and new connections to be made with the Liffey.
- Renovate, upgrade and if possible expand Oliver Bond's community hall.

Proposed Character Area





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5.1.3 Diageo (Guinness) Lands and Digital Hub

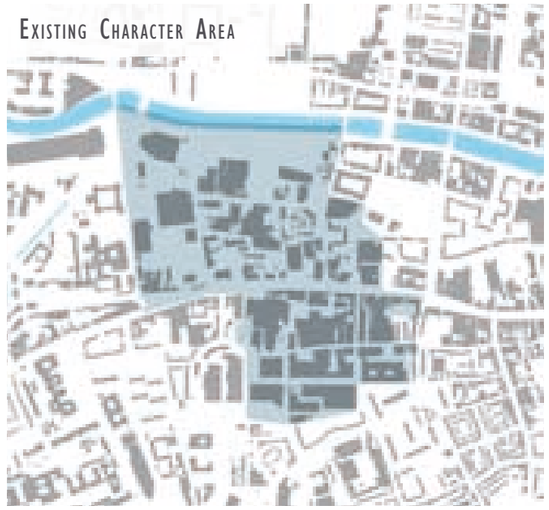
Diageo (Guinness) Lands-Existing

This area straddles James's St, extending from slightly north of Marrowbone Lane all the way to the river. The area is industrial in character, having served as the premises for Guinness' brewing operations since 1759 and eventually covering some sixty acres. Much of this land has been sold and redeveloped as part of the Digital Hub, and much remains to be redeveloped, most notably the land strip along the river at Victoria Quay. Building heights vary vastly from one story metal sheds to upwards of nine stories in the Guinness Storehouse, a large Late Victorian brick building recently conserved and renovated as a Museum for Guinness.

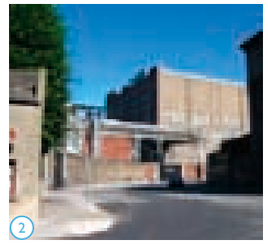
Key Characteristics

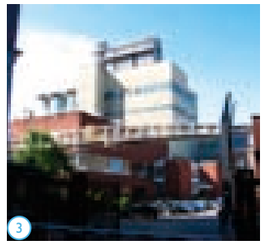
- Materials include brick, stone, metal, render, and concrete.
- Building heights range from 1-9+ storeys.
- Great Heritage value of the Storehouse, Vat Houses and other associated historic brewing structures.
- Huge potential for redevelopment, especially along the Liffey.
- Strategic location in Inner Dublin next to the Digital Hub.

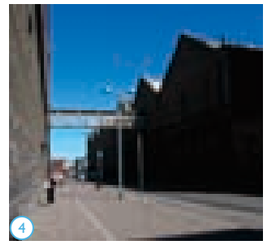
Existing Character Area











1. Grainery on the Guinness lands north of James's Street
2. Guinness Storehouse from buildings along Grand Canal Place
3. Guinness Brewery
4. Guinness Brewery along School Street / Bellevue
5. Looking east over Guinness Brewery from the Gravity Bar

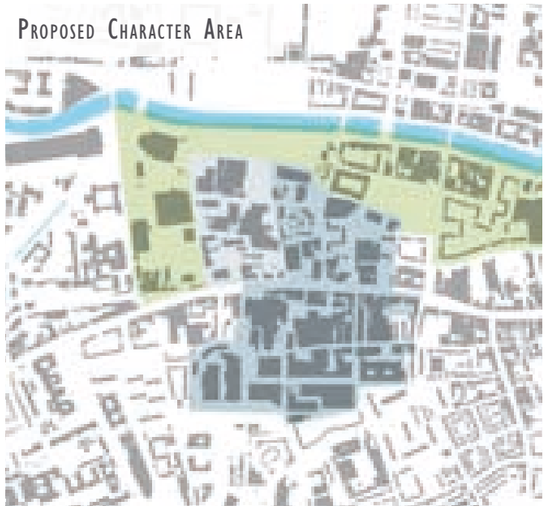
Diageo (Guinness) Lands-Proposed

A new urban block structure should be created with well defined routes increasing permeability of the formerly impenetrable sites. Refurbished buildings of heritage value should be complemented by high quality contemporary architecture that relates to the existing built form. A series of sub areas should be carved out of the larger site, each with a distinct identity that responds to their urban context and reflects their new function. This redefinition should respect and reinterpret the industrial heritage. Tall and mid-rise buildings should be introduced alongside the buildings of heritage value to be retained and refurbished.

Key Objectives

- New mixed-use development along Steeven's Lane and Watling Street should redefine these thoroughfares and provide an appropriate transition between their quays and James's Street.
- The Grand Canal Harbour area should become a distinct yet integral part of the transformed Guinness Quarter to the south of James's Street with an emphasis on leisure and cultural tourism while creating a unique waterside residential environment. Water should be re-introduced within the footprint of the conserved existing harbour walls which should be within the public realm.
- The Digital Hub land to the south of Thomas/James's Street along with St James's Gate should create lively active frontage along narrow streets and around small courtyards to foster the extension of the creative industry activity into the public realm.
- The Digital Hub site to the north of Thomas Street should develop a building typology that reflects the long narrow plots of the historic development on Thomas Street and create lively street frontage along a high quality pedestrian route past the windmill to Bonham Street.

Proposed Character Area





5.1.4 Liberties /The Coombe

Liberties/The Coombe-Existing

This area is characterized by a fine grid of small streets and lanes left over from the turn of the last century when large residential estates were being developed by the Iveagh Trust and Guinness to house workers of nearby breweries and distilleries. The character of this area is almost entirely residential. Most buildings are houses of two to three stories built in brick or brightly painted, facing onto quiet access streets and lanes, or whitewashed brick cottages located within inner courtyards. Most of these houses date from the Victorian or Edwardian Eras and have retained their outward historical appearance. This gives the area a particular character similar to that of the Iveagh Markets/John Dillon Street, which was developed around the same time. This area sits between Pimlico which forms the edge of the traditional architectural zone of the Liberties, with larger Mid-Century apartment blocks to the west and the commercial activity of Francis and Meath Streets to the north and east. To the south lies the corridor of Cork Street, which it is cut-off from by an impenetrable wall.

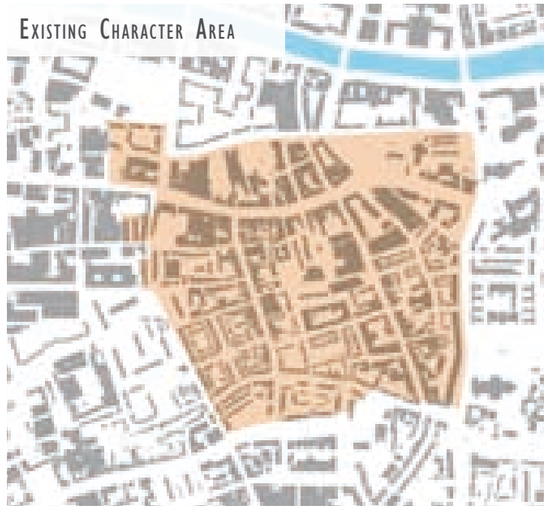
The area of Vicar Street forms a backdrop to the commercial activity on Meath, Thomas and Francis Streets which surround it on the west, north and east sides. Its southern edge is less well-defined, bounded by a mix of light industrial and residential buildings. At its centre lies a large open void formed by a hard-surfaced play space and poorly designed residual spaces that are formed by the frontage of Local Authority housing blocks, and industrial sheds. Currently the remainder of the area is made up of a mix of poor-quality Local Authority apartment blocks, recently built private apartment blocks, 1930s-era houses, various industrial buildings and sheds, and the Liberties Market.

The area around John Dillon Street & the Iveagh Market forms a cohesive residential quarter with a clear architectural character. The neighbourhood is centred on the Iveagh Market building and John Dillon Street. This area forms a quiet backdrop to the commercial bustle along its fringes of Thomas, High, Nicholas and Patrick Streets and Cornmarket.

Key Characteristics

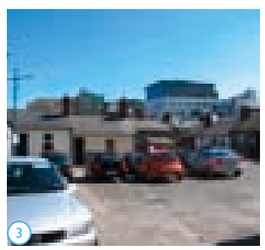
- Quiet, residential area between main commercial streets in some places and mixture of industrial and residential uses in others.
- Much of the area shares a cohesive, stylistic and scaled continuity.
- Building heights range from mainly 1 to 3 storeys.
- Key materials include brick and slate and cottages are typically whitewashed or painted bright colours while houses have high-quality, unpainted/non-whitewashed brick, or industrial-grade metal, concrete and concrete block.
- Certain areas form sets of squares and terraces with focal points centred on such elements as shrines or historic artefacts.
- Area lacks a sufficient buffer to Cork Street while also lacking connections to it.
- Major development planned as boutique hotel for large shed site at Vicar Street.
- Area ripe for development at Vicar Street.
- Low-quality Local Authority Housing at Michael Mallin Estate.
- Poor quality existing play space and public realm in certain areas like Vicar Street.
- Iveagh Markets set for major mixed-use, hotel-driven redevelopment.

Existing Character Area











1. Gray Square
2. Gray Street
3. Meath Square
4. Shrine at Reginald and Gray Streets
5. Reginal Street

Liberties/The Coombe-Proposed

The positive existing characteristics of this area should be enhanced through restoration and sensitive infill that reflects the historic form of this important commercial thoroughfare. This area lies within the proposed Thomas Street and Environs ACA boundary. The aim should be to promote consistency in the scale of buildings that edge the key commercial thoroughfares of Thomas Street, Francis Street and Meath Street. Thomas Street is also specifically identified as a historic area in the City Council's Development Plan.

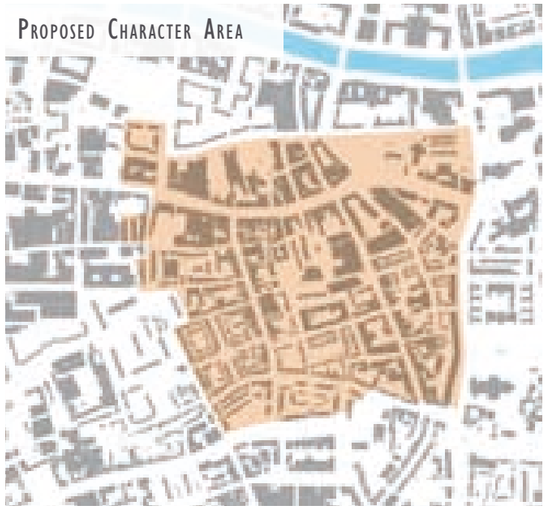
Replacement of City Council housing blocks and some industrial buildings offers the opportunity to significantly change the character of the Vicar Street area. Secure amenity space for residential apartments and community buildings should also be created. Planning permission has been granted for a new 8 storey boutique hotel overlooking the improved open space at Vicar Street. It will contain a rooftop bar and a restaurant.

Further east, planning approval has already been granted for the Iveagh Market development and construction is expected to start in 2008. Within the surrounding area of John Dillon Street and the low-rise nature of the series of small courts leading off it should be respected. The focus should be on improving the quality of the public realm through reinstating heritage features.

Key Objectives

- Promote the sensitive refurbishment of heritage buildings to a high standard.
- Create a continuous street frontage to the urban blocks facing Thomas Street, Meath Street and Francis Street built to back edge of pavement.
- New infill development should relate well to heights of adjacent buildings and with upper floor windows having a vertical rectangular proportion.
- Create continuous, active frontage at ground floor along the entire length of Thomas Street, Meath Street and Francis Street with commercial storey heights.
- Design facades to reflect the narrow plot widths of the historic development pattern.
- Increase permeability between Thomas Street and Oliver Bond Street by creating pedestrian links between them and ensure they are overlooked.
- Promote the development of active frontage on Oliver Bond Street at street level and passive surveillance of the street from windows and balconies on upper floors.
- Materials for facades should be predominantly of brick, render and stone above ground floor shop fronts.
- Historic alleys should be maintained and new pedestrian connections developed to increase the permeability and maintain the fine distinctive fine urban grain of the area.
- Enhance the setting of existing buildings with improvements to the public realm.
- Reinstate heritage features such as cobbled streets, Victorian lamp posts and bollards.
- Any infill development should avoid a tendency to pastiche whilst reflecting the scale of adjacent buildings of heritage value.
- In general develop a highly permeable network of narrow pedestrian-friendly alleys, streets and squares.
- Create secure courtyards to provide amenity space for apartments and community buildings.

Proposed Character Area





5.1.5 Pimlico / Marrowbone Lane

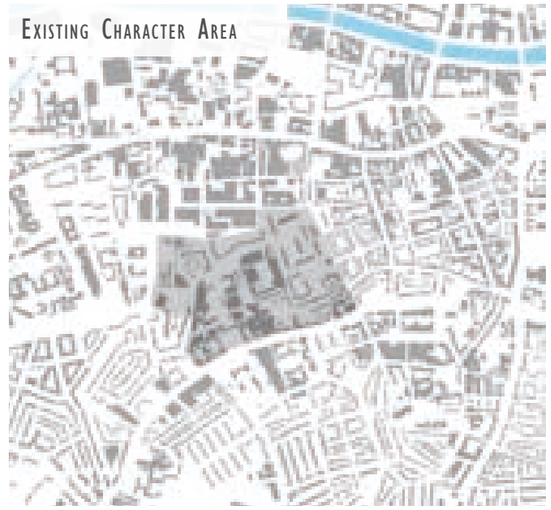
Marrowbone Lane/Pimlico-Existing

This area consists of several local authority apartment blocks built in the 1950s and a small section of brick Victorian/Edwardian houses built in terraces with an internal mews court surrounded by cottages. The concrete apartment blocks are large and bulky, do not address the streets with any frontage, are internally oriented and do not blend in with the existing building typology of two and three storey brick houses and cottages. Large sections of open space make up the residual areas where the apartment blocks are pulled back from street frontage, creating spaces that are not usable by virtue of their locations and dimensions. Similarly, the largest open space at the junction of Pimlico and Marrowbone Lane is poorly designed and unwelcoming due to the lack of trees, furniture and poor quality paving.

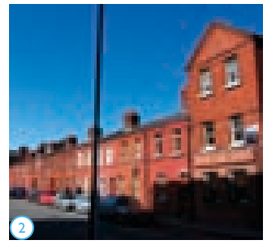
Key Characteristics

- Large bulky 1950s apartment blocks
- Poorly designed open space and paving
- Lack of trees
- Lack of street frontage
- Materials consist primarily of concrete on apartment blocks and brick and slate on houses and cottages
- Poor security and no overlooking of vehicular/pedestrian access
- Area includes some fragments of Victorian development isolated from their original setting.

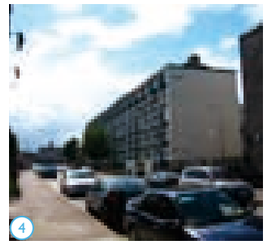
Existing Character Area











1. Marrowbone Lane at Pimlico
2. Pimlico
3. 'Swinging Boats' at Marrowbone Lane and Pimlico
4. Braitwaite Street
5. Derelict land on Pimlico

Marrowbone Lane/Pimlico-Proposed

New residential development should centre around a new public park, public square, and library at Pimlico. The park will accommodate a pitch and general recreation, while the adjacent mixed-use mixed-service facility will include a local healthcare centre. Residential development in the form of terraced duplex apartments and perimeter block apartments will surround this new urban heart for the community.
Adjacent to this will be a revitalised garden at Earl Street, offering recreation to residents and visitors alike.

Buildings should be mid-rise to accommodate the change in scale and height between lower, smaller-scale residential areas to the south and east and the larger, taller structures of the Guinness Lands and Digital Hub to the north and west. Buildings should respect the height and scale of adjacent heritage structures, for example those of the Pimlico Cottages.

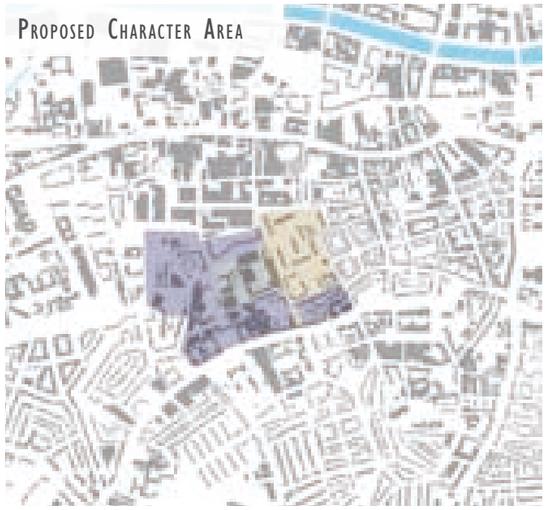
Reduce the size and minimise the operations of the DCC Depot on Marrowbone Lane, which is to be masked by single-aspect development facing south and west; offices situated to the rear of residential development will facilitate this. Complete the office development along Marrowbone Lane. Buildings should not overshadow residential development facing south onto Marrowbone Lane.

Continue the extension of and development alongside Allingham Street and Robert Street. Development on the north side of Allingham Street and the east side of Robert Street is to mask the reduced depot behind. A second healthcare facility will be accommodated adjacent to the Weir Care Home Garden. New connections (both vehicular and pedestrian) are sought to link with Cork Street, Marrowbone Lane, and Summer Street South/John Street.

Key Objectives

- Create an exciting new park-side environment with active frontage around the library, park and square at Pimlico.
- Develop a new mixed-use mixed services facility to include healthcare services at Pimlico.
- Develop a new library, and sizable new park to accommodate a pitch and multitudes of recreation, and a new landscaped public square at Pimlico.
- Promote awareness of the new civic space by developing a multi-use, mixed services centre adjacent to the new park and public square.
- Refurbish the protected structures on Pimlico and at Pimlico Cottages.
- Improve pedestrian and vehicular connections from Pimlico to the Guinness Storehouse, Thomas Street, Meath Street and Cork Street.
- Develop a new urban block structure to replace the existing local authority housing at Braithwaite Street/Summer Street/Marrowbone Lane, School Street/ Taylor's Lane and Meath Place/Earl Street.
- Create new pedestrian link to Cork Street through the Weir Garden and further south to Brú Chaoimhín and vehicular links to Marrowbone Lane along Allingham Street and Robert Street.
- Foster development of improved healthcare facilities at Brú Chaoimhín.

Proposed Character Area





5

5.1.6 Grand Canal Harbour / Former City Basin

Grand Canal Harbour and Former City Basin-Existing

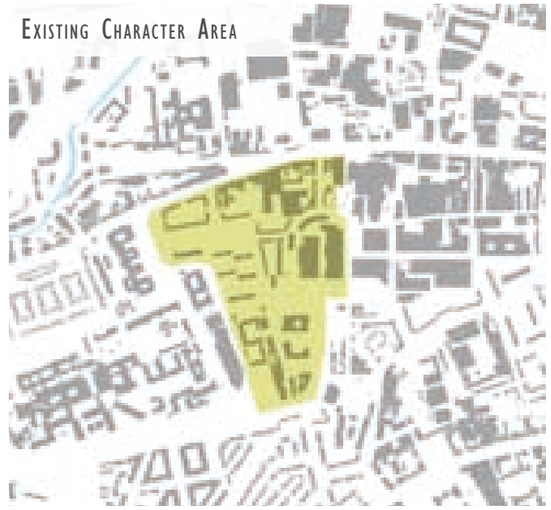
The City Basin was built in the 18th century and served in part as a city water supply. The Grand Canal Harbour, completed in 1785 was the Dublin Terminus for the Grand Canal, linking the industries of the area with a system for transport of bulk goods. The Grand Canal Harbour was thus an integral element in the development of the Guinness brewing and malting industries in this area, and is part of one of Dublin's most important industrial heritage complexes. Later on in the 1960s and 70s, the basin was filled along with the Harbour and the spur off the canal due to excessive pollution and to prevent fly tipping and other unsightly practices. Today the area is greatly changed: 1960s local authority housing blocks stand on the sites' northern half, while the southern portion is taken up by the Sacred Heart Girls' School. Between the former basin and Basin Street/ Brandon Terrace stand some remnants of the former basin side architecture: 19th Century Terrace Housing and a converted convent. Rising at the southern end of the basin is a new, 8 storey apartment tower.

The Grand Canal Harbour Basin is characterized primarily by industrial sheds and warehouses, large open, unused space and a few heritage buildings. The site of a former harbour linked to the Grand Canal, the space was taken over by Guinness who moved into the area in 1759. Immediately to the south of the old harbour lies a Travelers" site a Christian Brothers' Boys' School and factories.

Key Characteristics

- Large expanses of asphalted open space.
- Varied height and scale: Heights range from 1-8 storeys.
- Varied building typology: residential, institutional, towers, apartment blocks and terrace houses.
- Materials include brick, render, concrete, timber and metal paneling, metal and pebble-dash.
- Large unused spaces and buildings.
- Great historical & archaeological value.
- Heritage buildings dating from the 18th and 19th Centuries.
- Huge potential for redevelopment of the Harbour site.

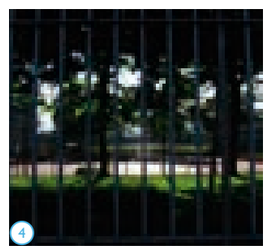
Existing Character Area











1. Basin Street Flats
2. Harbour buildings on Grand Canal Place
3. Dereliction on Grand Canal Place
4. Play space, Basin Street
5. Christian Brothers' School hard-surfaced play area

Grand Canal Harbour and Former City Basin-Proposed

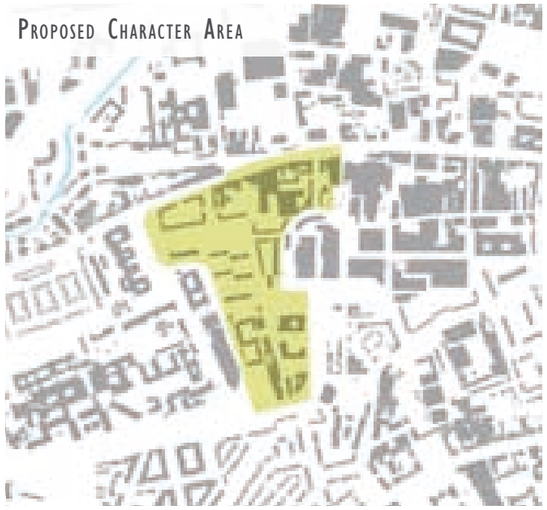
Water should be reintroduced into the former harbour within the footprint of the existing quayside walls. The aim should be to develop a new waterside area that relates closely to the adjacent Guinness lands. This should include tall iconic buildings creating a landmark cluster to signify the transformation of this key space.

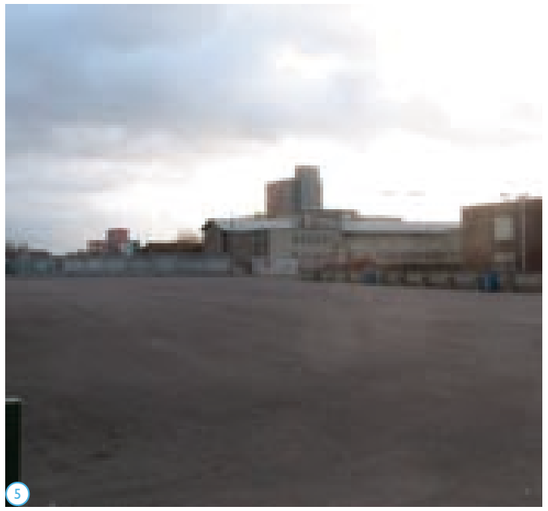
The area to the west of the harbour should be lower in scale and accommodate residential and educational uses. New urban blocks should be developed to define a route between Market Street South and the LUAS stop. Routes through the area should also encourage pedestrian movement between the harbour and the hospital.

Key Objectives

- Create an exciting new waterside environment with active frontage around the quayside.
- Promote awareness of the new civic space by developing a cluster of iconic high-rise buildings.
- Refurbish the protected structure at the head of the harbour.
- Improve connections to the LUAS and St James's Hospital
- Develop a new urban block structure to replace the existing local authority housing at Basin Street.

Proposed Character Area





5.1.7 Maryland

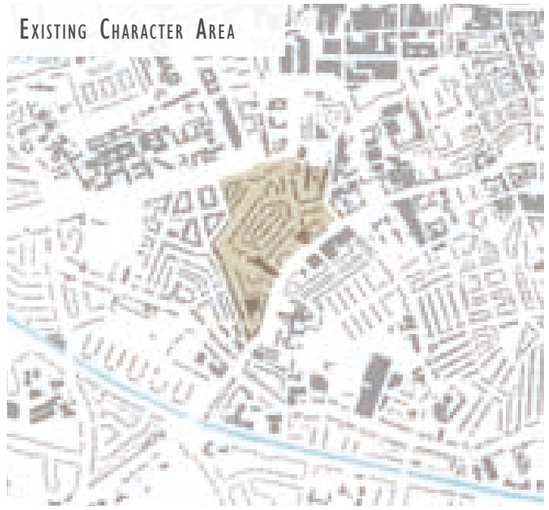
Maryland-Existing

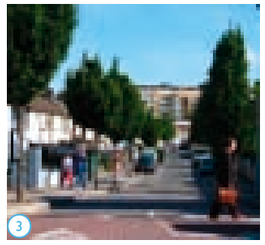
Maryland is an almost entirely residential area, its character is inner-city suburban, similar to its neighbouring areas to the south and west. Houses primarily date from the 1930s, and are mostly two storeys and arranged in terraces. The area suffers from a lack of adequate parking provision and has a poorly designed public realm. Cars often park on the footpaths, forcing residents to walk in the street. Additionally, the quality of streets and footpaths, kerbs and other elements are extremely poor and in need of refurbishment and upgrade.

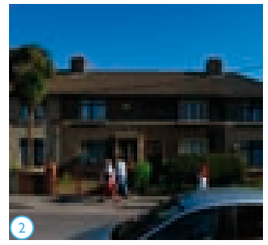
Key Characteristics

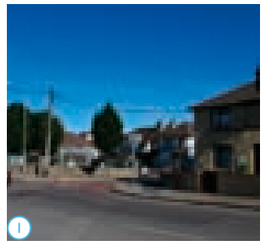
- Poor quality public realm.
- Houses two storeys, arranged in terraces.
- Suburban quality.
- Lack of adequate parking provision.

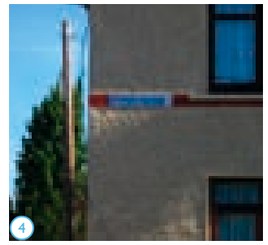
Existing Character Area











1. Our Lady's Road
2. James' Walk
3. Willie Bermingham Place
4. Grand Canal Bank
5. Lourdes Road

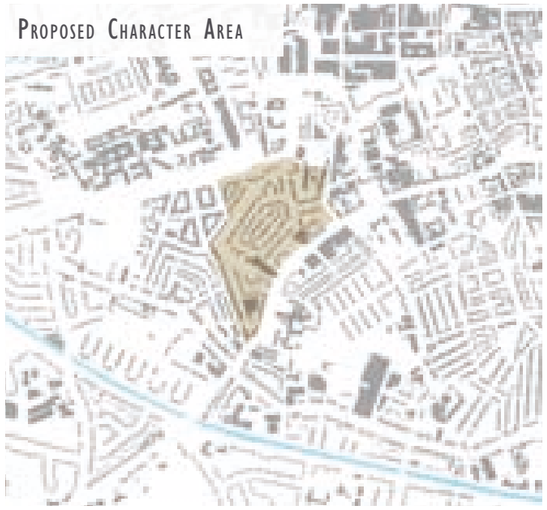
Maryland-Proposed

New linkages to the west and south providing improved accessibility to existing adjacent neighbourhoods and facilities should be developed. Creation of new, secure footpaths and pedestrian priority roadways which will protect the quiet nature of the area, while backlands and alleyways are to be turned into landscaped and managed green, open spaces for all residents to enjoy. The 'Back of the Pipes' areas should be offered to the respective private owners of the gardens immediately adjacent to these otherwise isolated lands. Existing industrial uses should be redeveloped with a suitable mix and standard of replacement residential accommodation. These will have ground floor commercial uses facing onto Cork Street. The local community requested that the existing nursing centre should be expanded to create an enhanced community facility accessible to the wider area.

Key Objectives

- Create a continuous street frontage to the urban blocks facing Cork Street built to back edge of pavement.
- Improve permeability within the Marylands and enhance connectivity with the wider emerging street network in the Liberties.
- Consider provisions for local shops, business and industries, particularly along Cork Street.
- Provide active frontages along key walking routes and towards key local activity nodes.

Proposed Character Area





5.1.8 Newmarket / Chamber Weavers'

Newmarket/Chamber-Weavers'-Existing

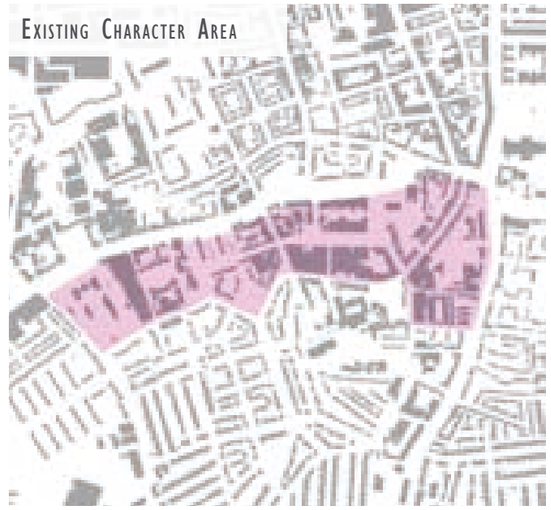
This area is surrounded by Pre-War houses arranged in two storey terraces to the south and east, centred on Oscar Square, one of the few open green spaces in the area. Nearby Weavers' Square is a departure from this scale and quality. It consists of three derelict 1960s/1970s apartment blocks built by the local council for social tenants. These buildings currently form an open complex characterized by large, windswept expanses of open space with little or no play equipment and no greenery. The western side of the square is occupied by the Sophia Housing Association in a former convent dating from the 19th/early 20th Century.

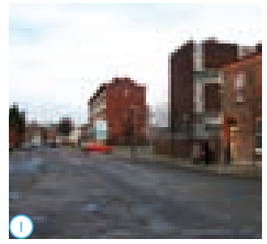
Newmarket was the site of a marketplace from at least the mid-18th Century, although in recent Post-War decades this position eroded inline with general Post-War economic decline in the Liberties. The area differs greatly from its historical appearance as the great number of small plots in multiple ownership or leases has largely been replaced by a small number of large, impenetrable, single-use sites. The area is little known to residents of areas outside the Liberties and has sparse outdoor activity. Newmarket Square is in the centre of the area and is surrounded by low-rise, industrial buildings that offer little or no activity on the space itself. To the east end of the square are several recently built apartment blocks of varying architectural quality.

Key Characteristics

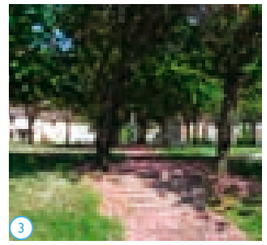
- Heritage buildings at the former convent, the Mill on Mill Street and warehouse on Newmarket Square.
- Low rise industrial buildings.
- Derelict local authority housing complex on Weavers' Square.
- Primarily two storey houses arranged in terraces south of Chambers Street and Mill Street.
- Green open space at Oscar Square which remains locked and inaccessible.
- Heights range from 1-5 storeys.
- Materials generally slate, brick, render or pebble-dash cladding for houses and brick, render, stone, render, metal, concrete, timber cladding or stone cladding for other buildings.

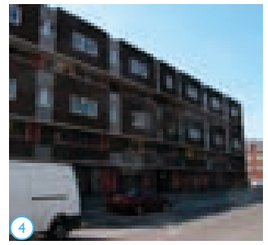
Existing Character Area











1. Weavers' Square
2. Horse and cart, Oscar Square
3. Oscar Square
4. Chamber Street
5. The Mill on Mill Street

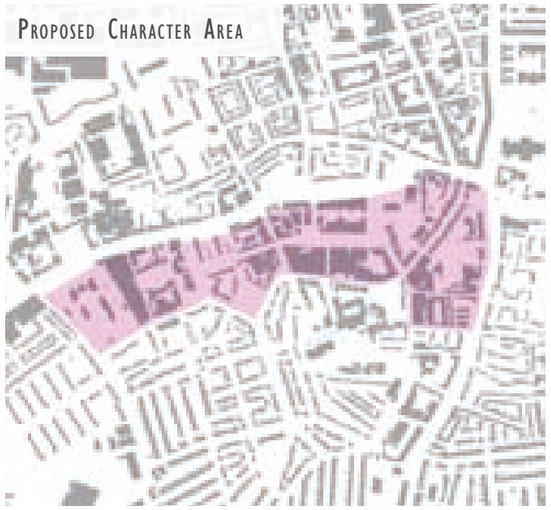
Newmarket/Chamber-Weavers'-Proposed

This historic market square should be redeveloped as a new urban destination accommodating markets, events, performances and outdoor seating for café's and restaurants. The organic food market will be redeveloped to occupy new premises facing the square along with shops, artisans' workshops, bars, café's, restaurants, galleries, a micro brewery and community arts and leisure facilities. Apartments and offices on the upper floors of new buildings surrounding the square will provide 24 hour passive surveillance of the space. In addition, a landmark hotel building on Cork Street signifies the importance of Newmarket as a civic destination far beyond the area.

Key Objectives

- Improve permeability throughout the area through new links across Cork Street to the north and Mill Street to the south.
- Deliver a high quality, multi-functional market square and city-wide well-known destination.
- Encourage day and night time activities around public open spaces, such as cafés, bars, restaurants and local shops.
- Provide active frontages along key walking routes and towards key local activity nodes.
- The public realm should be designed to encourage walking and cycling, providing shared surfaces and easy street crossing. Pedestrian priority should be particularly enhanced on the central market square.
- Open Oscar Square to the community and provide adequate management.

Proposed Character Area





5

5.1.9 Cork Street / The Coombe Corridor

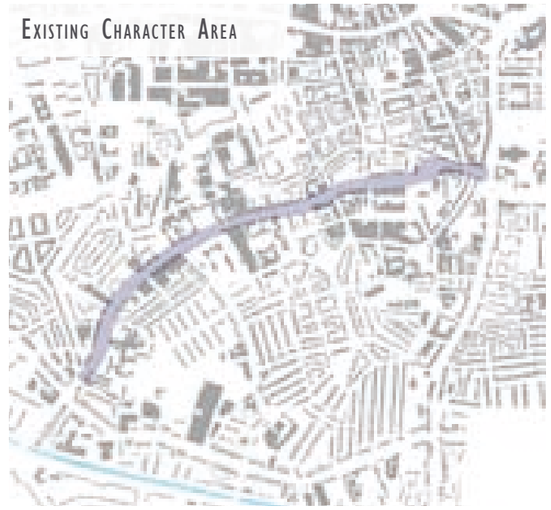
Cork Street/The Coombe Corridor-Existing

Originally the Slige Dala, an ancient Celtic highway, the corridor formed by Cork Street and the Coombe acts as a major thoroughfare into the capital from the suburbs to the southwest. Cork Street itself has recently been widened to accommodate greater levels of traffic and dedicated bus and cycle lanes. This effect is somewhat lost, due to a bottleneck created by the intersection with the Coombe, which has not been widened to the same degree as Cork Street. Although portions of Cork Street still retain the two and three storey 18th and 19th century commercial and residential buildings that once lined the route, these are disappearing to make way for larger new mixed-use residential developments of 6-8 stories in ever-increasing numbers. These more recent additions are beginning to redefine the character of the thoroughfare and respond to the greater street width with increased scale and height.

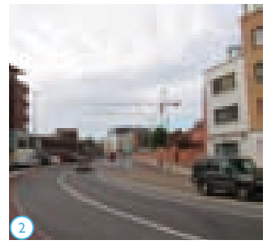
Key Characteristics

- Mixture of residential & industrial uses.
- Varying building scales and heights.
- Heights range from 2-8 storeys.
- Area in transition; major development underway & more planned.
- Cork Street acts as a main traffic artery but has bottleneck effect at the Coombe.

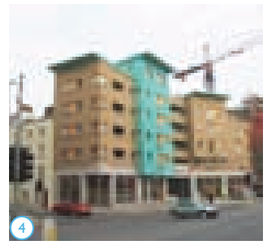
Existing Character Area











1. Cork Street at Marrowbone Lane
2. Cork Street at the Coombe
3. Cork Street between Ardee Street to Marrowbone Lane
4. Cork Street at Madee Street
5. Weir Nursing Home and Garden on Cork Street

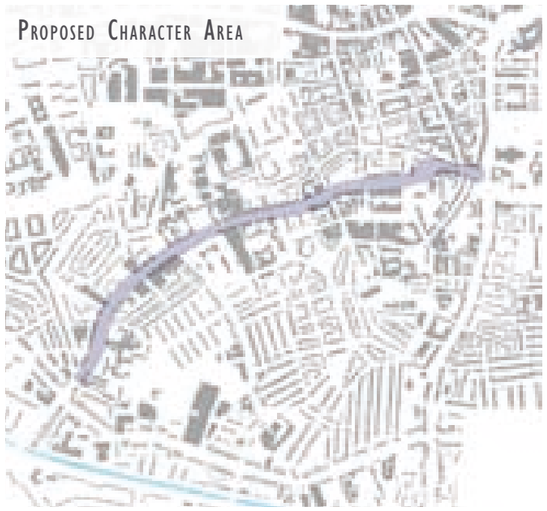
Cork Street/The Coombe Corridor-Proposed

The corridor formed by Cork Street and the Coombe should be developed into a more pedestrian- and cycle-friendly space to allow residents and visitors to the area to cross it safely and without fear, while also allowing residents to cycle to work. As a thoroughfare it will accommodate additional greenery to facilitate the improvement of the public realm. The increased width of the street requires that new developments respond to the increased scale without overpowering adjacent developments or casting them into perpetual shadow. The major construction of new, large mixed-use developments along its length should be encouraged while requiring that they be sensitive to adjacent heritage buildings and spaces.

Key Objectives

- Create a good sense of enclosure along the length of the street corridor.
- Provide active frontages along key walking routes and towards key local public spaces.
- The public realm should be designed to encourage walking and cycling, providing shared surfaces and easy street crossings.
- Improve permeability by delivering links from Cork Street to other areas, enhancing connectivity within the wider emerging street network in the Liberties.
- Create intervals of green space and enhanced public realm along the street including street tree planting.
- Ensure that all new developments along the Cork Street / Coombe Corridor are of an appropriate building height up to a maximum of 6-8 storeys, subject to sensitivity to local context, appropriate transition in scale and the protection of established residential amenity and the quality of open spaces.

Proposed Character Area





5

CHARACTER AREAS

5.1.10 Proposed Character Areas

Key to Proposed Character Areas		
1		Liffey Quays / Bridgefoot Street / Oliver Bond
2		Guinness Brewery
3		Historic Guinness Lands / Digital Hub / St James' Harbour
4		Liberties / The Coombe
5		Pimlico
6		DCC Depot
7		Marrowbone Lane
8		Former City Basin
9		Maryland
10		Newmarket / Chamber Weeavers'
11		Cork Street / The Coombe Corridor




The Old Harbour
Bar
Lounge

“THE IMAGE OF 21ST CENTURY CITIES IS LARGELY DEFINED BY THEIR SKYLINE AND THE CHARACTER OF MAJOR STREETS AND CIVIC SPACES. THE LIBERTIES MUST PRESERVE VIEWS OF HISTORIC CHURCH SPIRES, AND INDUSTRIAL HERITAGE AS WELL AS CREATING NEW LANDMARKS THAT IMPROVE THE LEGIBILTY OF THE CITY”

INTRODUCTION 1

THE VISION 2

POLICY AND PLANNING CONTEXT 3

STUDY AREA DESCRIPTION 4

CHARACTER AREAS 5

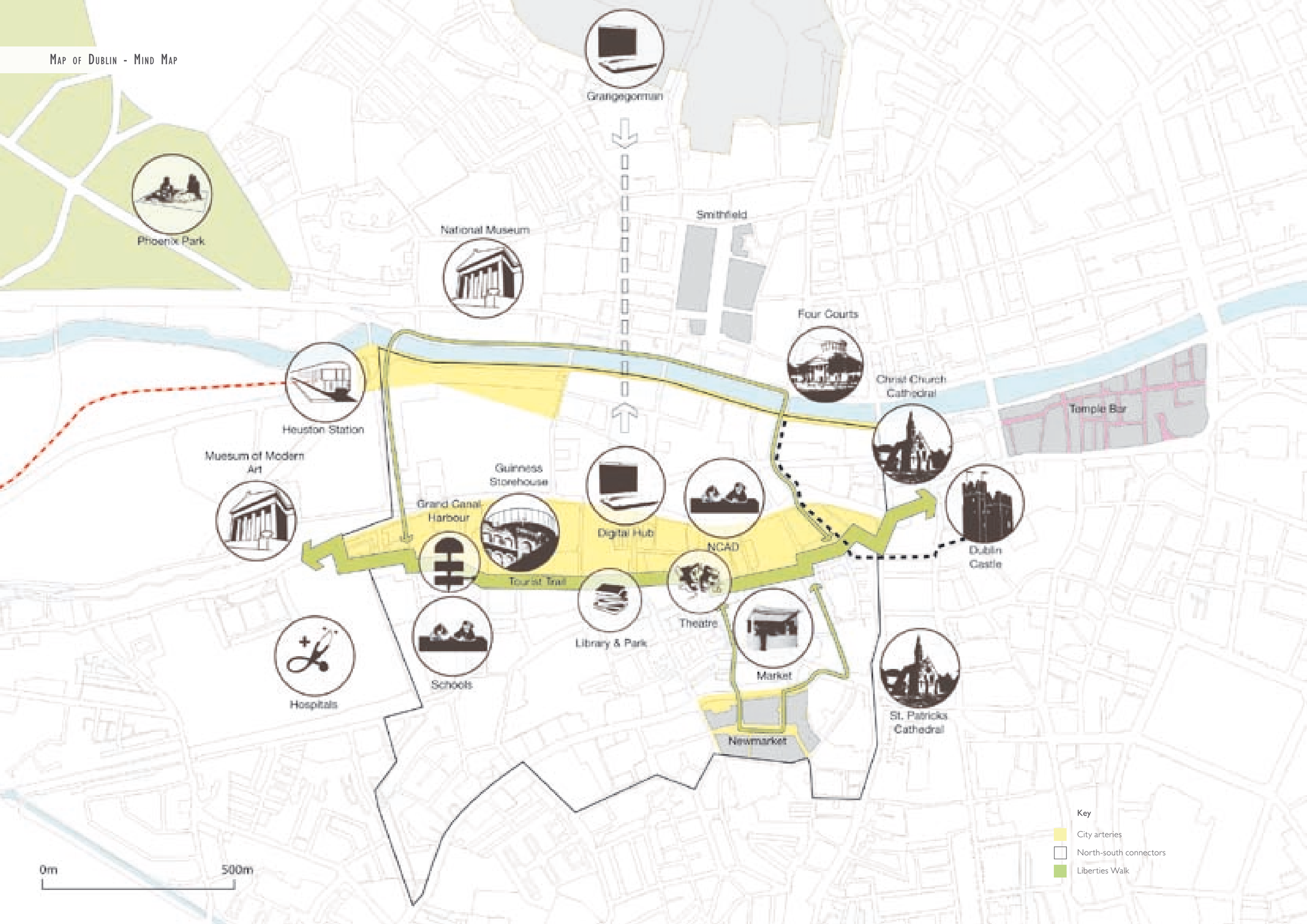
LAP DEVELOPMENT STRATEGY 6

SIGNIFICANT REDEVELOPMENT SITES 7

PHASING AND IMPLEMENTATION 8

APPENDICES A

Map of Dublin - Mind Map



6 LAP DEVELOPMENT STRATEGY

6.1 Introduction

Dublin City Council has identified six overarching themes which are integral to the development of the city. These themes: economic regeneration, social regeneration, cultural regeneration, urban and spatial form, movement and sustainability will provide a structure for the Draft Local Area Plan proposals and for the delivery of regeneration within the Liberties.

The Liberties has historically played a significant role in the formation of the city identity, with its artisan and brewing traditions to the fore and running against the general grain of development in the surrounding areas.

The core aim of the LAP development strategy is to find a place for the Liberties in the city identity of the C21st. A place that is as much about discovering existing characteristics and strengths, currently hidden or overlooked, as building a new identity based upon the opportunities opened up by the array of large sites under active consideration for redevelopment. It is as much about tapping into and supporting the nascent creative economy and digital industries already nurtured by the NACD and Digital Hub, as dealing with the spatial and urban form issues of a post industrial urban landscape.

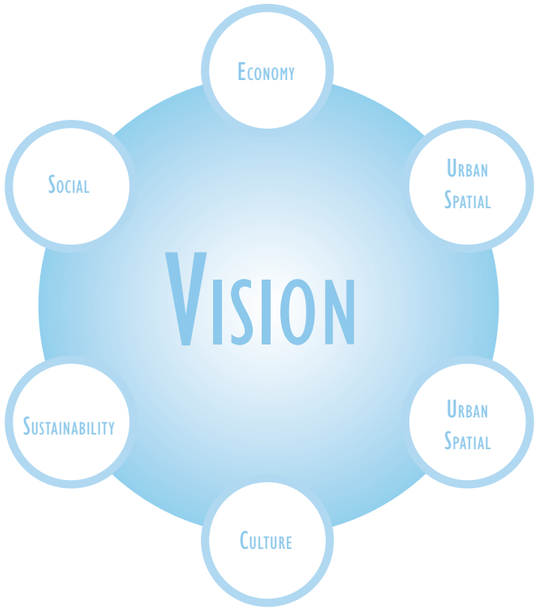
The Liberties identity must be tangible and credible: A place that knows its own inherent qualities and its relationship to the city as a whole. Building a development vision for the Liberties that is distinct and yet fully integrated into the city. Supporting the 6 overarching themes that drive the city as interpreted in the Liberties LAP development strategy:

A 'mind map' is proposed as a method of conceptualising the Liberties and establishing a visual representation of the core facilities of the area and the key spatial relationships interlinking them. This map contains 3 main ordering structures:

1. **The Creative Core -** Centred around Thomas Street and linking the theatres of the east to the Digital Hub in the centre and on to the Guinness lands and St James Harbour to the west via a new tourist trail.
2. **The Quays –** Cars and industry dominated the river frontages in this area and are reconfigured into a rich mixed use format celebrating the Liffey and transforming its banks into a new series of interconnected public open spaces.
3. **The Markets –** Meath and Francis Streets are joined by a redeveloped Newmarket to create a 'market loop' southwards off the Creative core and supported by the Vicar St artisans area and the indoor Iveagh Markets to the north.

Six Themes

- **Economic:** Calls for the development of Dublin as the centre and heart of the region and engine of the national economy. To have a network of active, thriving sectoral and spatial clusters with a focus on creative assets and talent.
- **Social:** Seeks to develop Dublin as a compact city with a matrix of mixed, sustainable neighbourhoods that provide a choice of tenure and house typologies, a range of facilities and promote social integration and inclusion in all ethnic communities.
- **Cultural:** Makes provision for cultural facilities paramount throughout the city while promoting cultural and heritage awareness. It promotes an active, safe street life through best practice design of the public realm and the buildings that relate to it.
- **Spatial & Urban Form:** Creates a legible, connected city based on quality public space and active streets that have a distinct sense of place.
- **Movement:** Facilitates the creation of an integrated transport network while encouraging the provision of greater choice of mode. Zoning objectives and spatial planning are integrated tomaximize opportunities of close proximity to transport corridors and hubs.
- **Sustainability:** Provides an overarching framework for incorporating key principles, strategies and objectives in order to drive a vision of the sustainable city for the next two decades. It ensures buildings will adapt to evolving use requirements while encouraging effective waste management strategies.



6.2 Economic

6.2.1 An Economic Strategy for the Liberties

Background

tlreland experienced unprecedented economic growth in the last decade and in that period the Liberties experienced much more moderate economic improvement. It is not easy to explain why the area is not better regarded by developers who have tended to confine their investment to the provision of apartments.

The Liberties face the challenge of breaking this negative cycle of under achievement.

Strengths

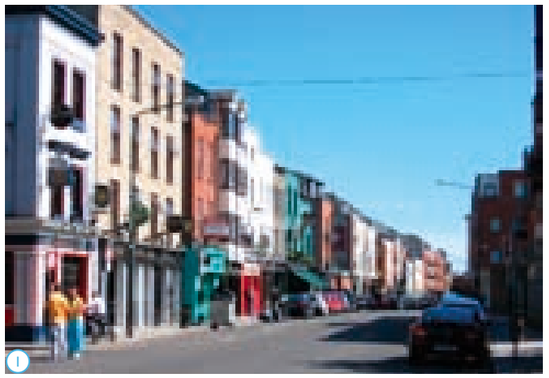
The area has many advantages. It is close to the city centre, has good public transport and has significant economic drivers such as a major teaching hospital, a key tourist attraction, an internationally famous brewery, a third level college, a government commitment to the establishment of a hub for digital media industry and a tradition of entrepreneurship and trading.

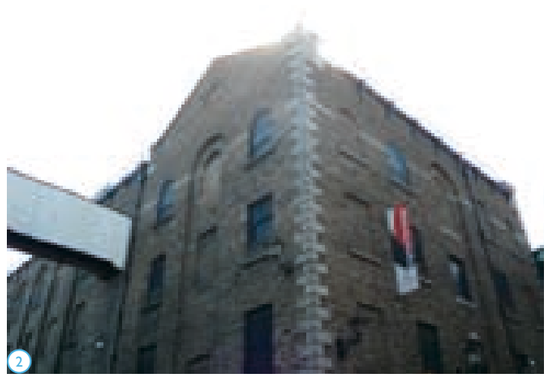
Economic Decline

A key feature of the Liberties is long-term economic decline, due to:

- lack of economic investment, much investment in recent years has been residential with retail/commercial at ground floor.
- decline in traditional industries and improved technology of remaining industry further reducing levels of local employment
- large tracks of under-used land (which are unavailable for redevelopment in the short-term)
- significant concentrations of disadvantage, much of it occurring in local authority housing estates.
- until recently an unsustainable tenure and social mix.
- poor image and reputation associated with crime, anti-social activities and drug abuse
- poor quality public realm and an almost total lack of open space or public parks

The Liberties must address all these issues and if it is become a great place to live, work and visit. It will need a speedy, well thought out and effective implementation strategy, involving major redevelopment and investment from the public and private sector.


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2


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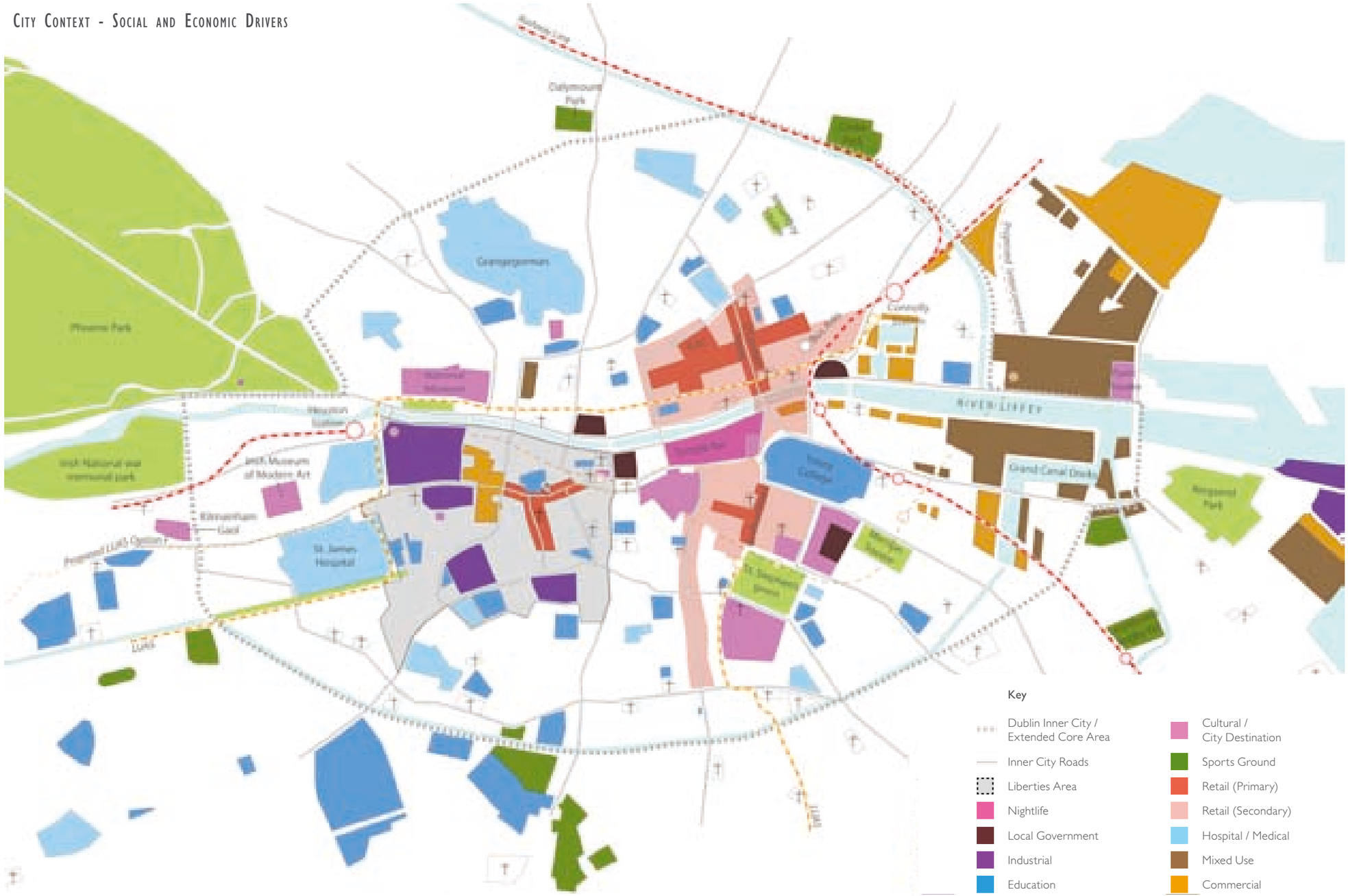

4


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6

1. Francis Street
2. Digital Exchange, Digital Hub
3. Meath Street
4. Vivtoria Quay entrance to the Guinness Brewery
5. Thomas Street
6. Derelict site, The Liberties

City Context - Social and Economic Drivers



LAP DEVELOPMENT STRATEGY

Economic Objectives

General

- Make the Liberties a great place to invest and locate business, a great place to live, and a great place to visit. Each of these elements supports and drives the others forming a self-reinforcing loop and it is important therefore to ensure that all major redevelopment proposals in the Liberties provide a mix of complimentary uses including employment generating floor space.
- Promote the development of creative and knowledge based industries.
- Promote and facilitate a critical mass of development on sites that are currently available for redevelopment and encouraging a self-generating quantum and a momentum of regeneration on sites including Newmarket, Digital Hub, Grand Canal Harbour, Bru Chaoimhin, Donnelly Centre, NCA D, Chamber Court and Bridgefoot Street and others.
- Encourage a range of office accommodation including those with large floor plates and small to medium scale office developments and live-work units.
- Promote a critical mass of employment generating floor space in the area.
- Encourage all major redevelopment proposals in the Liberties provide a mix of complimentary uses which includes employment generating floor space.
- Work in conjunction the Industrial Development Authority (IDA), the Digital Hub Development Agency (DHDA), other statutory agencies and local business groups to promote economic and employment opportunities in the area as well as light industry.
- Promote and facilitate a safe and attractive urban environment
- Facilitate and promote a wide variety of high quality housing and community amenities which are available to workers in the sector.

Digital and Creative

- Promote the development of the creative and knowledge based industries by ensuring that the area is viewed by investors as the best place in Dublin to locate digital and media industry.
- Promote the provision of a sufficient quantum and appropriate range of office space options to facilitate the enterprise nature of those industries
  nd to ensure there is sufficient office space / floor space for the expansion of Digital Hub.
- Secure and facilitate as a priority the provision of the highest standards of digital media infrastructure and office accommodation for the Digital Hub both on the key development sites but also in the provision of connectivity between the key development sites.

Tourism

- Enhance the attractiveness of Liberties as a major tourist destination thus building up a synergy based on a clustering of cultural activities and venues which encourage visitors to stay in the area and contribute to the local economy and vibrancy of the area.
- Enhance the range of amenities, attractions and transport on offer.
- Support improvement of the Guinness Storehouse and its environs.
- Encourage the creation of destination shopping and markets.
- Encourage the development of attractive cafés, bars, restaurants venues in the Liberties including at Guinness Storehouse, St James's Harbour, Newmarket, Iveagh Market and along the river frontage from Island Street to Heuston but also along Meath, Francis and Thomas Streets.
- Encourage the development of hotel accommodation in the area suitable for a range of budgets.
- Improving pedestrian links to the city centre to draw visitors into the area and provide easy, sustainable access for local residents to other areas.
- Encourage the Horse and Carriage business by providing better quality facilities for stabling and carriage storage either within the Liberties or elsewhere and encouraging controlled access to the facility for visitors.
- Support the provision of routes and ranks for horse and carriage services for tourists which builds on their contribution to the economy, unique culture and traditions of the area related to the connection with Guinness and old Dublin generally.
- Enhance the appeal of the rich industrial, cultural and built heritage of the Liberties as an integral part of the tourist attraction for the area.

Retail

- Strengthen and enhance the retail economy of the Liberties
- Improve established specialist retail offer of Francis St
- Facilitate and promote a variety of retail formats and offers which will contribute to the vitality and vibrancy of the area.
- Facilitate and promoting large retail floor plates for anchor stores, including department stores and supermarkets to develop key retail locations at Newmarket and Cork Street.
- Promote the commencement of improvements to the Iveagh Market/ Mother Redcap Market development to start on site which with its distinctive character will become a destination shopping district when it opens.

Digital and Creative



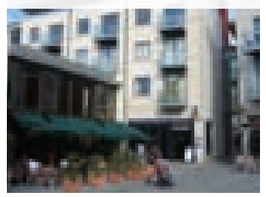
Tourism



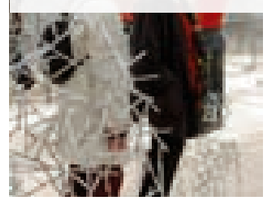
Retail



Public Realm



Art and Culture



Employment and Training



- Encourage other sites with planning permission to begin development
- Encourage the intensification of shopping on Meath and Thomas Street including bringing derelict and voids retail units back into use.
- Introduce designated casual trading to Meath Street and considering extending Thomas Street's designation to adjoining streets to encourage the development of markets.
- In making an application for planning permission for retail development, which is considered to be large in scale to the Liberties, the applicant shall be required to demonstrate compliance with the Development Plan Retail Strategy.
- Promote traditional small-scale retail outlets, characteristic of the Liberties, in appropriate locations through the area.
- Protect traditional and original shopfronts and to encourage good contemporary shopfront design in accordance with Dublin City Council's Shopfront Design Guide in order to create an attractive city retail quarter within the Liberties. The City Council will promote an incentive scheme or other appropriate mechanisms, such as the conservation grant scheme, to underpin the objective of high quality shop-fronts throughout the area, in conjunction with local businesses, retailers and stakeholders.
- Actively promote the traditional market trading tradition of the Liberties.
- To liaise and consult with the Liberties Street Traders Association in respect of proposals for streetscape and public realm improvements.

Public Realm and Perceptions of Personal Safety

- Create more positive perceptions about the area including the quality of the public realm, feelings of personal safety for residents, visitors, workers and tourists and to improve people's sense of orientation and legibility.
- Cluster mixed uses related to culture, tourism, retail, employment, residential and leisure facilities around key public spaces to promote economic viability and 24 hour natural surveillance.
- Create high quality streetscaping, lighting and open space improvements
- Work with the police and community to improve perceptions of personal safety through a joint community safety strategy in a partnership between the local authority, An Garda Siochana and the Community
- Develop and implement a street signage and directional signage strategy tailored specifically to the Liberties area.

Economy of Culture and Arts

- Develop the Liberties as a centre for art and culture building on existing assets.
- Encouraging the National College of Art & Design (NCAD), to remain in the area and facilitating the enhancement and expansion of its facilities within the Liberties Area'
- Support improvements to existing venues and support moves to bring venues back into public use.
- Promote employment in the area related to art and culture
- Promote the provision of live work and residential units targeted at emerging artists.
- Create improved linkages between third level institutions in Dublin to increase their impact on the area specifically related to art and culture.

Employment & Training

- Provide increased opportunities for investment, employment and training opportunities targeted at local people.
- Create stronger links between 2nd and 3rd level institutions in the Liberties particularly related to art and culture.
- Support the development of St. James' Hospital, a major employer of people living in the Liberties, as the premier teaching hospital.
- Encourage private sector investment including supporting small entrepreneurs by requiring reduced rentals levels for initial periods, short term leases and units to be fitted out as part of planning conditions related to ground floor uses of residential developments.
- Ensure design proposals for available brownfield sites maximize their development potential in terms of plot ratio within the bounds of good urban design.
- Support the development of the Guinness Enterprise Centre as a centre of excellence for applied entrepreneurship and enterprise development.

Increased Population to Support Vibrant Economy

- Promote an increase in the population of the Liberties so that it can be of sufficient size to become economically viable and thus able to support more retail, light industry, commercial and tourism.
- Ensure design proposals for available brownfield sites maximize their development potential in terms of plot ratio within the bounds of good urban design.
- Optimise the flow of public benefits from the expected high level of public transport investment (Luas and Rail Interconnector) benefiting this area by optimising opportunities and densities for residential, employment, housing, retail and leisure.
- Promote and facilitate the speedy and high quality regeneration of the area by facilitating the maximum amount of high quality private and public investment to the benefit of existing and new residents as well as workers and visitors.

LAP DEVELOPMENT STRATEGY

Private Sector Investment

Reaching a critical mass of investment is essential to break the negative cycle. It is imperative to identify what new developments can start on site quickly these could include Iveagh Market, the hotel at Vicar Street, St James's Harbour, and Newmarket. A combination of two or three of these would kick start the economy of the Liberties and provide a positive environment which would act as a multiplier to encourage smaller developments to have the confidence to invest.

Public Sector Investment

The area will be a key beneficiary of an unprecedented level of investment in public transport including the Interconnector but also the proposed Luas line. When these public transport initiatives and the digital hub - another central government investment - go on site they will give clear signals of the public sector's commitment to the area. In addition the commitment of the City Council to set aside some of its own land here for social and community infrastructure and modern social housing for its tenants, are key indicators of the City's confidence in the future of the area and its people.

Maintaining Economic Momentum

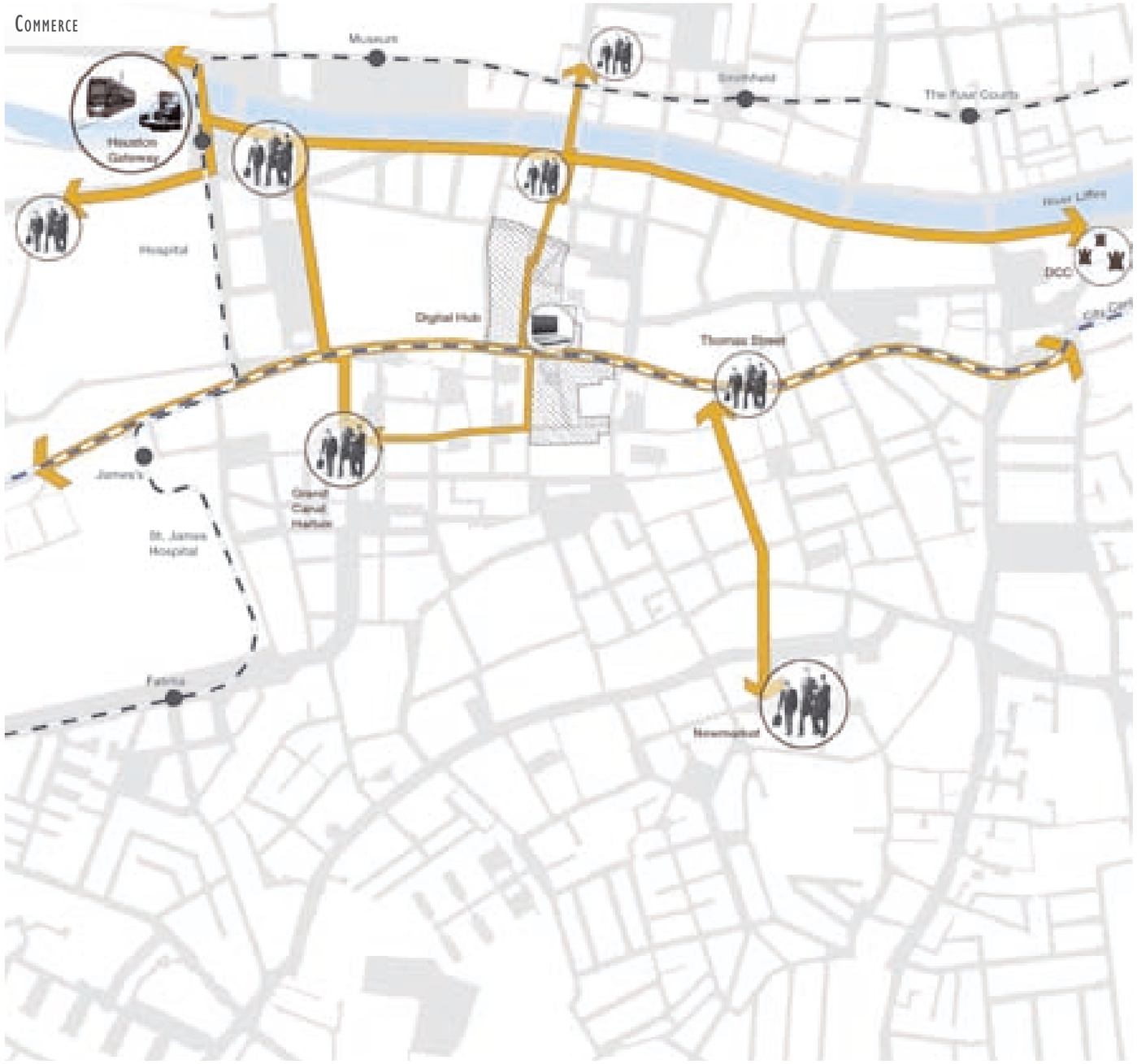
Maintaining a momentum of new development is critical to create confidence that progress has become self-sustaining. When progress is stalled, regardless of the reasons, the area can revert to the negative cycle of underdevelopment.

The objectives and implementation of the Draft Local Area Plan must be reviewed and assessed to ensure regeneration is moving forward and that problems are tackled and new opportunities seized.

Liberties Role in Dublin City

The Liberties can play a major role in the success and global competitiveness of Dublin as a whole. The OECD in its Competitive Cities in the Global Economy argues that underperforming areas 'may constitute the next best hope for a major improvement' in a city's competitiveness'. In a forthcoming study, Dublin does not compare well with other European cities in relation to successful inner city regeneration, the Liberties must learn from this experience.

The Liberties can play an important role in the strategic rebalancing of the city on an east-west basis; linking Heuston to the city, moving the Liberties towards the centre instead of the edge.



Challenge of Economic Uncertainty

The current period of economic uncertainty and economic transformation presents both challenges and opportunities. The essential message of the recent Economic and Social Research Institute (ESRI) Medium-Term Review 2008-2015 is upbeat although the review stresses that a positive outlook is crucially dependent on the pursuit of appropriate polices.

The ESRI argues that despite a substantial slowdown in economic activity in 2008 and 2009 there will be a rebound in the period 2010 to 2015 with a predicted GNP growth of 3.8%. Housing demand is also predicted to bounce back with 48,000 housing units expected to be constructed annually in the period 2010 - 2020.

Because of the immediacy of the current problems the City could loose focus and fail to plan for the major structural changes which are necessary to underpin the brighter medium-term prospects forecast by the ESRI.

Regeneration – Reusing Redundant Land

DoEHLG defines regeneration as bringing redundant, under-utilised land back into active use and states that this 'accords with the principles of sustainable development by reducing the need for green-field development, supporting the urban fabric and re-using existing resources.

The need for regeneration is 'inherent' in the proper planning and sustainable development of areas which have suffered lack of investment and physical dereliction.

A Balanced Approach to Development

Policies to help achieve regeneration need to be able to adapt to changes in circumstances, and should be sufficiently flexible in the application of zoning and planning to ensure they can continue to actively promote regeneration - while having due regard to the need to protect structures and areas of architectural merit.

This approach will help ensure that developments of critical mass responding to contemporary needs are promoted either through new build or through the adaptation and reuse of existing buildings.

Confidence Building on Key Sites

A positive approach to development has important 'signalling' or confidence-building effects and encourages more investors to take up the challenge of inner city sites thus setting in train a virtuous cycle of high quality and ambitious regeneration.

There are a limited number of key development sites in the Liberties that are immediately available which could begin to form the critical mass needed to safeguard economic success. In the interest of common good these key development sites need to be progressed urgently and they need to render up the maximum economic benefit if they are to act as a catalyst for change which will rekindle confidence in the area.

Image and Reputation

The image or reputation of an area is an important part of its attractiveness to investors either commercial or people looking for a home in the area. It is important that the Liberties as forward-looking, dynamic and a place that encourages creativity and innovation. Architectural excellence combined with good quality construction and materials can promote a positive image. In addition significant, high quality, modern, architectural interventions can 'add to the architectural legacy' of this area.

Tackling Poverty

It is widely acknowledged that economic and social sustainability are linked and that problems of poverty must be addressed as part of economic regeneration. According to the OECD, 'poverty and spatial polarisation are the most difficult challenges for metro-regions'. The Liberties has significant concentrations of disadvantage mostly associated with its social housing estates. The continuation of pockets of disadvantage occurs despite significant progress in creating mixed-income and mixed-use areas throughout the Liberties area.

Higher Density – a critical success factor for cities

The Liberties is highly accessible from Heuston and from Luas and also through a range of bus routes on its main streets. The bulk of NDP public transport investment of just under 12.9 billion will be in the Greater Dublin Area resulting in a quantum leap in the public transport accessibility of the Liberties.

- The DART Interconnector (investment 2 billion euro) will link this area speedily to St Stephen's Green, Pearse Street and the Docklands.
- Metro North will offer quick and easy connections to the Airport
- In addition the proposed extension of Luas through the area is expected to be announced before the end of 2008.

The result is that this area will be well connected at a local, metropolitan, national and international level.

Public Transport and Density Equation

Accordingly to the ESRI implementation policies to ensure the efficient use of new infrastructure are at least as important as the physical investment itself. This huge level of investment needs to be acknowledged in the Draft Local Area Plan, by supporting a continued move towards denser development to ensure that good value for money is obtained from the tax payers' investment in public transport.

Greater densities, intensity, proximity, energy savings and convenience are all benefits for the Liberties and the City, in this context it is important to develop and adhere to sustainable plot ratios.

Dereliction



Public Transport



LAP DEVELOPMENT STRATEGY

Density of economic activity is a critical driver of a city's competitiveness and economic success and failure to recognise the importance of higher density as a tool to achieving a higher quality of life and will eventually drive people (businesses, migrant workers and young professionals) away from Dublin to other more successful cities.

Next Economic Transformation

Ireland's economy is in transition according to a recent NESC report. The next transformation will be to a knowledge and creative economy where the business and financial sector will be the major engine of growth replacing high-tech manufacturing. New jobs in the knowledge and creative economy will be concentrated in large urban centres. This presents an increasing national role for Dublin and the Liberties. The Liberties needs to respond to the new challenge by promoting an increase in the supply of office, retail, recreational and other commercial floor space in sufficient quantities to meet the demands of the new economy.

The Liberties must also position itself to become an attractive location for skilled workers in the traded services sector, through the provision of high quality soft infrastructure.

Timing is Critical

The OECD has warned that the places like Dublin and the Liberties must constantly reinvent themselves and be able to respond quickly and effectively to enhanced mobility of capital, skilled labour and technology innovation. If responses are inadequate or too slow countries, cities and places will be by-passed, leaving declining sectors and communities behind. This is the context in which the Liberties Draft Local Area Plan must operate.

The Barker Review of Land Use Planning, identifies the need to balance a complex set of economic, environmental and social goals when planning is responding to economic issues.

Digital Hub 21st Century Business

The Liberties can play a significant role in Ireland's economic transformation to the knowledge/creative economy. It already has a growing cluster of creative/knowledge economy enterprises including architectural, publishers, media, and galleries. It benefits from the Digital Hub, the National Digital Research Centre and NCAD.

Forfas has stated that the international digital media industry was worth $965 billion in 2004 and is projected to grow to $1.5 trillion by 2009. The Digital Hub is an IFSC for the 21st century and it is located in the Liberties. There is an urgent need for construction of the Digital Hub developments to start on site, and for other developments to begin which can provide the Digital Hub with the quantum of office space it needs including large floor plates which are more flexible and facilitate expansion. The lack of new office space in the Liberties and the lack of large modern offices is a significant challenge facing the Digital Hub.

Retail Sector

The changing nature of retailing means that larger floor plates are also preferred by retailers. This presents a challenge in Thomas Street and Meath Street as the existing floor plates are generally small due to the traditional narrow frontages. The Draft Local Area Plan needs to balance the desire of retailers for larger floor plates particularly for anchor stores against considerations of the wider image of the area which is created by its fine grain and traditional street patterns.

However large floor plate shops are possible and desirable in Newmarket and Cork Street. Significant niche or destination shopping will also be encouraged in the Diageo/ Guinness and St James's Harbour lands.

Education

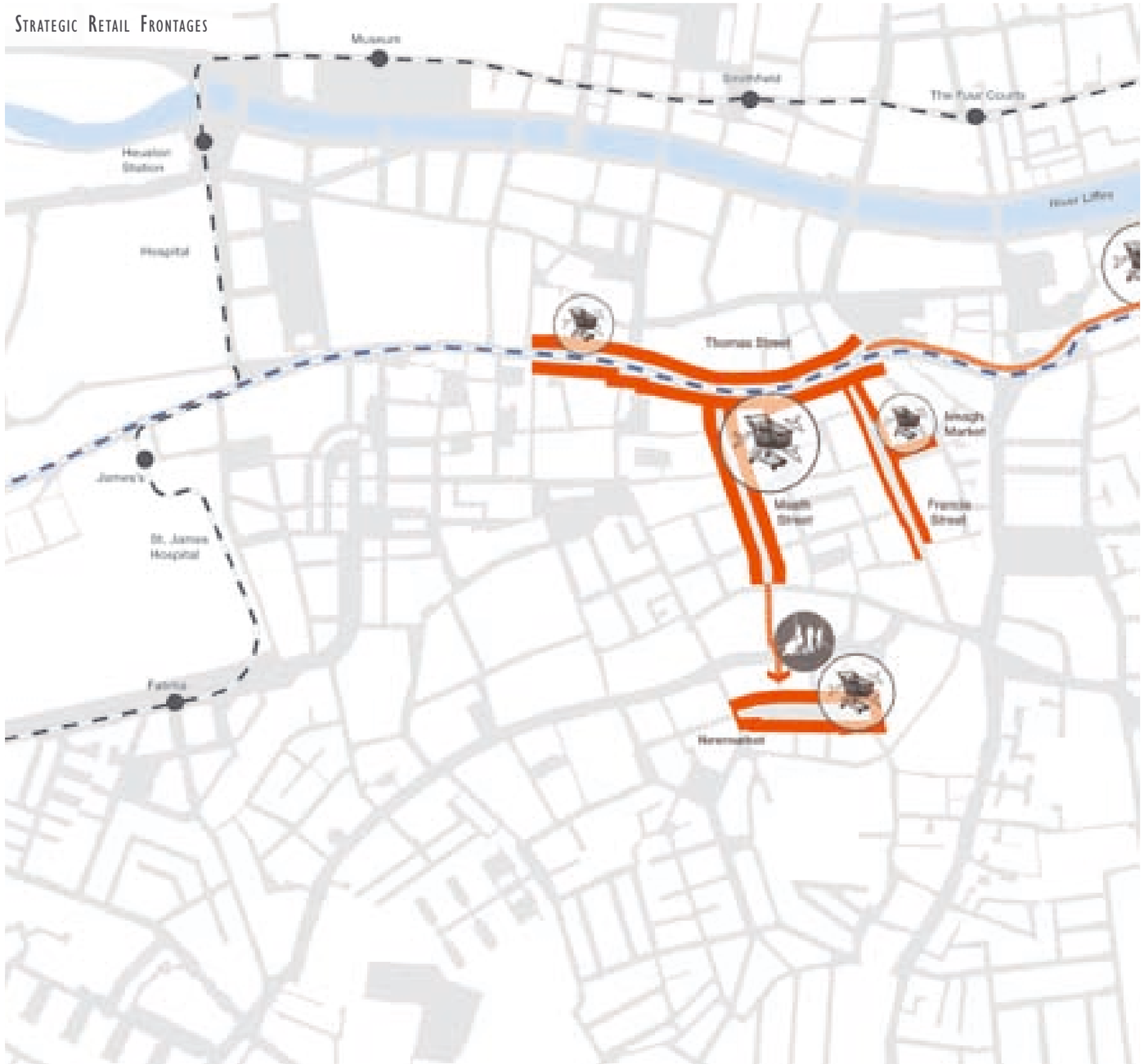
The retention of the National College of Art and Design in the Liberties and the enhancement of the campus is an important objective of the LAP. There is some potential for private sector education institutions and these will be encouraged and facilitated. There is also an aspiration to improve the quality of primary and secondary schools and to provide for increased capacity to meet expected population increases.

As part of encouraging the knowledge/creative economy the LAP will seek to provide opportunities for purpose built student housing for the increasing number of third and fourth level students (including foreign students) wishing to relocate to the area.

Tourism/Visitors

The Liberties attracts hundreds of thousands of tourists annually who come to visit the Guinness Storehouse, These numbers have not translated into the development of nearby shops or cafes.

The area is on a major tourist route from the city centre and St Patrick's Cathedral to IMMA, Kilmainham and Phoenix Park but again has not been able to take advantage of this economic potential. There is no hotel in the area so the early provision of hotels and other tourist related facilities is important. Providing safe, clean and green pedestrian routes and parks would make the area more attractive to visitors and would also be of huge benefit to residents, workers and businesses in the area.



Small Businesses/Entrepreneurs

Despite been seen as the most entrepreneurial country in the EU by the Global Entrepreneurship Monitor, Dublin has a serious shortage of affordable small enterprise and incubation spaces. Yet over 97% of businesses in Ireland are SME and they currently employ 777,000 workers.

The Apartment Guidelines encourage the provision of this type of space at ground floor level in apartment buildings. The promotion of this policy would help to ensure that the Liberties, which is known for its entrepreneurial past is well placed to meet this existing need for commercial space.

Cultural Diversity

Research into why certain cities and regions have a competitive economic advantage shows that cultural diversity is a factor. The DoEHLG in its Development Plan Guidelines states that 'areas where immigrants settle have the potential to develop a new local diversity which can re-vitalise them and support urban regeneration. New approaches to work practices, new types of entrepreneurship, links with home countries and other innovative approaches which bring can stimulate new local economic activity.

The Draft Local Area Plan recognises these changes and seeks to create conditions which enable the potential for local initiatives to be realised. This will include taking account of the acceptability of different types and mixes of retail, commercial and other business activities at neighbourhood or community level.

Health

St James's Hospital and the Coombe Hospital are important assets in the area and the Draft Local Area Plan will encourage and facilitate the intensification and improvement of health facilities. It will also encourage and facilitate the provision of a Primary Care Centre and other medical services in the area.

Culture/Arts

Cultural facilities including popular culture are a crucial factor in the economic success of regeneration areas. They bring economic activity and jobs to the area and make the area more attractive for investors, key skilled workers and visitors. There is a growing cultural and arts sector in the area and Thomas Street has the potential to become an important creative corridor linking city centre attractions with those in Heuston and Kilmainham.

6.3 Social

The need to address a range of social regeneration issues is a high priority for the existing Liberties community.

Fear of crime

Fear of crime emerged from the consultation process as a key issue affecting the quality of life for all age groups and contributing to the negative image of the area. Problems associated with drug dealing and abuse caused particular concern for residents in some City Council housing blocks. But for anyone walking through the Liberties area the potential threat is exacerbated by poorly lit streets and the extent of dereliction, particularly in the west of the area where two schools are located.

Social Objectives

Introduction

Create a Liberties which is a good place to live, work and play for Everyone.

Community Facilities

- Create an enhanced range of community facilities, open spaces and local services including a community centre and park at Bridgefoot Street, and new parks at Pimlico, Vicar Street and on the Diageo lands north of Thomas Street and refurbish existing parks.
- Create new library at School Street.
- Invest in existing leisure and community facilities as shown in the Sports, Leisure and Recreation Action Plan.
- Provide better access to medical facilities including and encouraging the provision of a Primary care centre in Pimlico
- Ensure the provision of flexible community services and facilities as part of major redevelopment proposals.
- Ensure that public open space provision is appropriate to the recreational needs of the community including facilities for children, older people and those with disabilities.
- Develop links between community organisations and the public sector to facilitate better community voluntary involvement in the delivery of services within community facilities.

Social Sustainability

- Promote integration between the new and old Liberties communities by creating attractive and accessible meeting places and public realm.
- Decrease fear of crime by ensuring that public streets and spaces are well overlooked from occupied spaces within buildings and that they are properly managed, well lit and supervised
- Work with voluntary and local community groups to help them to secure sustainable arts and cultural facilities in the area
- Promote the exchange of ideas, networking, and open communication between individuals, government bodies, and key organisations
- Provide linkages and synergies with NCAD and the Digital Hub on Thomas Street and Crane Street

Children and Education

- Promote the improvement of the facilities and services for pre-school children including additional crèches to serve the predicted increased number of families and improve education offer and facilities for school going children.
- Dublin City Council will engage with the local community, school patrons and the Department of Education & Science (DES) in relation to the provision of new school facilities and the enhancement of existing educational facilities throughout the Liberties LAP.
- To liaise with the Digital Hub Development Agency, business stakeholders and childcare providers to foster an integrated approach to childcare provision and to ensure an adequate quantum of childcare facilities to meet the needs of residents and employees within the Liberties Area.

Sport, Leisure & Recreation Objectives

- Provide new multi-use games areas within housing developments, ideally at a 7-a-Side scale, i.e. with minimum dimensions of 50m x 30m rising to 60m x 40m. (Surfaces to be all-weather, e.g. synthetic grass or polymeric rubber and floodlighting provided).
- Provide a new swimming pool minimum length 25m within the Guinness lands accessible to all Liberties residents. A feasibility study is to be prepared in conjunction with the Site Masterplan to determine the most appropriate design and location for the pool.
- Ensure that new parks include neighbourhood play facilities that cater for the varying needs of different child age groups.
- To ensure that community and recreation facilities in the plan area cater for all age groups, including youth clubs, particularly in multi-purpose spaces and community halls or civic centres.
- Ensure that there is no 'net loss' of baseline levels of sport, leisure and recreation provision.
- Incorporate safe walking and cycling routes within redeveloped areas and alongside new/diverted roads working towards a network of routes traversing the Liberties area.
- Incorporate a crèche facility within new indoor facilities to wider participation in sport, leisure and recreation.
- To ensure that community and recreation facilities in the plan area cater for all age groups, including youth clubs, particularly in multi-purpose spaces and community halls or civic centres.
- To promote the provision of allotments and community gardens in the open space provision in new residential developments and in public or semi-public spaces throughout the plan area where appropriate.


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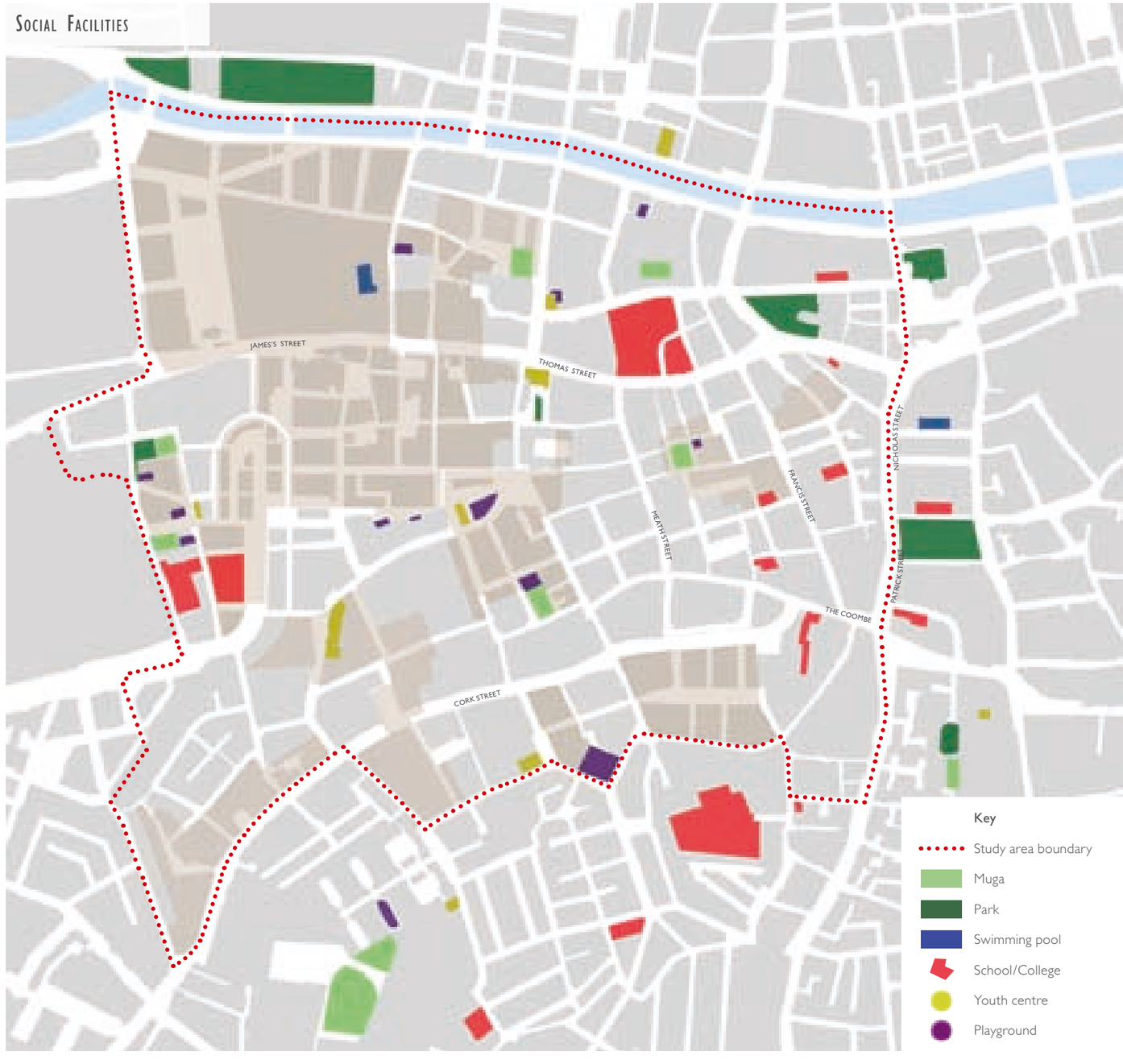

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1. Fountain Youth Project
2. Early Days Crèche
3. St. Catherine's Sports Centre
4. Christian Brother's School
5. Sacred Heart Girl's School



LAP DEVELOPMENT STRATEGY

Community integration

A lack of integration between the old community and incomers living in the new apartment blocks is also a key concern. The site layout of new apartments which are often designed as gated complexes rather than street fronting blocks seems to be a contributing factor. The absence of attractive and accessible meeting places exacerbates the problem. There is a lack of access to good quality open space in the Liberties, which is partially due to the small amount of open space overall in comparison with other parts of the city, but also to other factors. Some otherwise attractive spaces such as St Catherine's graveyard are rarely used by the majority residents due to the prevalence of intimidating anti social behaviour including drug abuse and dealing, and there is a considerable amount of open space around the City Council housing blocks built in the 1960s that is virtually unusable due to the layout of the blocks within it and the proximity to busy roads. The proposed new community park in Pimlico and other improved open spaces which are a key element of the Draft Local Area Plan will need to include a high level of active supervision as well as passive surveillance from adjacent apartments they are to function well as community meeting places.

Indoor community facilities will also require upgrading through out the area. If these are to encourage integration between incomers and the old community they need to be carefully sited. Facilities located at the centre of estates such as the Oliver Bond community centre can provide a focus for the estate residents but will not attract residents of the adjacent apartment blocks.

Many community facilities within the Liberties are associated with churches and whilst these provide an important function they need to be supplemented with non faith based meeting places if they are to serve the whole community in the future.



Population trend

The 2006 census indicated a population of 13,157 within the study area. If the Significant Redevelopment Sites are developed to the capacity indicated within the Draft Local Area Plan, the population could increase to around 19,000 within the next 10 years. Based on current trends the population will also become increasingly diverse in terms of faith and ethnicity.

Childcare

The increased population will also require an increased provision of social infrastructure for childcare in the form of, crèches, preschool provision and other child support services.

There are a number of existing crèches within the Liberties however the historic Liberties crèche is due to close in 2008 due to lack of funding. The children's charity Barnardo's, whose headquarters are within the Liberties has developed a proposal for renovating the Liberties crèche and establishing a centre designed to deliver a range children's services which could benefit from additional private sector investment subject to HSE support.

Whilst education is not within the remit of the City Council there is a requirement to consult the Department of education and Science during the preparation of the LAP. Existing primary and secondary schools are under subscribed and have some capacity to accommodate an increased population however an ongoing assessment of the Liberties' educational requirements will be required as applications for new residential development are progressed. There is also a major concern with the quality of both education and facilities. There is scope to facilitate the delivery of one or more new schools in the Basin Street area adjacent to St James's (Grand Canal Harbour) and further potential within the Guinness Lands. These opportunities should be explored in greater detail with developers in the future.

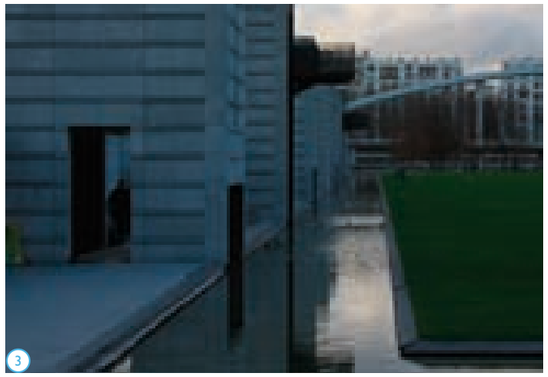
Dublin City Council recognises that there is a need for a coordinated approach to the provision of suitable and affordable childcare facilities in the plan area. Dublin City Council will carry out a needs analysis of childcare provision in conjunction with the local community and the Dublin City Childcare Committee with a view to establishing the appropriate type and size of facilities required and their most suitable location and distribution throughout the plan area. Assessment of need priority will be given to people living in the area.

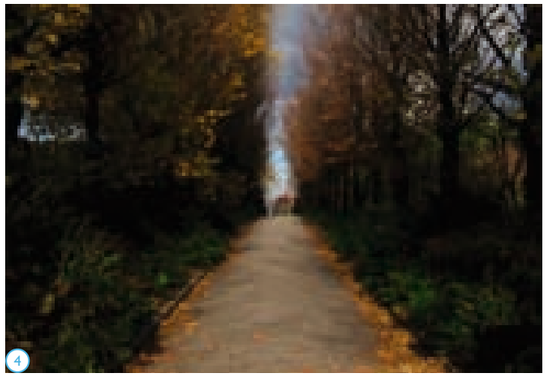
The Draft Local Area Plan proposals aim to promote social regeneration through:

- Decreasing fear of crime by improving street lighting and encouraging more active streets
- Encouraging social integration by delivering new and improved community meeting places
- Improving childcare facilities
- Facilitating development of a new school to replace outmoded accommodation

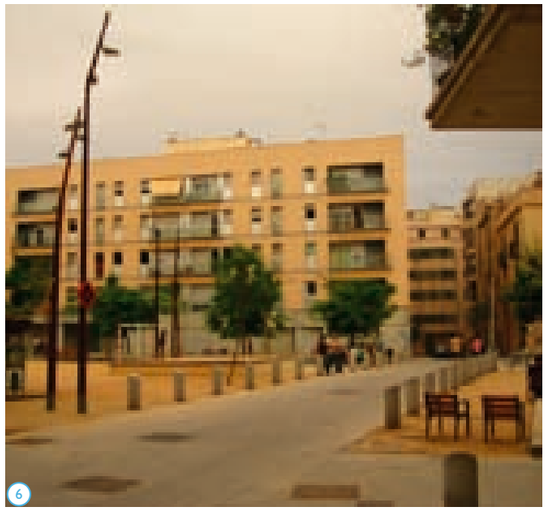

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1. Old Street, London
2. Sheffield Hallam University, Sheffield
3. Parq André Citroën, Paris
4. Parq André Citroën, Paris
5. St. Patrick's Park, Dublin
6. Park in Santa Caterina, Barcelona, Spain

Liberties Housing Strategy

Liberties Social Housing

Dublin City Council through the Liberties Regeneration Project is committed to continuing improvements in the quality of houses and neighbourhoods in accordance with the Government's Residential Density Guidelines. Investment in social housing will be supplemented by a continued commitment to affordable housing purchase and home ownership generally.

Population – Projected Increase

The projected increase in population for the area is that if all the units proposed are provided there will be an increase in population from 13,157 to 20,000, based on capacity of development sites to provide 2,975 units and based on average household size of 2.3 (CSO 2006).

Local Authority Housing Supply in the Liberties

The area saw a significant increase in local authority housing between 1950 and 1970, since then most of the units built have been to replace those demolished. In the 1991 the census figures showed there were 1,452 units of social housing, compared to 2,035 in the 2006 census, this is an increase of 583 (41%). Of these 453 were voluntary housing units and the balance of 1,582 are local authority. The local authority units comprise 1,228 apartments, 262 houses and 92 special units for older adults. In the 2002 assessment for Allocation Area L (Clanbrassil Street/Coombe/Maryland/Rialto) the level of housing demand was 686.

Social Mix and Mixed Tenure

The 2006 census shows the following mix of tenures, the table below shows how this compares to the figures nationally and for Dublin City Council's administrative area.

Analysis of Tenure Based on 2006 Census Data			
Tenure	**Liberties**	**Dublin City**	**National**
Owner Occupied	26%	55%	73%
Local Authority	28%	15%	9%
Voluntary Housing	8%	5%	3%
Other Rented	30%	20%	12%
Not Stated	7%	5%	3%

Delivery will be by way of direct provision and Part V (although consideration could be given to using contributions to fund direct provision on lands owned by DCC within the Liberties area, the provision of mixed tenure on local authority lands should also achieve social mix).

Assessment of Housing Need

The 2008 Dublin City Council Assessment of Housing Need shows that there are 4,991 people on the housing waiting list, The assessment of housing need for the Liberties (Area L) is 456 (local authority 273, and voluntary housing 183). In the 2002 assessment for Area L the level of housing demand was 686.

Social Housing Demand – Dublin City Council		
Assessment of Housing Need: Year	Net	Change
1991	4,377	Baseline
1993	5,152	+ 18%
1996	3,966	- 23%
1999	6,477	+ 63%
2002	6,993	+ 08%
2005	5,771	- 18%
2008*	4,991	- 40%

* Figures exclude Rental Accommodation Scheme (RAS) and Supplementary Welfare Allowance (SWA) (both forms of social housing provision mostly in the private rented sector) and those in high support homeless units.

List of local authority housing within Liberties			
Description (excludes Part V)	To be demolished	*New	Unaffected
	Unaffected	Baseline	
Meath Place, (30) School St (40) Thomas Court Bawn (40) Braithwaite St (70) Summer St (40) Pimlico Tce (30), New housing includes Allingham Street and Marrowbone Lane	250	353	n/a
Marrowbone Lane Buildings(112) Thomas Court (24),	n/a	n/a	136
Basin Street area including Grand Canal Harbour (128)	128	178	n/a
Michael Mallin House (54) Garden Court (24)	54	78	24
Oliver Bond House (382), St Audeons (56), Emmett Buildings (72), Mary Aikenhead (150)	n/a	n/a	660
General Part V	n/a	188	n/a
Total Flat Units	432	n/a	820
Local Authority rented houses & OAP units	n/a	n/a	354
Total Local Authority Units	432	797	1,174

*The figures for new units are indicative and will depend on final designs and build out of sites."





1. DCC housing, Chamber Weavers'
2. DCC housing, Pimlico

Timescale for delivery of new social housing Indicative programme each scheme			
Stage	Duration Months	*New	Unaffected
Design and Planning	12	Baseline	
Funding Approval Process (DOEHLG)	6	353	n/a
Tender Process (minimum duration)	4	n/a	136
Construction Contract (depending on complexity and size of contracts)	36	178	n/a
Snagging and Handover	3	78	24
Total	61	n/a	660
General Part V	n/a	188	n/a
Total Flat Units	432	n/a	820
Local Authority rented houses & OAP units	n/a	n/a	354
Total Local Authority Units	432	797	1,174

The housing strategy plan seeks to support and retain existing communities by re-housing tenants from existing flat complexes together and in close proximity to their existing location. The table shown below gives an indicative timeframe for each housing phase in months. Consultation will be built into this timeframe.

Way Forward

The Liberties LAP proposes the demolition of 432 local authority flats in three areas Vicar Street, Basin Street and Pimlico. The schemes affected are Vicar St./Michael Mallen House, Basin St. flats, Pimlico – Braithwaite St., Pimlico Terrace, Meath Place, Summer St., Thomas Court Bawn, School Street. The proposal is to increase the number of local authority units by 20% (316). The number of units to be provided by direct provision and Part V will therefore be 748, (432 replacement units and 316 additional units). This will meet the assessment of housing need requirement for the Liberties of 273.

This table shows that the number of flats should increase from 1,252 to 1,617 including potential Part V if all the sites are built out as shown in the draft local area plan."

Allocations

Allocations of new dwellings to tenants moving from existing accommodation to new build will be prioritised by length of tenancy. Dublin City Council will organise and fund removals and reconnection of utility services. New units will be to the new apartment guideline standards and in general families will be allocated units with an equal or greater number of bedrooms.

The replacement units will all be close to the units being demolished. An indicative phasing diagram is shown in the LAP that demonstrates where and approximately when replacement units will be built. The programme assumes new build, relocation, and demolition, followed by more new build.

Disposal of Sites and/or Public Private Partnership

The process will release land for disposal which will help to finance community facilities. The Local Area Plan is recommending disposal and/or public private partnerships for sites including Bridgefoot St and Chamber Court. A public private partnership tendering procedure has already commenced in Bridgefoot Street and it is the intention of the City Council to complete that process subject to the usual contractual issues being satisfied and agreement being reached with one of the bidders remaining in the process. A review of PPP processes is underway within Dublin City Council and this review will affect future decisions to use this procurement method for the delivery of social housing and/or community and other infrastructure.

In addition as tenants move into new housing the sites becoming available after demolition could be used for new build either for mixed tenure housing or for mixed uses developments. Capital receipts from sale of private units or land could then be used to finance community and social infrastructure (parks, library, childcare, community and sports facilities, housing for artists and projects related to the built heritage, archaeology and art and culture.)

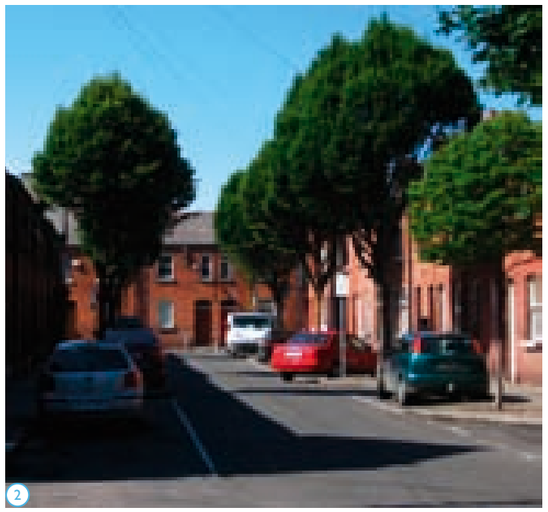
The income from the disposal of land would be in addition to government funding and funding from development contributions/levies.

Housing Objectives

Social Housing Objectives

- Replace all local authority housing units (recommended for demolition) and provide an additional 23% (363), which is similar to 2008 assessment of housing need of 273 for this area. Provide for social mix in new build while maintaining the integrity of communities in existing local authority schemes. In addition voluntary housing will be encouraged where appropriate land can be found and where there is demonstrated demand and supply. In this context voluntary housing can include co-operative housing.
- Support and retain existing communities by re-housing tenants from flat blocks together.
- Provide housing which is more spacious and of a higher quality than existing housing.
- Work with residents and their tenant associations to make the move from old to new as smooth as possible for tenants.
- Provide a mix of 1, 2, and 3 bedroom apartments and duplex units.
- Prioritise demolition on the basis of phasing programme, which will ensure overall regeneration programme can be delivered.
- Provide units for the elderly and those with special needs and provide required number of units adapted for disability.
- Consider the need to replace flats allocated to community use in purpose built developments close to original and also provide meeting rooms in schemes where local residents can meet and organise themselves.
- Provide 20 units of replacement traveller accommodation (5 units in 4 locations) in standard housing including apartments, to replace traveller accommodation at Longs Place.
- Liaise closely with existing tenants of social housing complexes proposed for demolition and re-development at the design stage to ascertain their housing needs and prior to finalisation of any phasing proposals in relation to the replacement-housing programme.
- Dublin City Council will also establish a Regeneration Committee as part of the demolition and redevelopment process of the three local authority housing areas identified for regeneration within the Liberties LAP. The structure of the committee will be based on the corporate city-wide approach to regeneration schemes currently being devised by the City Council.
- Dublin City Council will seek to ensure that social housing will be maintained at a level of 29% of the total housing units within the Liberties area, having regard to increases in population.
- Require that at least 20% of units in the new School St development are made available for social housing, and ideally public housing and that these be offered to tenants of Pimlico for de-tenanting.
- Discuss with NABCO the possibility of rehousing Pimlico tenants on the lands adjoining Pimlico Tavern.
- Dublin City Council will seek to find alternative accommodation for existing elderly tenants in Braithwaite Street SC complex and will include this site for redevelopment as a mechanism for rehousing tenants from Pimlico area.





1. Traditional Housing, The Coombe
2. Terraced houses, The Coombe

Social Mix/Tenure Mix

It is important to ensure that the provision of new housing does not reduce improvements in social mix. These have largely been achieved through the provision of private apartments (ownership and private rented) and through sale of local authority housing in the area.

The 2006 census shows that 36% of units in the Liberties comprise social housing (local authority 28% and voluntary housing 8%). A 20% increase in social housing would change the % of local authority housing in the area overall from 28% to 32%. This would depend on the overall number of units increasing to 8,696 from the current level of 5,650.

Funding

Government funding will be sought for the replacement of social housing affected by regeneration in the Vicar St and Pimlico areas and in Basin Street. It is not the intention of the Council that money raised through land sales would be used for replacement social housing in this area, however this may be a requirement of the DOEHLG in cases where their funding was used to purchase the land in the first instance.

Improvements to Existing City Council Flat Schemes

Refurbishment and precinct improvements to local authority flats not affected by demolition proposals will be undertaken during the life of the regeneration project, starting with St Audeons, where work should commence in Spring 2009.

Travellers

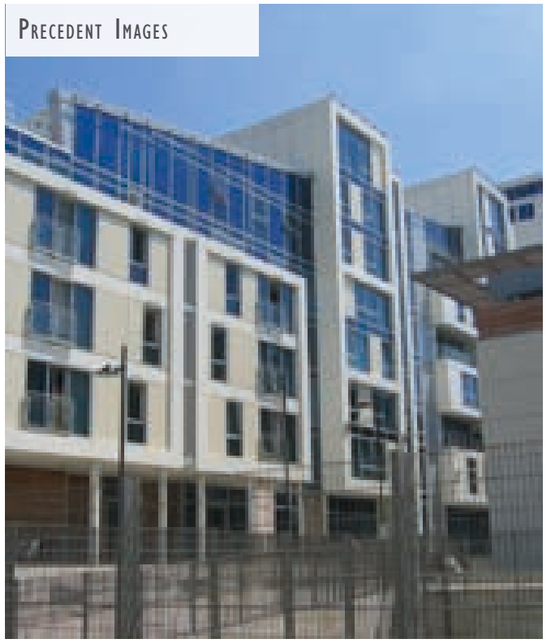
In recognition of the loss of traveller accommodation at Basin St./Long's Place the Liberties Regeneration Project proposes to:

- Provide 20 units of replacement traveller accommodation (5 units in 4 locations) in standard housing including apartments, but not in halting sites.
- Allocations of traveller families to the 4 locations will be organised by Dublin City Council's Traveller Section, working with central and area allocations.

The strategy of accommodating travellers in separate locations is in line with Dublin City Council policy, which recognises the:

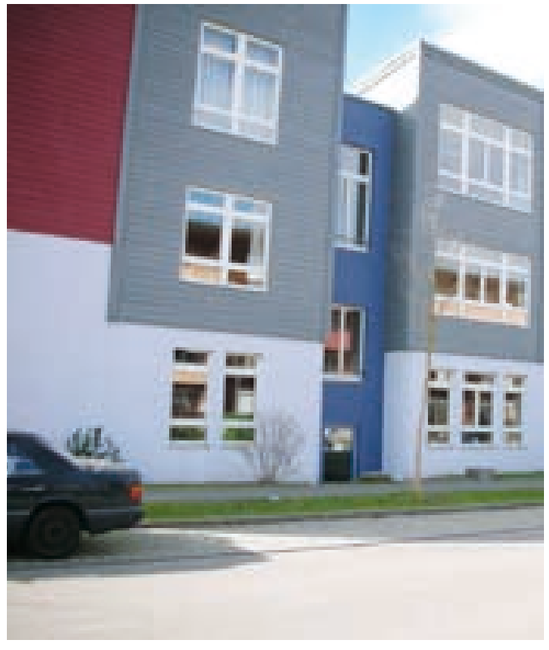
- Separate ethnicity of the traveller community.
- Importance to the traveller community of extended family networks.
- Potential for inter-family rivalries, exacerbated by proximity, hence the importance of small clusters grouped on the basis of family.

Precedent Images









General Housing Objectives

- It is an objective of the LAP to work with the owners of older housing to conserve and restore architectural features that contribute to an important concentration of domestic, industrial architecture in the Liberties.
- It is also proposed to support property owners to ensure that protected structures brought back into housing use in a sensitive and appropriate manner.
- Work with owners to reduce carbon footprint and reduce energy bills in domestic buildings.
- Work to support the integration of apartment owners and occupiers in private apartment schemes into the Liberties community.
- Offering advice and mentoring to apartment owners in relation to taking ownership and control of the management of their schemes including vesting of common areas.
- Provide opportunities for new private housing built to the Dublin City Council's apartment standards. Ensure there is an appropriate mix of uses, housing forms and tenures and social mix in new developments in the Liberties.
- Part V provisions within new developments in the Liberties will aim to provide 10% social housing - voluntary and local authority (initially targeting detenanting of schemes identified for demolition, subject to take up from these groups. The other 10% is to be used for affordable housing. Where considered appropriate, Part V contributions may be accepted to help fund replacement social, voluntary and affordable housing and other facilities on DCC lands in the LAP area.
- Provide affordable housing either to rent or buy where possible targeted at local residents.
- Identify opportunities for voluntary housing targeting special needs and supported housing, particularly older people.
- Encourage the development of co-op housing particularly environmental co-ops and ownership co-ops
- Co-ops comprising local people especially local authority tenants wishing to move to alternative tenures.
- Encourage live/work provision in private, voluntary, co-op and social housing and encourage the take up of this accommodation by artists and entrepreneurs.
- Support supply of student housing specifically related to NCA D and other 3rd level institutions within or close to the area. These units to be built in accordance with the standards for student accommodation developed for the purposes of tax designation.
- Develop a minimum of 20 units of accommodation targeting artists so as to assist in the promotion of the area as a "cultural and artist quarter" and in recognition of the particular role of arts in the area due to the presence of NCA D.
- Review and develop options for the provision of supports at household level to tenants and others who are vulnerable or at risk of eviction due to anti social behaviour with a view to an agreed strategy for sustaining their tenancy or other tenure in the area.
- Improve the quality of housing throughout the area with a particular emphasis on delivering good quality accommodation for families, older people and those with mobility problems.
- To promote innovative housing schemes including step-down housing for a maturing population.





1. DCC housing, Vicar Street
2. DCC housing, Basin Street

6.4 Culture Arts And Heritage

Arts and Culture Action Plan

The range of existing cultural institutions within the area including NCAD, the Tivoli theatre, and CREATE are a strength that the Draft Local Area Plan should build upon. The Arts and culture focus groups have identified a number of ways in which this could be achieved as set out in the Arts and Culture action Plan.

The presence of an active artistic and cultural community within the liberties contributes to the unique character of the place. There is a real danger that regeneration may drive the artistic community out of the area unless steps are taken to provide affordable living and working accommodation.

Cultural Objectives

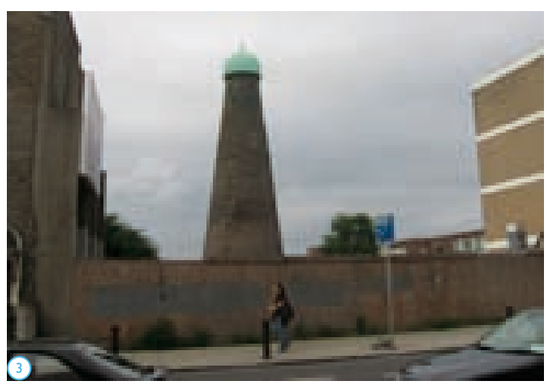
- Improve existing and provide new spaces for the arts.
- Actively seek the delivery of artist facilities and spaces in the area.
- Require the naming of new developments in the Liberties area to reflect local heritage and maintain sense of place.
- Provide for the development of local arts and cultural activity through the inclusion of live-work units in new development schemes.
- Provide for the appropriate access for arts development and education in new school developments and in the new library within the LAP area.
- Encourage the provision of non-profit art cultural and arts facilities within each of the major development sites.
- Deliver a model for public art investment in the Liberties that engages with the public.
- Promote the exchange of ideas, networking, and open communication between individuals, government bodies, and key organisations.
- Support the facilitation of voluntary and local community groups in securing the delivery of essential arts and cultural facilities in the area.
- Provide a series of open spaces that contribute to a sense of place and the cultural identity of the local neighbourhoods and the area at large.

- Provide for a new library and arts space within the LAP area.
- Expand on the existing cultural and leisure potential for the industrial heritage of St. James's (Grand Canal)) Harbour and the Diageo Lands.
- Develop the tourism potential of the existing cultural heritage of the Liberties.
- Promote the provision of facilities such as cafes, restaurants and markets.
- Provide linkages and synergies with the Digital Hub on St James's Street, Thomas Street, and Crane Street,
- Encourage the development of an adaptable outdoor performance space in Newmarket Square.
- Facilitate the enhancement of existing performance and entertainment venues including Vicar Street, the Tivoli theatre and the Rupert Guinness Theatre and create new venues and spaces for performance and the exhibition of visual arts.
- Promote the delivery of public art installations, artists' facilities and work spaces including rehearsal spaces in the area
- Encourage development of accessible information about the Liberties' heritage in the form of plaques, signs, local museums and guides to encourage cultural tourism and increase awareness of heritage amongst local people.
- Examine the desirability of re-naming Grand Canal Harbour to 'St. James's Harbour' to increase awareness of the industrial heritage links to St. James's Gate brewery, to highlight a unique identity and to avoid confusion with Grand Canal Dock
- Ensure there is a provision for some live/work units in all major development schemes to encourage artists and crafts people to live in the area.
- Encourage and promote the use of the Irish language in the Liberties by working with interested parties, community groups and national organisations to create awareness of existing support mechanisms and to facilitate access to multi-purpose community facilities in the Liberties Area.
- Encourage public art installations, which are sensitive to the local context and special character of the Liberties and where possible facilitate local community involvement in the selection process.
- Actively seek the delivery of public art and culture instillations with a digital media dimension for areas surrounding, and relating to the Digital Hub.

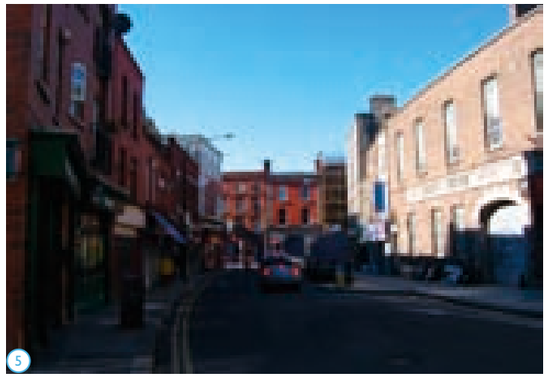


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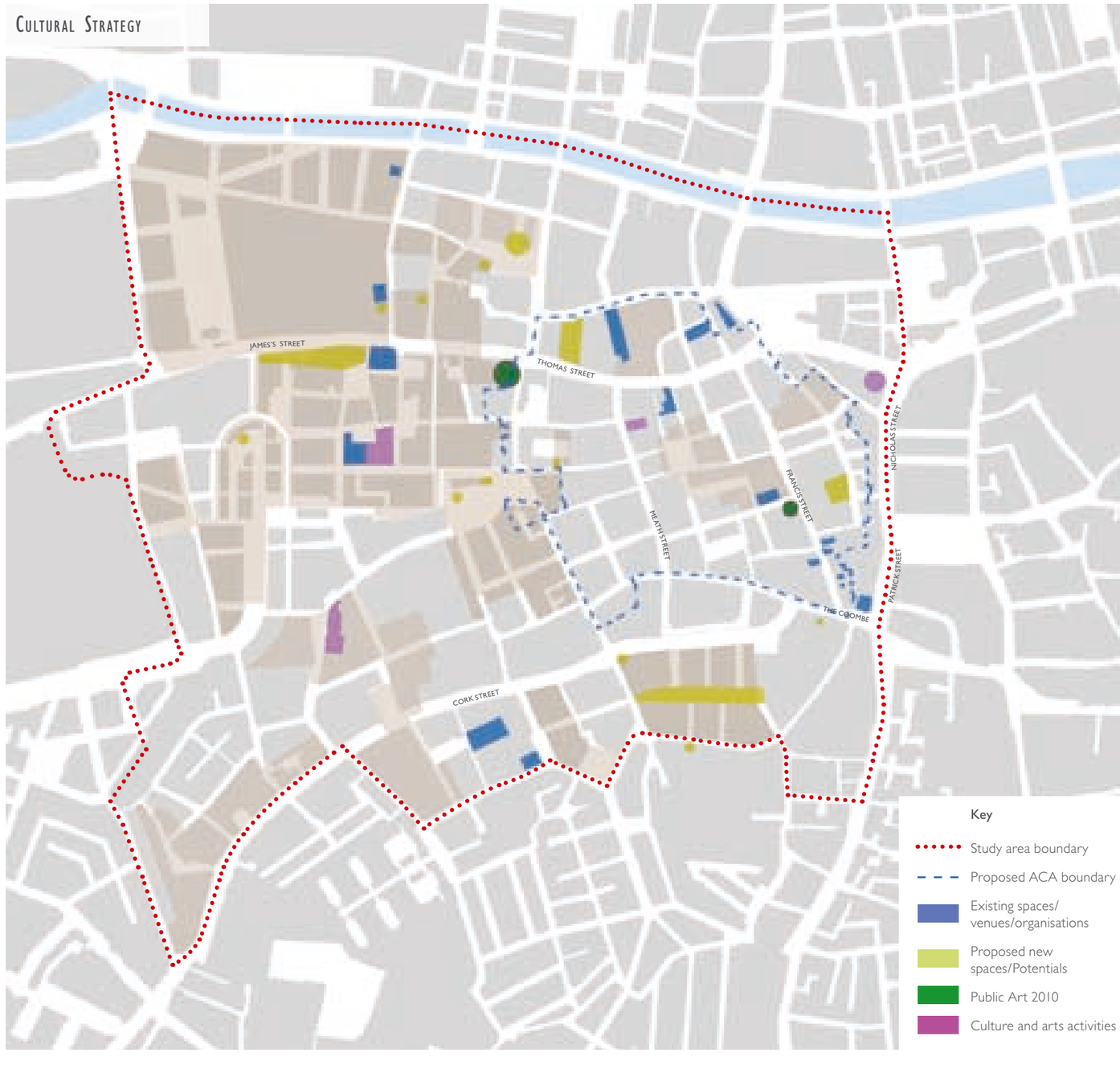






1. Create National Development Agency for Collaborative Arts
2. Monster Truck Gallery
3. Windmill proposal for digital cinema and exhibition space underneath
4. National College of Art and Design (NCAD)
5. NCAD at the top of Meath Street
6. Tivoli Theatre, Francis Street

Cultural Strategy



6.5 Spatial and Urban Form, Heritage, Archaeology and Conservation

Vision

The aspiration is for the Liberties to be a place where historic buildings are treasured for themselves and for their contribution to making this unique area a great place to live, work and visit – which Dubliners are proud of and call their own. The restoration and reuse of heritage retail, ecclesiastical, and industrial buildings for 21st century Dublin should respectfully integrate them with new developments. New buildings on infill sites should be modern and of a high standard of architecture and construction so that they in turn become part of the architectural legacy of the city.

6.5.1 Urban Structure

The Liberties is defined by the qualities of the three main arterial roads leading away from the city centre towards the west: The Victoria and Usher's Quays marking the river's edge to the north, Thomas Street on the natural ridge of the Liffey valley and Cork Street to the South.

All three routes are, despite their proximity to the town centre, flanked with inactive frontage in the main a direct legacy of the area's largely industrial past. Transforming the public perception of these east-west routes and revealing the currently hidden assets of their hinterland are key themes of the Liberties urban strategy. This can be seen as 3 distinct but interlocked stages:

1. The identification of key character defining areas around the primary city artery routes through the Liberties: Rediscovering the Historic River Quays, Extending the Thomas Street Ladder and Activating the Cork Street Corridor
2. Forming permeability north-south to open up the Liberties hinterlands by improving and creating new routes through the Liberties, tying and connecting the facilities within and surrounding the area. 'Plugging into' the arterial routes passing through the Liberties, improving accessibility to the area building up into a network of easily walkable neighbourhoods
3. Building on the now revealed and physically connected assets of the area with a plan to create distinct patterns of use, a coherent set of character areas within a newly defined and quality public realm.

The strategic seeds to create a highly accessible legible and attractive form: A supportive framework of infrastructure and public realm. All as a setting to showcase both the existing assets of the area and to promote sustainable redevelopment over the area as whole now and in the future.

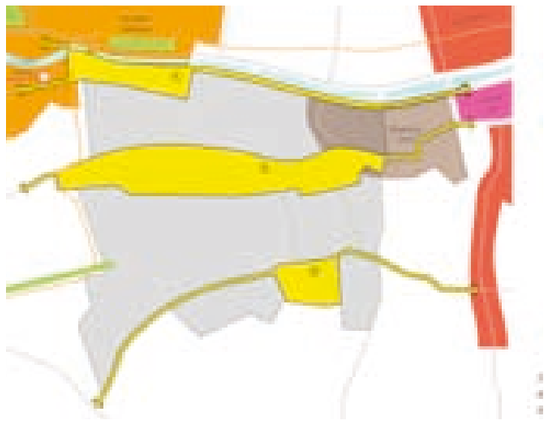
Urban Structure

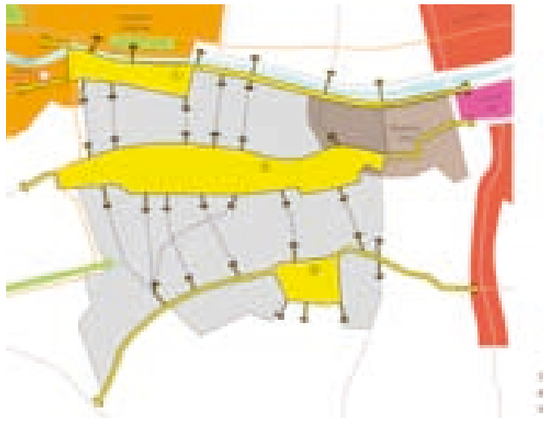


6.5.2 Wider City Context

The redevelopment of major brownfield sites within the Liberties presents a unique opportunity to re-shape the western segment of Dublin's inner city. Proposals to re-route traffic around rather than through Heuston Square will transform the quality of this space and release the Quayside for recreational use. The Diageo land between the Quays and St James's Street is highly visible from Phoenix Park and has the potential to define a new image for Dublin's western gateway.







Spatial & Urban Form Objectives

- Create a distinctive urban skyline that respects views of existing heritage landmarks and provides new tall building landmarks to signify the location of important civic spaces or activities at Grand Canal Harbour and Digital Hub.
- Create a high quality pedestrian friendly environment at Heuston Square and civic promenades along the Quays with improved linkage to Croppy's Acre, James's Street and the city centre.
- Develop new buildings along Victoria Quay with active frontage and a scale and grain that reflect that of the existing embankment buildings within the historic city core to the east.
- Promote the designation of the Liberties/Coombe Architectural Conservation Area (ACA).
- Develop a waterside environment at Grand Canal Harbour structured around a water body contained within the footprint of the historic harbour walls.
- Create a hierarchy of public open spaces including civic squares and parks, throughout the Liberties that are attractive, multi-functional, safe, welcoming and accessible to local residents, workers and visitors.
- Enclose public squares and parks with buildings of an appropriate scale to create a 'sense of place' having regard to the scale and character of the individual space.
- Link public open spaces with high quality pedestrian and cycle routes to form a legible and permeable public realm network.
- Improve the quality of the Liberties' main thoroughfares, Cork St, Thomas/ James's St, Francis St, Meath St and Marrowbone Lane, through improvements to the public realm and by establishing frontage of appropriate character and scale in relation to the street width.
- Reinforce a sense of place and identity by promoting the development of distinctive character areas and ensure that new buildings respect the scale and grain of the urban structure.
- Ensure that new buildings respect to their surroundings, particularly their impact on existing heritage buildings, spaces, landmarks and important views.
- Consider the impact, scale and massing have on local microclimates, including overshadowing, wind tunneling effects and passive solar gain.
- Ensure that all public realm areas are accessible and attractive to people of all ages and mobility levels.
- Ensure that public open spaces and main thoroughfares are edged with active ground floor uses such as shops, restaurants and community and civic uses that create activity and interest.
- Promote passive surveillance of all public parks, squares and streets by providing overlooking from occupied spaces within adjacent buildings.
- Promote design that makes a clear distinction between public and private space.
- Protect and enhance the significant heritage and biodiversity assets of St James's graveyard and ensure that whilst public access is allowed it is controlled to ensure graves are respected.
- Establish a comprehensive maintenance and management plan for all public spaces.
- Ensure that high quality and well co-ordinated paving, street furniture, planting and lighting characterise the improved public realm while creating opportunities for public art.
- Consider the possibility of unused and / or underperforming lands being temporarily utilised for the benefit of the area, possibly in the form of allotments. An interim arrangement, which would allow temporary markets to take place in the Liberties, could also be considered in order to promote the ethos and reality of increased market trading in the Liberties.

LAP DEVELOPMENT STRATEGY

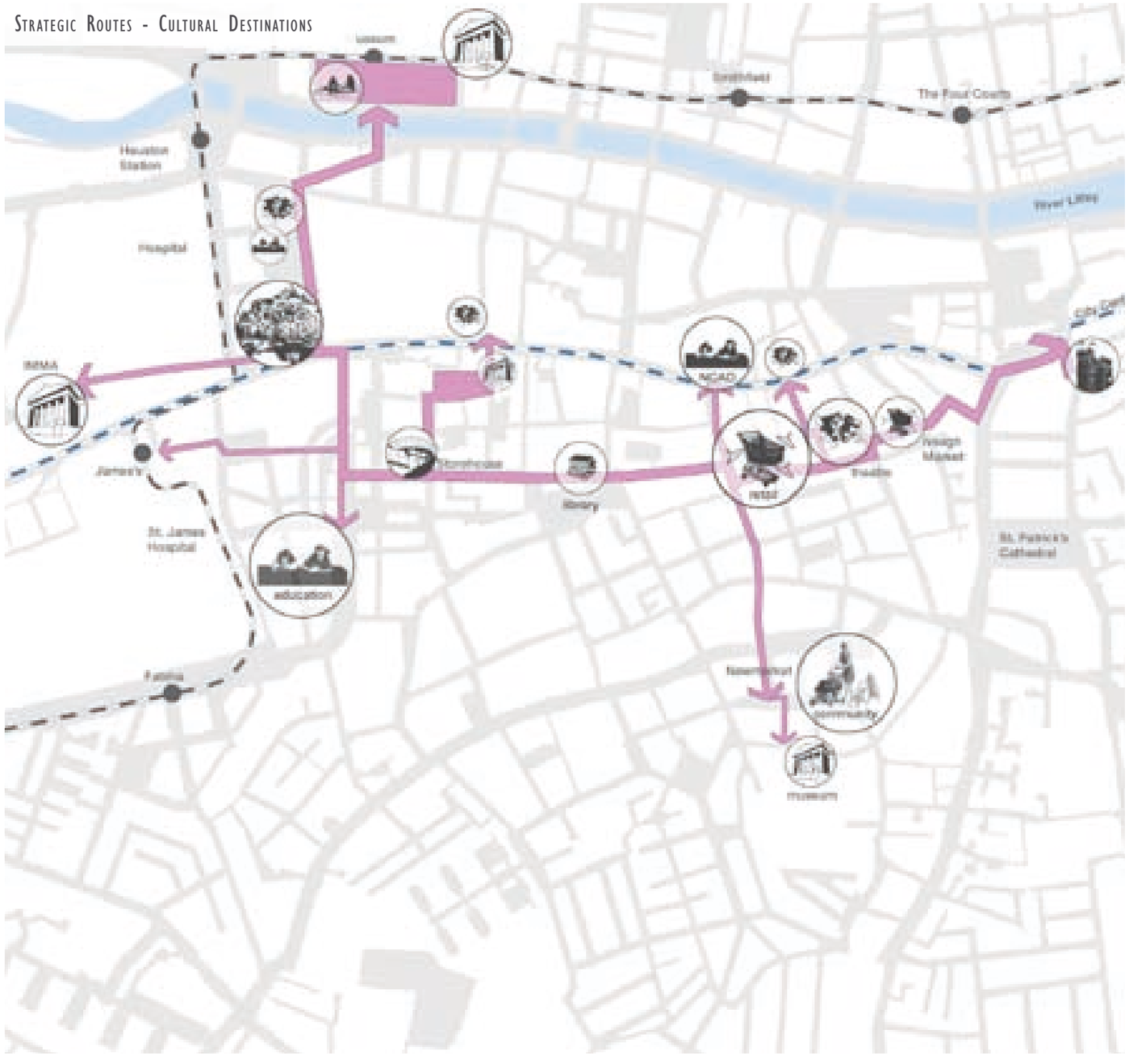
Cultural Destinations

Building on the existing range of cultural institutions and plugging in new facilities will provide a network of well connected and easily accessible cultural destinations within the Liberties area.

Combined with the network of emerging social and economic drivers it provides the community with a diverse infrastructure of uses and destinations on a local and city wide level.

The existing and proposed economic, social and cultural infrastructure is connected via the emerging network of streets and open spaces set out in the Urban Design Strategy (6.5 Spatial and Urban Form Section). It provides the foundations on which a sustainable Liberties community and its place as a city wide destination is built on.

Strategic Routes - Cultural Destinations













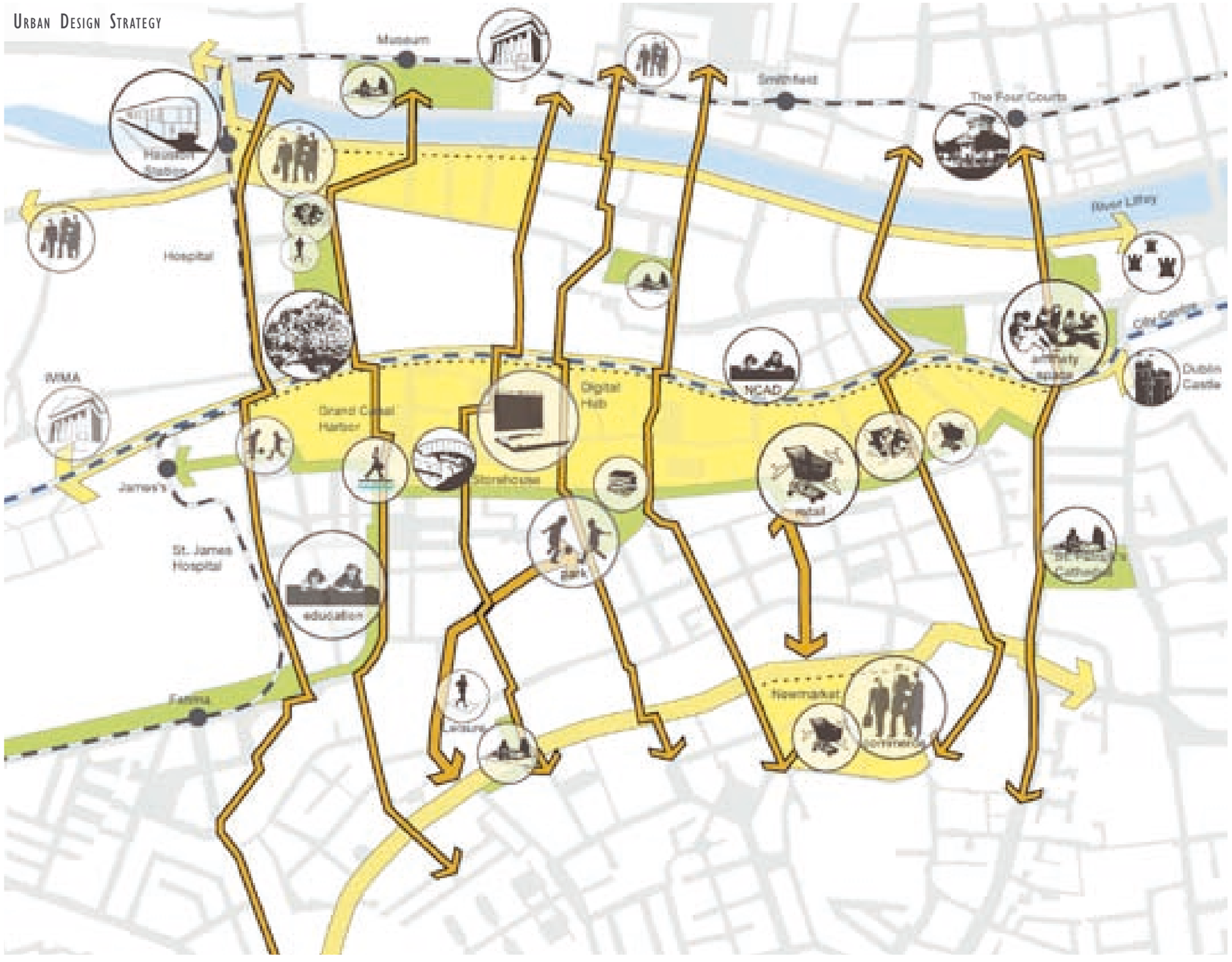




1. Kilmainham Gaol
2. Irish Museum of Modern Art
3. Dublin Castle
4. Guinness, St. James' Gate Brewery
5. Irish National Museum, Collin's Barracks
6. Newmarket Co-Op Organic Food Market
7. St. James' Graveyard entrance

LAP DEVELOPMENT STRATEGY

Urban Design Strategy





Key

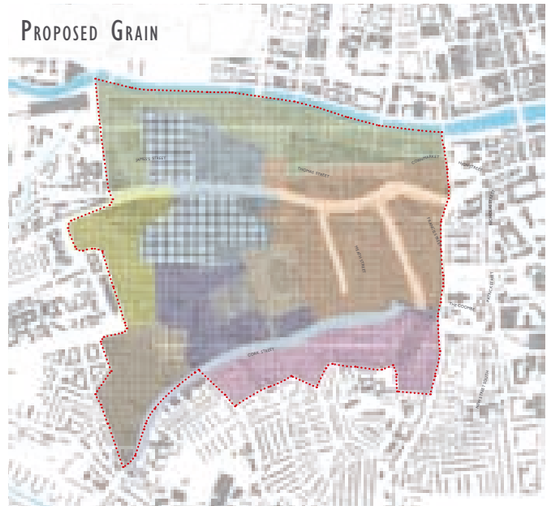
- City arteries
- North-south connectors
- Liberties Walk

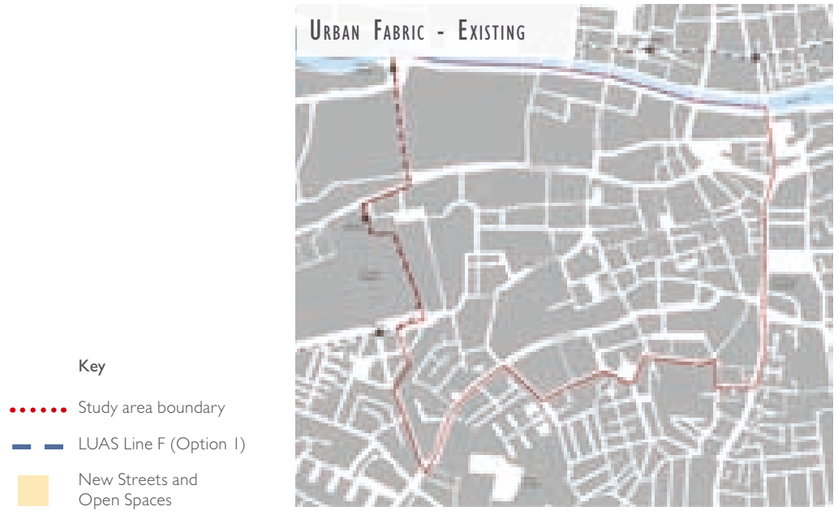
6.5.3 Urban Fabric

Where former industrial land is redeveloped for mixed use a finer scale and grain of development should be introduced. This will extend the historic form of quayside development westwards towards Heuston along Victoria Quay. The edges of the existing DCC depot at Marrowbone Lane will need to be redefined and there will also be significant changes around Newmarket and Steevens Lane.

Large urban blocks will be broken up with new streets, public squares and parks to create a well defined network of high quality public realm. This network will significantly improve the permeability of the area, creating attractive and convenient routes for walking and cycling. New Parks at Pimlico, Bridgefoot Street and on the Guinness Lands will also be introduced along with one or more new pedestrian bridges over the river Liffey.









6.5.3 Height Strategy

Introduction

Over the past few years proposals for height in the City including the Liberties have caused concern to local people, officials and councillors alike. In response the City Council prepared a discussion document called 'Maximising the City's Potential: A Strategy for Intensification and Height', upon which it is involved in consultation.

A more detailed study was also recently commissioned by DCC to address the specific challenges presented by a small number of sites with significant development potential in and around the Thomas Street area. In order to enhance the legibility of the Tomas Street ridge, this latter study included a recommendation for buildings of up to 75 metres to the south of Thomas/James's Street, while protecting the low lying character of the lands to the north.

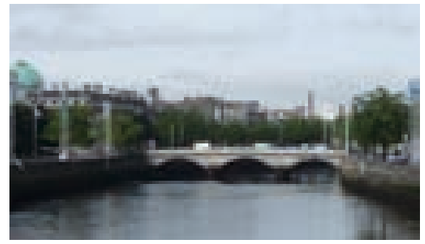
These studies have been reviewed and have informed the preparation of the draft Local Area Plan (LAP) for the Liberties. The LAP sets out clear guidance on height in the Liberties, providing a strong basis for evaluating future planning applications. It pinpoints the appropriate location and position for future height in the Liberties, set in a clearly defined economic and urban design context, identifying where such interventions would drive and support new economies and / or (re)create a sense of place and identity. The approach in developing this guidance has been informed by the Dublin City Development Plan and the historic pattern of development in the Liberties, which traditionally supported pockets of higher buildings including on the Guinness Lands.
The height strategy for each of the character areas is specifically related to those areas and as appropriate will prescribe heights within these areas.

Views towards The Storehouse













Liberties Height Strategy

The LAP seeks to protect key views while ensuring Height play a role in re-imagining the city and improving its legibility, thus making the City easier to navigate for visitors and residents.

The key aspects of the strategy are as follows:

- Prescribe the maximum height permissible in each of the character (key redevelopment) areas, based on the need to protect the quality and individual characteristics of each of these key redevelopment areas.
- Improve legibility by emphasising the city's natural topography and enhancing the legibility of the ridge with built form. This involves restricting heights on low ground and building tall in key locations around the edge of the city bowl and on the ridges including the one south of Thomas/St James's Street.

  This follows the trends established by earlier settlers who built along "High Street" and also the pattern established by Guinness who erected buildings that were tall for their time along Thomas Street and St James's St.
- Use Height to reflect a hierarchy of civic space, activity or gateways in relation to the city as a whole, and to create landmarks and identity

The LAP Height Strategy reflects these key principles, which are embedded in the guidance provided for individual redevelopment sites.

Tall Buildings

The viability of tall buildings is a function of land value and market demand. High office rents are needed to pay for the disproportionately higher construction and maintenance costs of tall office buildings which results from their poorer net to gross and more demanding technical requirements for cladding and environmental controls than medium rise offices.

High rise residential development is likewise market driven and relies upon sufficient numbers of purchasers prepared to pay a premium. The desire to build high is often driven by ambition to make a significant statement rather than for economics or practicality. However the onus of permitting tall buildings is far greater because their self declared conspicuousness has a long term impact on a city.

Precedents

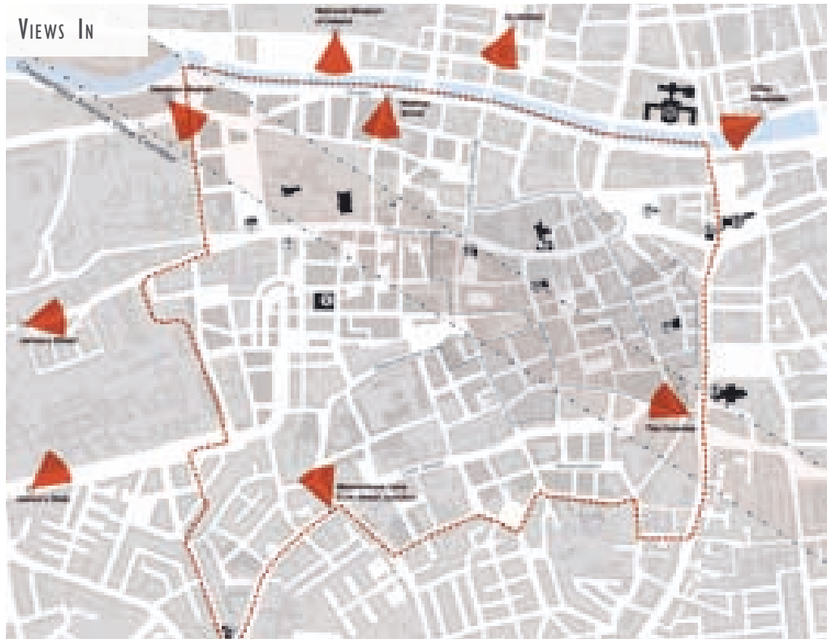




LAP DEVELOPMENT STRATEGY

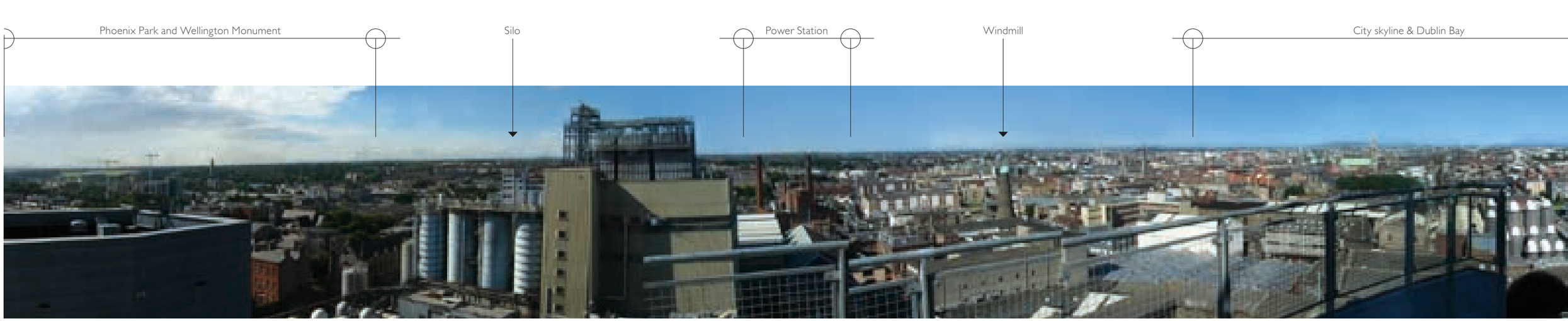
The City Skyline

Tall buildings within the Liberties will have a significant impact on the city skyline due to the city's topography. Dublin's inner city sits within a shallow bowl that slopes gently towards the Liffey. The land north of Thomas/James's Street drops noticeably towards the river, and the land to the south rises slightly to form a ridge with the highest point being at St James's Harbour (Grand Canal Harbour at St James's Street) and the Guinness Storehouse. The skyline is characterised by church spires and industrial chimneys reflecting the area's ecclesiastical and industrial history. The windmill on the southern part of the Digital Hub land is an important historic landmark - although it is not visible from many of the adjacent streets it is clearly visible as one approaches from Christchurch and environs towards the area.



Key

- church spire
- existing landmark
- ACA Boundary



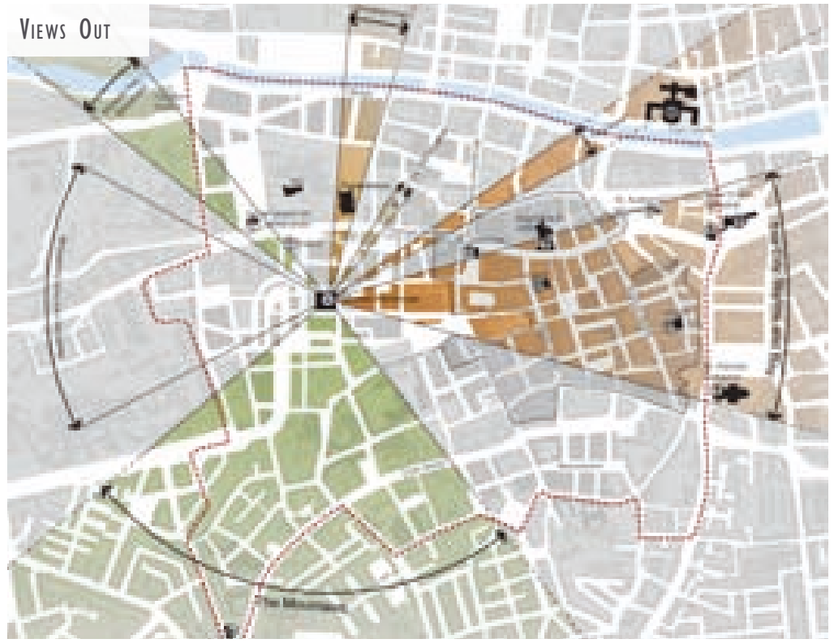
Views In and Out

Views into the Liberties from Phoenix Park, the river bridges and other key public spaces are seen as significant. It is also important to consider views out from the Guinness Storehouse, a significant tourist destination attracting over a million visitors a year to the area. It is keystone of the Liberties' tourist economy. The Storehouse Gravity Bar viewing area provides panoramic views to the south, west and north although it has more restricted views to the east. From the Gravity Bar the Wicklow hills are significant to the south, the course of the Liffey and canals can be traced to the north and key civic buildings identified. In between to the east, lies the historic city characterised by church spires, Georgian squares, parks, and other civic landmarks with Dublin Bay in the background. While it is not intended to maintain and protect all views and sight-lines from the Gravity Bar, it is the intention to maintain and protect all its key views including St. Patrick's Cathedral and the Dublin Mountains.

Key

- church spire
- existing landmark
- ACA Boundary
- City Views
- Landscape Views

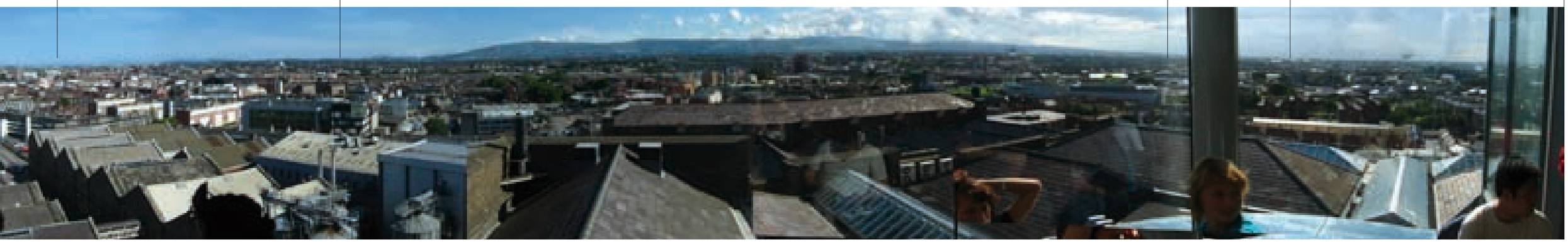
Views Out



South-east Dublin

Wicklow Mountains

Restricted view of St. James' Harbour



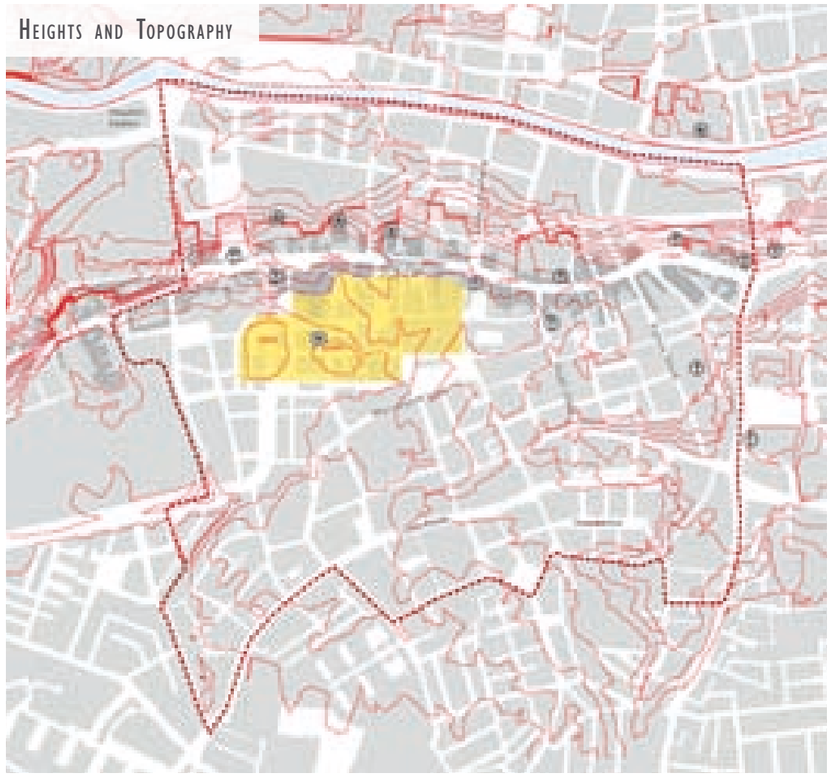
Heights and Topography

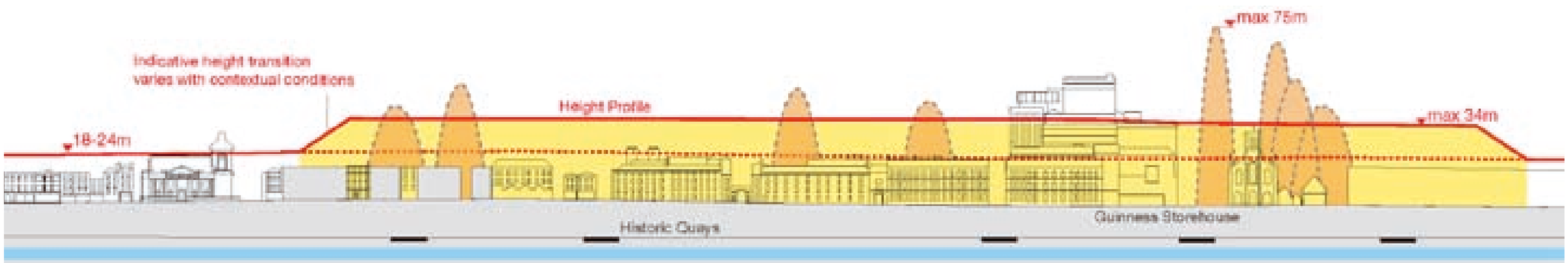
A further enhancement of the landmark qualities of the ridge location, within the city setting, could provide a key component in building a distinct identity for the Liberties as a whole. The boundary for considering enhanced heights in support of this objective has been defined around the Thomas Street crest location including the adjoining major assembly of industrial warehousing which already forms a prominent part of the city skyline thus fulfilling a local landmark role. The specific area (see diagram) is seen as suitable for additional height over and above that proposed for other areas in the Liberties. The heights proposed respond to the historic context of the existing tallest industrial buildings. These existing buildings are between 30 to 34m tall (10 – 11 residential storeys). Taller buildings are thus proposed as an essential part of a strategic clustering to mark a small number of areas within the Liberties.

Transition in Heights and the Control of Overshadowing

The degree of overshadowing of adjacent buildings and open space must be independently verified as falling within prescribed parameters set out in the Dublin City Development Plan 2005 – 2011. Visual, sunlight and daylight amenity levels must be maintained in streets. A 45 degree cut off line and stepped building profile above the general parapet or eaves line of the street is also required.

If no street condition exists adequate light levels at ground level are to be maintained by an assumed maximum street ratio of 1:1.5 for width to parapet height. Height with a suitable slenderness ratio may be exempted for this design criterion subject to overshadowing studies demonstrating that no adjacent buildings fall below minimum sunlight and daylight levels for more than 20% of the daylight hours as the building shadow moves across the adjacent context.





Strategic Locations of Height

Already the proposals for clusters of taller buildings at Docklands and Heuston are effectively bookending the Liffey Valley. By examining the proposed protected view corridors in and out of the Liberties and the impact on the existing heritage and character of the areas considered for additional height, an optimal number and location of potential taller buildings has been identified.

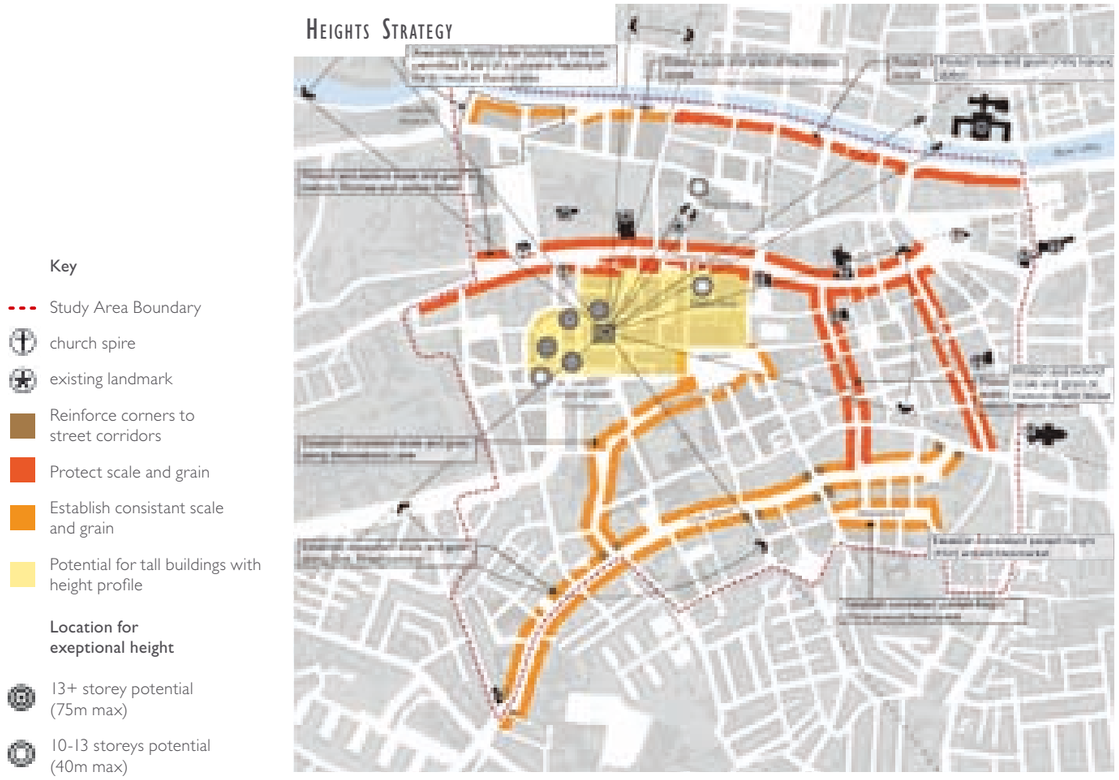
These locations have been broken into two categories:

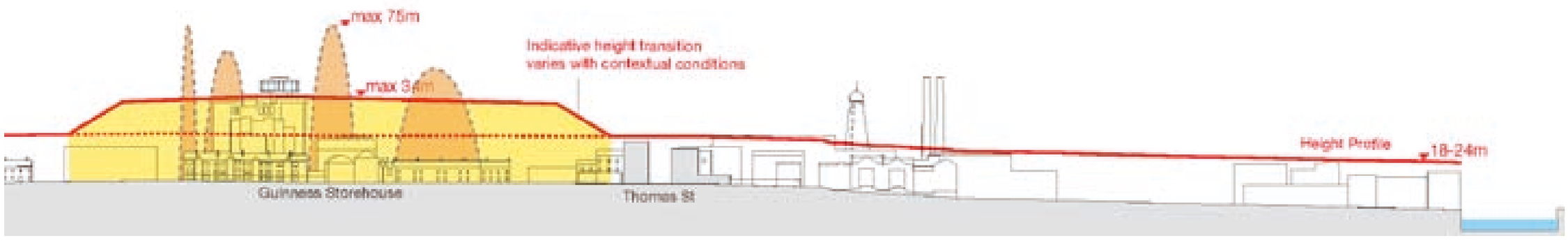
Firstly a single tall building is proposed at Grand Canal Harbour to serve as a marker along important strategic view corridors in the interests of legibility.

Secondly, a small number of specific locations that would benefit from height and where it would help them to act as local landmarks have been identified on Crane Street and Windmill Sites and at Heuston.

All tall buildings are subject to the design guidance on heights set out below.

Heights Strategy





General Design Guidance on Height of Buildings

Definition of Height

The majority of buildings within Dublin City will be within the mid rise category which is defined as between 15 to 60m (up to 15 storeys), taller buildings between 60 and 150m (15 to 37 storeys) will be rare.

All proposals will be subject to compliance with the design guidance set out below and the appropriate height for each key development site has been carefully considered and is illustrated in each section of the LAP.

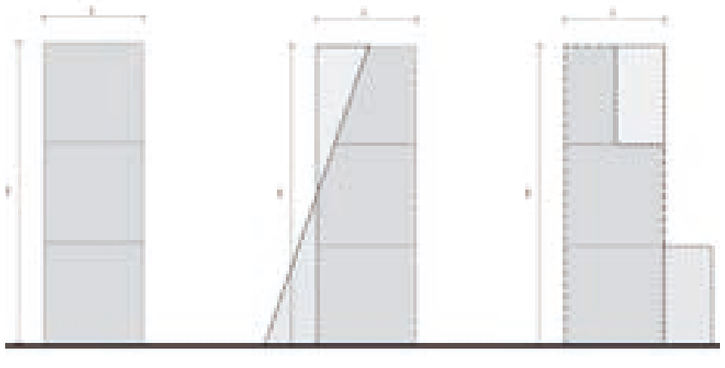
Liberties Criteria for Taller Buildings

Taller buildings can have significant impacts on the surrounding area, due to their visual prominence, and their potential for environmental effects for example overshadowing. Taller buildings in the Liberties will not be permissible unless they have no significant adverse impact on:

- The built and natural heritage of the City
- Environmental amenities including micro climate and shadow impacts
- Quantitative and qualitative standards for proposed and existing residential areas.

Slenderness

Although the LAP does not seek to be prescriptive regarding the architectural form of tall buildings it is considered important that tall buildings should aim to appear slender. It is appreciated that this can militate against commercial uses, which require larger floor plates to be commercially viable. Urban design guidelines necessarily focus on the primary composition drivers of land use and massing of which slenderness is the most important. Precedents of towers demonstrate that a slenderness ratio of 3:1 minimum is desirable for the broadest elevation of the building.



Slenderness Ratio

There are numerous aspects that need consideration when applying architecture and massing to articulate tall buildings to emphasise slenderness, some of which are:

- Direction of view – does the most conspicuous viewpoint have the most flattering profile of the design?
- Context and clusters – is the context one of several towers that merge silhouettes and so lose individual elegance of their singularity?
- Top level profile – set backs, projections and whittling of the massing of the top floors can assist the sense of verticality and mitigate impact on loss of daylight and sunlight to adjacent buildings.
- Land uses – residential towers tend to be more elegant than North American style floor plate offices because the latter have large square plans for efficiency (which reduces with height because more lifts are required).
- Changes of use, and intermediate plant/terrace levels create 'stages' to the composition.
- Plan forms that express their components can exaggerate their height, such as detached or articulated circulation cores.
- Plan forms that are composites or 'bundles' of smaller floor plates can help reduce the perceived bulk.
- Split level sections or articulated pairs of floors offer opportunities to avoid the banality of repetitive floor lines.
- Recesses and projections in the façade give shadow gaps that exaggerate verticality.
- Structural expression can give a grand order.
- Spiral plan forms can add dynamism and mitigate the banality of repetitive extrusions of floor plates.

Precedent Images





Exceptional Architectural Design Quality

Subject to the above consideration will be given to taller buildings if:

- the design is of an exceptional architectural design quality
- the development creates a new identify for an area
- Creates positive urban design solutions
- Promotes sustainable urban design and buildings solutions
- if design is selected by means of an architectural competition or assessment by urban advisory panel.

Floor to Floor Heights

IIn order to encourage retail and commercial uses within the Liberties ground floors should be constructed with a minimum floor to ceiling height of 4 metres. In addition, for the purposes of clarity, the height diagrams on the key redevelopment sites assume upper floor heights of 3 metres, which would be appropriate for residential use. Proposals for commercial use at upper levels with floor heights of 4 metres must not exceed the maximum height ranges in overall metres as shown on the diagrams for the key redevelopment sites. Exceptions to this may be allowed within established primarily residential areas such as Maryland and the Coombe and on infill sites where adjacent storey heights need to be matched.

Area Specific Design Guidance on Height

Heuston

In terms of civic hierarchy, Dublin City is now book ended by Heuston and Docklands with maximum height of c.135m and 180m respectively. Heuston, a major transportation hub and the inner city's western gateway merits height rising to 135 metres equating to around 44 residential storeys or 33 commercial storeys. Any buildings flanking Heuston Square to the east should however continue to respect the scale of the Liffey Quays running along the south bank of the river. In addition, any taller buildings at this location and within the View Corridor from Phoenix Park must form part of a cohesive masterplan for the Heuston Square Area and must demonstrate enhancement of this important vista of the city skyline.

Digital Hub / Grand Canal Harbour and St James's Gate

- *Grand Canal Harbour and St James's Gate*

  After the two high points of Heuston and Docklands, the next order of topographical feature in the city is the elevated ridge of Thomas Street/James's Street, specifically the site of the old Grand Canal Harbour at Grand Canal Place and areas west of Guinness Storehouse. The site at Grand Canal Harbour, at the highest point of the ridge, is now ready for redevelopment and in the event of the waterside environment being successfully recreated and released for mixed development, should be reinforced with a singular landmark building of up to a maximum of 40 metres. This would equate to circa 12 storeys. The location of this singular landmark building should be carefully selected so that it serves as marker along important streetscapes and improves legibility and also to avoid compromising heritage structures including the existing harbour walls. It is essential that this building is of high quality architecture if it is to fulfil an iconic civic role. Buildings may over-sail the water provided public space with a soffit no lower than 16 metres above the quayside is created under the building.

- *Digital Hub*

  A significant quantum of development is required in the two locations known as the Digital Hub sites; this is necessary to support economic viability and signify the digital era.

  One or two taller buildings of up to 40 metres should also mark the significance of the Digital Hub, provided that proposals demonstrate that buildings of such height can be accommodated without unduly obstructing the views of the Windmill and of the historic city core from the Guinness Storehouse, and if they can provide a coherent, mannered skyline when viewed from the bowl of the city, including from the Quays and the environs of St. Catherine's and St. John's churches. This may impact on the slenderness ratio, which would in turn affect their economic viability, so careful, and good quality architecture is required to meet the challenge of high density, economic viability and dealing sensitively with the built heritage of the area and the views it currently offers of the city from its landmark buildings.

Precedent Images





6.5.4 Public Realm Improvements

The built heritage of an area does not reside solely in its buildings and structures it is also important to recognise and appreciate the contribution which the public realm makes.

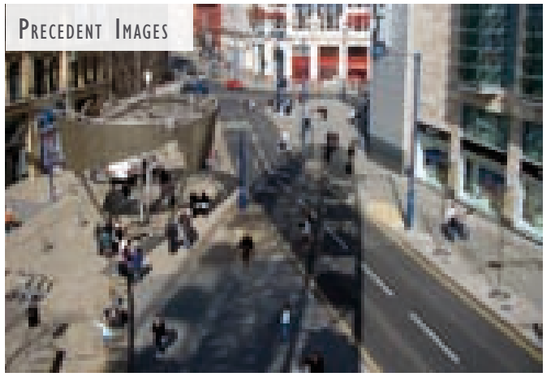
Another challenge is to improve the public realm to provide a context which will enhance the buildings and generally make the area feel safer for visitors and residents, particularly pedestrians and cyclists.

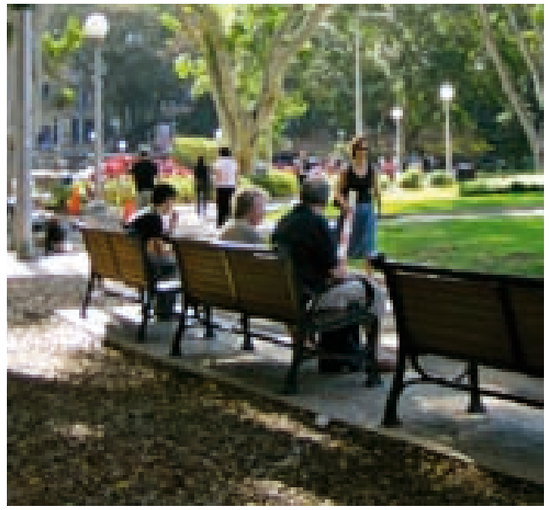
These improvements can and must be achieved without loosing the essential historic feel and character of the public realm, which comprising original street furniture and materials. In locations where original materials or fittings have been lost over time they must be reinstated ideally with salvage or if this is not possible with high quality reproductions If necessary to accommodate new demands or multiple uses (Christmas lights, temporary banners, directional signage) modern replacements must be complementary, well designed and constructed.

In addition investors (public and private) need to ensure that they do not damage original materials or fittings during construction and they must be required to show how they intend to meet this requirement and must as part of this reinstate to the standard set out in the public realm strategy for the particular character area as set out elsewhere in the Draft Local Area Plan.

In relation to protected structures and buildings within the ACA area the washing of brick facades and the removal of vegetation from guttering and piping is another simple and cost effective way to achieve a startling improvement to the appearance of a street - care must be taken to avoid using harsh abrasive or pressurized methods on historic facades because brick glazing can be easily damaged.

Precedent Images





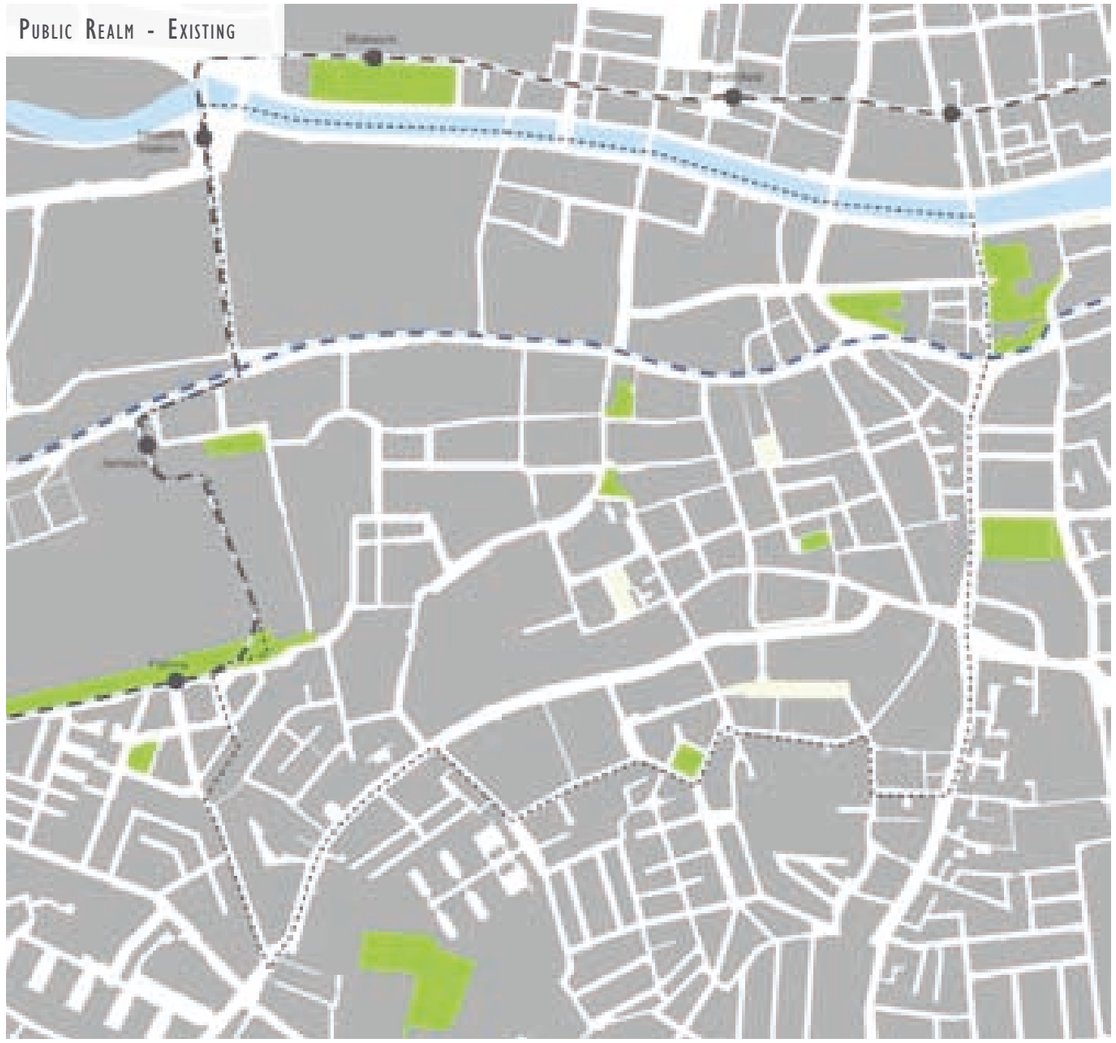








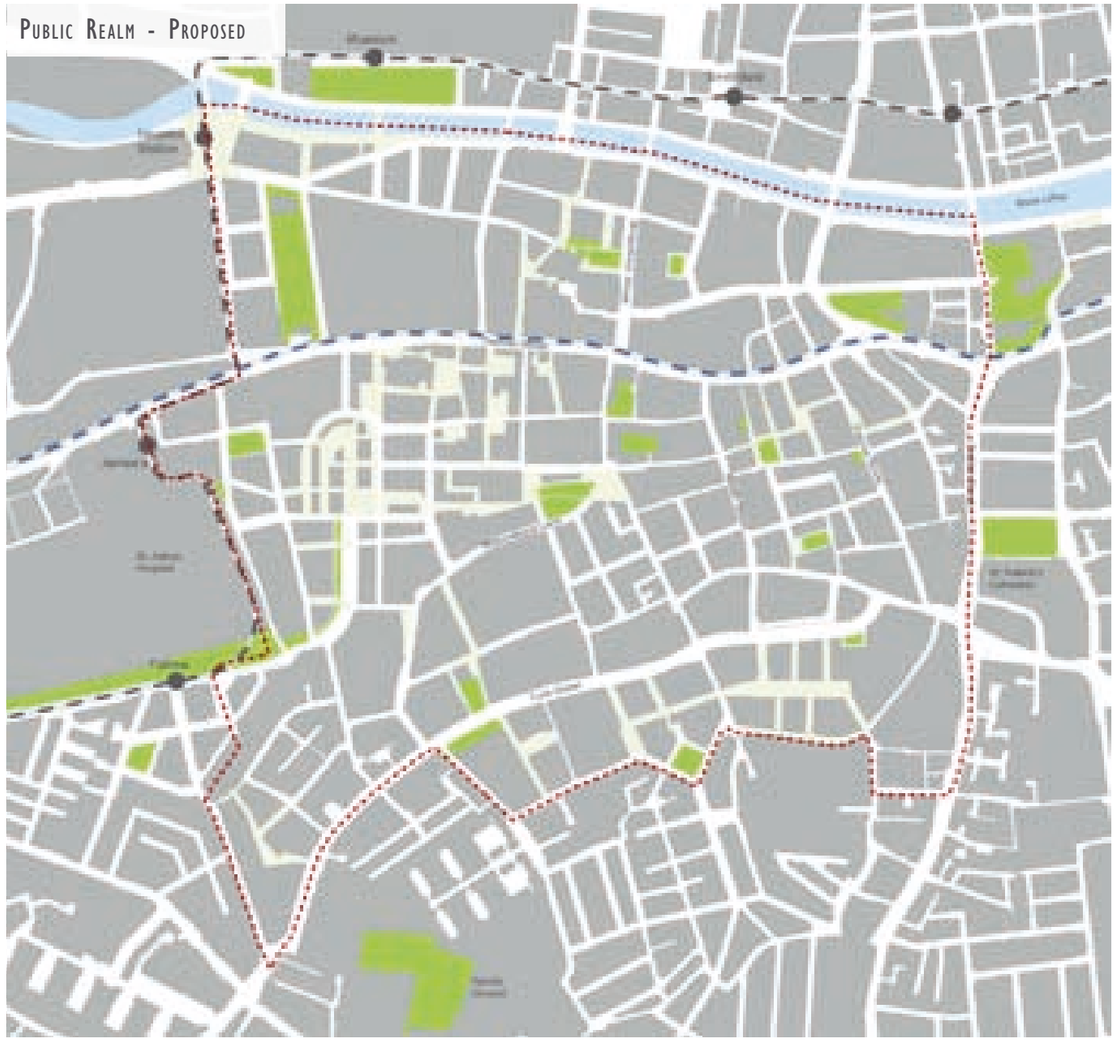
PUBLIC REALM - EXISTING



Key

Area boundary

PUBLIC REALM - PROPOSED



Key

Area boundary

Proposed LUAS Line F (Option 1)

LAP DEVELOPMENT STRATEGY

Public Realm Strategy

This section describes the general public realm objectives and aspirations. The particular focus is placed on the major public open spaces and key routes. All areas described are considered of high importance to the public realm of the Liberties. They should all provide consistently high quality of hard and soft landscape to achieve a holistic picture.

The recommendation is, within the first two years of the life of the plan, to engage a landscape architect to produce a public realm design code for the Liberties, specifying the materials, lighting and soft landscaping. The precedents provided are illustrative and not exhaustive. Separate in-depth studies should be undertaken to design the individual key public open spaces.

Some public improvement recommendations are applicable to all highlighted public open spaces and streets and include the following guidelines:

- Utilise best practice examples and guidance from the Legible Dublin / Wayfinding Scheme to create consistent, quality signage throughout, as well as special signage which will direct visitors to the key tourist sites in the Liberties.
- Increase the level of street tree planting along major roads, particularly Cork Street, Thomas Street and along the proposed Strategic Pedestrian Route from St. Stephen's Green to Heuston Station.
- Consistent materials should be used throughout, including stone paving, street furniture, signage, lighting etc.
- Widen pavement where possible and provide stone paved sidewalks throughout.
- Enhance pedestrian realm and provide easy crossing points at key junctions of the emerging route network. Crossing points to be of clearly distinguishable material, such as cobbled surfaces.
- Improve pedestrian crossings with speed tables where appropriate. Speed should be considered an extension of the pavement and match or respond to paving height and materials.
- Semi-mature trees should be planted along the emerging route network and open spaces.
- Provide a consistent and comprehensive lighting strategy for the entire area to ensure all parks, open spaces and streets are safe.
- Use accentuating lighting to highlight key landmarks and open spaces.
- Consider sensitive measures to gate parks at night.
- Provide places to rest and sit in regular intervals, particularly at key places.
- Street furniture such as benches should be well lit at night.
- Integrate public art along the emerging route network and at key places.
- Use landscape, lighting or public art to treat large extents of blank walls such as Substations and boundary wall.
- Provide generous walking and cycling space.
- On-street parking should be integrated within soft and hard landscaping.

Public Realm - Strategy



Key

- Existing Public Open Space
- Existing Public Open Green Space
- Pedestrian Focus Route
- Proposed Luas Line F (Option1)
- Pedestrian Priority Crossing
- Main Roads
- Local Streets
- Minor Streets

Key Streets

1. Liffey Riverside
2. Steeven's Lane
3. Bridgefoot Street
4. Thomas Street Corrid
5. Liberties Walk/ Tourist Link
6. Grand Canal Corridor
7. Marrowbone Lane Corridor
8. Meath Street Market
9. Francis Street
10. Cork Street Corridor

Key Places

- A. Bridgefoot Park
- B. Grand Canal Harbour
- C. Bond Street Basin
- D. Pimlico Park
- E. Pimlico Square
- F. Earl Street Green
- G. Vicar Square
- H. Crafts Quarter
- I. Iveagh Market
- J. Weir Home Green
- K. Newmarket
- L. Heuston Square

Focus Zones:

1 Liffey Riverside:

- Extension of historic Quays
- Pedestrian orientated environment
- Closer Integration of public realm with water
- Reduce traffic flow along quay
- Stone paving. Timber deck where appropriate.
- Enhance soft landscaping along the waterfront
- Integrate public art along the quays
- New pedestrian bridges to connect across Liffey River
- On-street parking should be integrated within soft landscaping.



2 Steeven's Lane:

- Enhanced pedestrian realm
- Stone paving and adequate street furniture for sitting/resting.
- Wider pavements and active frontage
- Integration with LUAS



3 Bridgefoot Street:

- Enhance soft landscaping along street edges and central reserve
- Improve pedestrian crossings with speed tables
- Provide street furniture in places to rest and sit.
- On-street parking should be integrated within soft landscaping



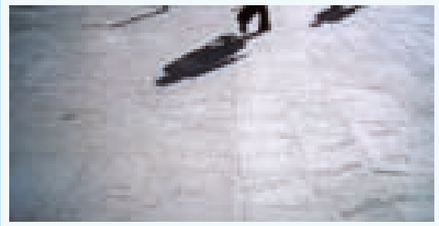
4 Thomas Street:

- Provide pedestrian orientated environment. Wider pavements where possible and adequate street furniture.
- Encourage frequent pedestrian friendly crossing points in clearly distinguishable material, such as cobbled strips.
- Consistent hard and soft landscape approach
- Stone paving throughout.
- LUAS line to be integrated without compromising pedestrian realm
- Highlight important gateways into the liberties at the junctions using lighting, paving patterns/materials, street furniture and lighting.



5 Liberties Walk/Tourist Link:

- Provide clearly distinguishable pedestrian route through the Liberties area. Consistent materials to be used throughout, stone paving, street furniture, signage, lighting etc. these should be considered different types of lights or paving to other areas in the Liberties.
- Route to lead east-west past local points of interest.
- Provide resting/sitting points along the route, particularly at opportunity nodes
- Integrate public art projects along the route.
- Give priority to pedestrians where possible and make crossing busy streets easy. Stone paving to prevail when crossing over streets.
- On-street parking should be integrated within soft landscaping



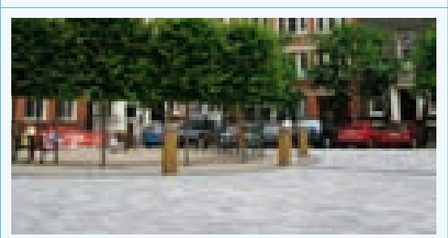
6 Grand Canal Corridor:

- Reinstate water in reference to historic canal
- Semi-mature trees to be planted along the length of the canal.
- Stone paving throughout
- Provide generous walking and cycling space.
- Provide places to rest and sit in regular intervals
- Consideration should be given to soft landscape and its integration with the character of a water based environment.
- Consider shallow depth of water which does not pose any hazard to children falling in. Consider providing a railing free water edge.
- On-street parking should be integrated within soft landscaping



7 Marrowbone Lane Corridor:

- Provide a more pedestrian orientated realm, wider pavements and easier street crossings.
- Stone paving throughout
- Plant semi-mature trees where possible and provide places to sit and rest in regular intervals.
- Enhance presence of St. Cathrines Leisure Centre by providing a hard and soft landscape space in front of it. Consider providing a speed table to improve pedestrians crossing at this point (Speed tables to match paving height and material).
- On-street parking should be integrated within soft landscaping



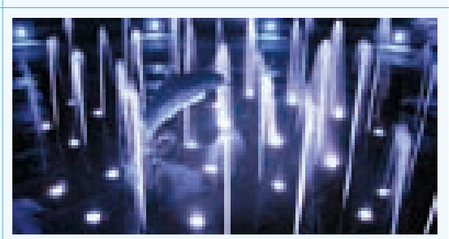
8 Meath Street Market:

- Provide a stone paved shared surface throughout giving pedestrians priority at all times.
- Provide an environment to enhance street trading
- Consider suspended lighting over street to liberate the narrow pavements from lighting mast.



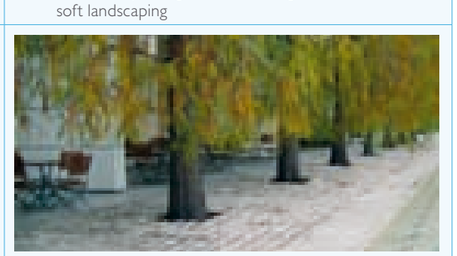
9 Francis Street:

- Provide a pedestrian orientated realm, wider pavements where possible and easier street crossings using stone paved speed tables.
- Stone paved sidewalks throughout.
- Plant semi-mature trees where possible and provide places to sit and rest in regular intervals.
- Provide public art/ accentuating lighting to highlight gateways into the Liberties area, such Swifts Alley.
- Explore the potential for a cycle lane on the street in accordance with the City Council's Cycle Strategy.



10 Cork Street Corridor:

- Enhance pedestrian realm and provide easy crossing points at key junctions of the emerging route network.
- Provide speed tables at crossing points (Speed tables to match paving height and material).
- Mitigate traffic impact by introducing central reserve. Plant semi-mature trees along its lengths where possible.
- Provide soft landscaping along the pavement edges and where possible plant trees.
- Highlight important gateways into the liberties at the junctions using lighting, paving patterns/materials, street furniture and lighting.
- Widen pavement where possible and provide stone paved sidewalks throughout.
- Provide places to rest and sit in regular intervals
- On-street parking should be integrated within soft landscaping

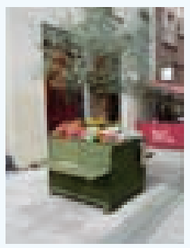
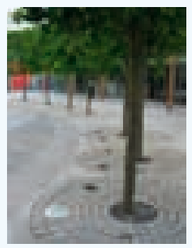


LAP DEVELOPMENT STRATEGY

Key Places

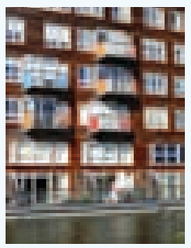
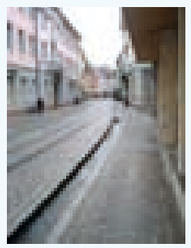
(A) Bridgefoot Park:

- New park with pitch and play area
- Stone paving and semi-mature trees
- Provide adequate lighting to ensure park is a safe place to use in the evening.
- Consider sensitive measures to gate the park at night.
- Timber finished benches

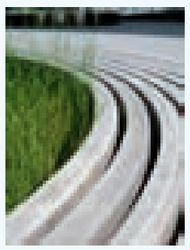
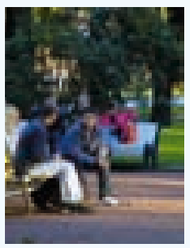

(B) (C) Grand Canal Harbour & Bond Street Basin:

- Reinstate large bodies of water in reference to historic harbour.
- Refurbish and reinstate historic stone paving and edge to historic harbour wall. Structures of historic value should be made visible to the public.
- Semi-mature trees to be planted along emerging route network and open spaces.
- Consideration should be given to soft landscape and its integration with the character of a water based environment.
- Provide stone paving throughout. Consider timber decking where appropriate.
- Provide generous walking and cycling space.
- Provide places to rest and sit in regular intervals
- Consider shallow depth of water which does not pose any hazard to children falling in. Consider providing a railing free water edge.
- Demonstrate understanding of the reflective nature of water with regards to sunlight and glare.
- On-street parking should be integrated within soft landscaping
- Consider activities in connection with water basin throughout the season. E.g. Provide out door public ice skating facilities.

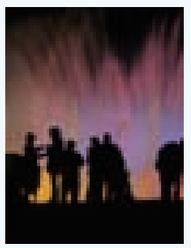
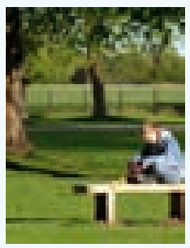

(D) (E) Pimlico Park & Square:

- New Park & Square with a diverse hard and soft landscaped environment containing a library, pitch and playground.
- Pedestrians should be given priority around the edges of the open spaces. All street adjoining the park and square should be shared surface and in character with the stone pavement. Consider cobbled street surfaces in shared areas and introduction of speed tables to slow traffic and provide easy street crossing. (Speed tables to match paving height and material).
- Hard and soft landscape should be used to define the different spaces, edges and emerging routes through the park. Provide areas where the library, cafes and restaurants can spill out into the open space.
- Substantial quantities of semi-mature trees should be planted in the park and square.
- Integrate innovative solutions to make the park and square a flexible space, providing opportunities to sit, contemplate, exhibit, perform, sunbathe, shade, shelter from rain, etc.
- Integrate public art and accentuating lighting.
- Provide adequate lighting to ensure park is a safe place to use in the evening.
- Consider sensitive measures to gate the park at night.
- Provide measure to protect residential buildings near the pitch from flood light glare at night.
- On-street parking should be integrated within soft landscaping

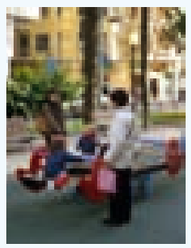
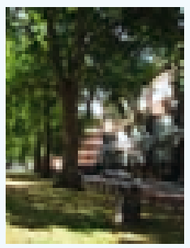

(F) Earl Street Green:

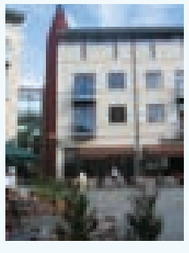
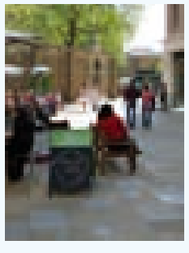
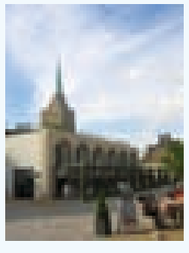
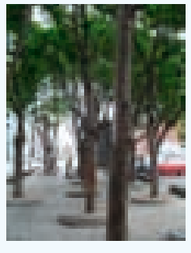
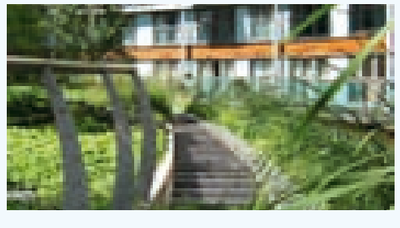
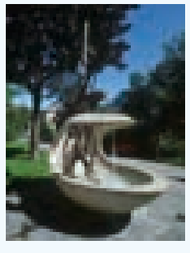
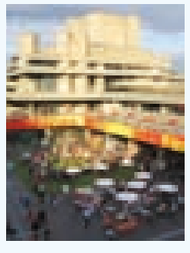
- Predominantly soft landscape with mature trees. Consider planting additional semi-mature trees.
- Ample provision for sitting and resting shoul d be integrated.
- Provide adequate lighting to ensure park is a safe place to use in the evening.
- Take measures to highlight the entrance of the gre

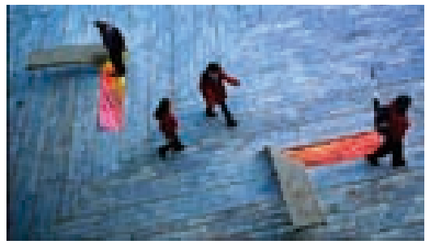



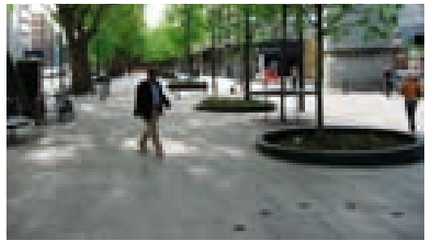

(G) Vicar Street Square:

- New open space with a balanced mix of hard and soft landscape.
- Integrate a playground.
- Provide space for mixed service uses to spill into the green from the hotel.
- Traffic around the park should be minimal and pedestrians given priority by providing a shared stone paved surface.
- Semi-mature trees should be planted
- On-street parking should be integrated within soft landscaping

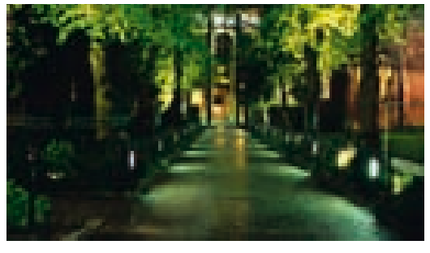



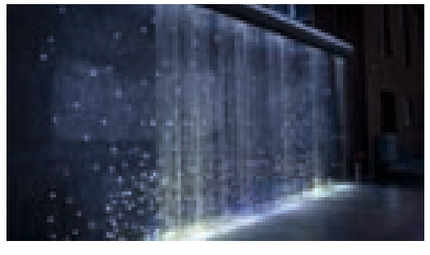

Opportunity Nodes:			
H Crafts Quarter:	**I Iveagh Market:**	**J Weir Home Green:**	**K Newmarket:**
• Predominantly hard landscaped square providing a communal space for a local employment and industry. • Consider tree planting • Stone paving throughout. • Predominantly pedestrian zone, consider restricted vehicular access for servicing.	• Provide stone paved pedestrian priority zone around Iveagh Market allowing large volumes of shoppers and occupant to spill out into the streets.	• Predominantly soft landscape space. Existing mature trees need to be protected. Consider planting additional semi-mature trees. • Provide a new stone paved pedestrian link through the site to link to the emerging extension of Allingham Street. • Private frontage to Weir Home need to be retained and allowed vehicular access for servicing and staff parking. • Integrate a sensitively landscaped edge between the private Weir Home boundary and new public footpath. • Provide adequate lighting to ensure park is a safe place to use in the evening. • Consider sensitive measures to gate the park at night.	• New urban square with a mix of hard and soft landscaping • Stone paving throughout providing a pedestrian priority open space. • Restricted access may need to be granted for servicing purposes. • Integrate innovative solutions to provide a flexible space with opportunities to set up an open market, hold exhibitions and performances, sit and rest, shelter, etc. • Integrate public art and accentuating lighting.
  	  	  	  











LAP DEVELOPMENT STRATEGY

Liffey Quays	
1	Stone paved surface to calm traffic and provide easy crossing points.
2	Re-route traffic from the city centre to pedestrianise quays and traffic calm Heuston Plaza.
3	Traffic calmed Heuston Plaza to be stone paved throughout. Enhance soft landscape. Introduce public art, street furniture to invite pausing and resting. Introduce consistent lighting scheme to accentuate Heuston Station and open space.
4	Pedestrianise Victoria Quays. Plant semi mature trees and introduce public art, street furniture to invite pausing and resting. Introduce lighting scheme in consistence with Heuston plaza proposals.
5	Install new pedestrian bridge to link Quays with Memorial Park.
6	Desirable location for a new park, visible from Heuston Station, new road and Quays, to form a vital gateway south into the Liberties area.
7	Desirable link to enhance north-south connectivity to the Digital Hub.
8	Multifunctional Memorial Park forms a major city wide destination for recreational use.
9	Widen Steeven's Lane to provide safer pedestrian realm and easy access to new development.

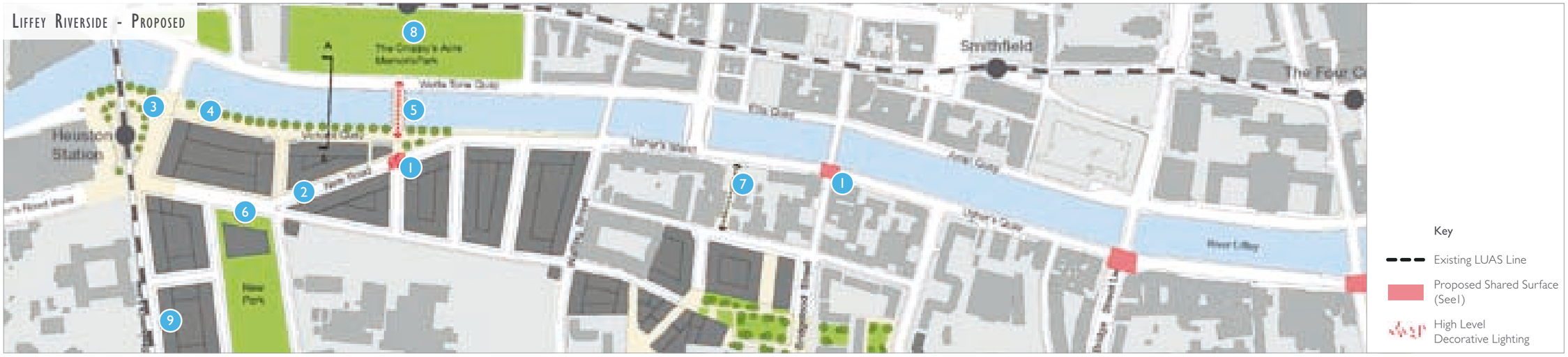




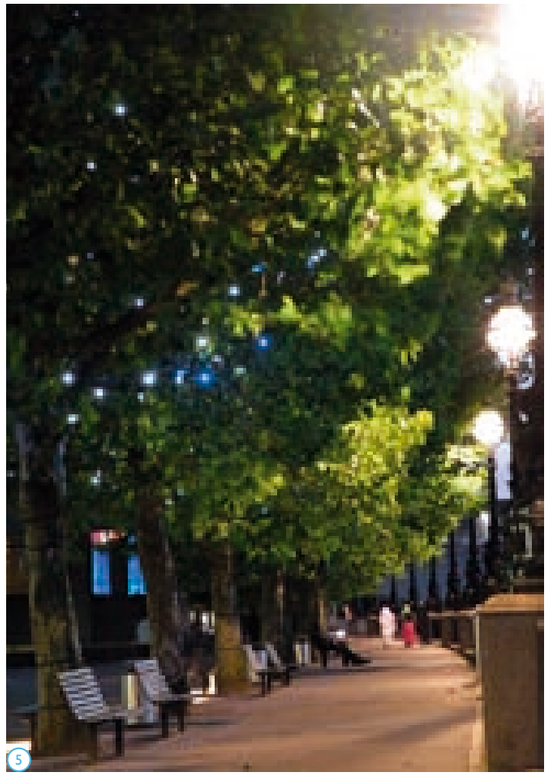
1. Bridge design
2. Riverside design
3. Riverside design
4. Bridge design
5. Riverside design
6. Riverside design
7. Riverside design
8. Riverside design

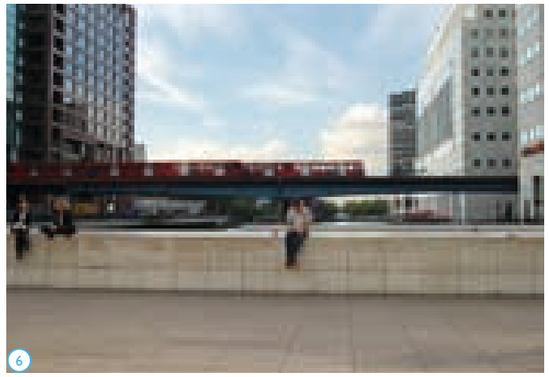







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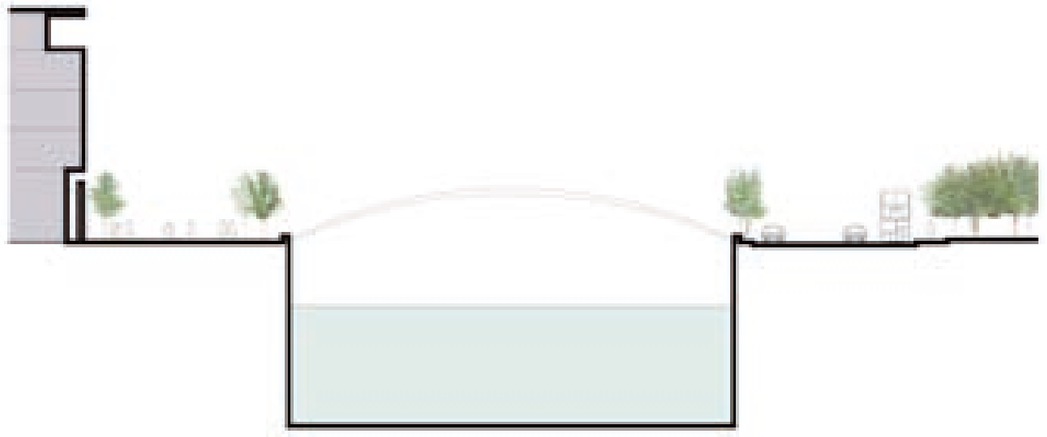

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Section A - Existing

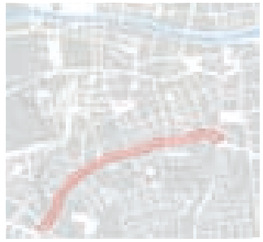


Section A - Proposed



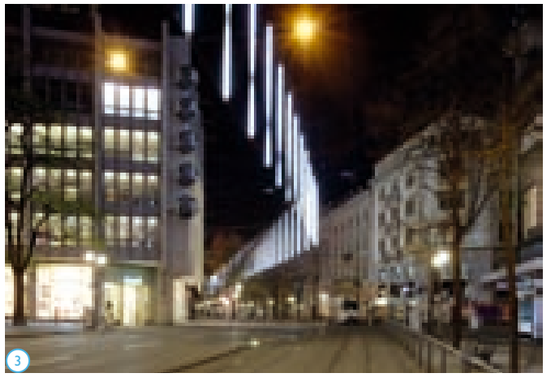
LAP DEVELOPMENT STRATEGY

Cork Street Corridor	
1	Constant stone paving throughout Thomas Street.
2	Stone paved surface to calm traffic and provide easy crossing points. Introduce high level decorative lighting to highlight major gateways into the Liberties.
3	Mitigate traffic impact by introducing central reserve. Plant semi-mature trees along its lengths where possible.
4	Consider high level decorative lighting to accentuate curve along Cork Street.
5	Provide soft landscaping along the pavement edges and where possible plant trees to invite pausing and sitting.
6	Integrate on-street parking within soft landscaping.
7	Introduce Weir Home Park to provide green space along Cork Street and pedestrian access into Liberties.
8	Make Health Centre's green space accessible to public.





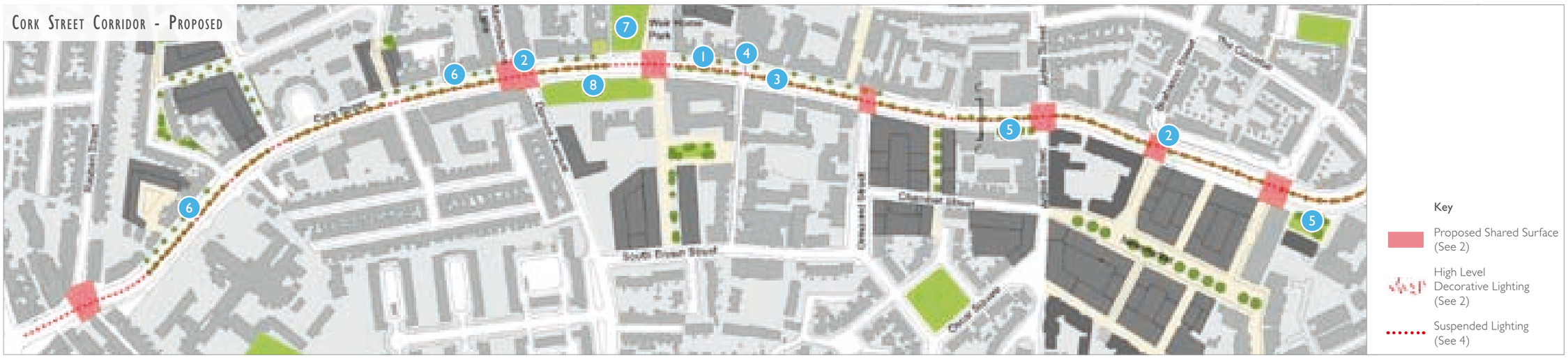






1. Cork Street location
2. Section A as existing
3. Section A as proposed
4. Landscaping
5. Landscaping
6. Street furniture
7. Hard landscaping
8. Lighting
9. Hard landscaping
10. Hard landscaping
11. Hard landscaping

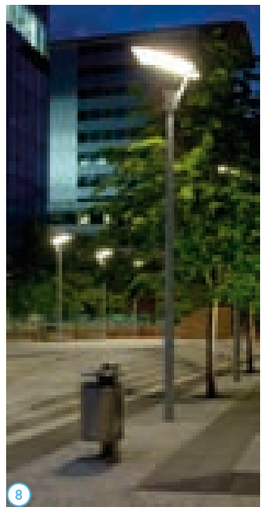
Cork Street Corridor - Proposed

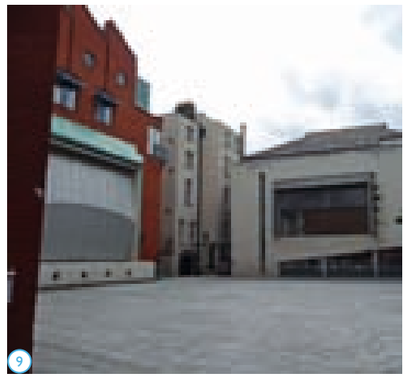



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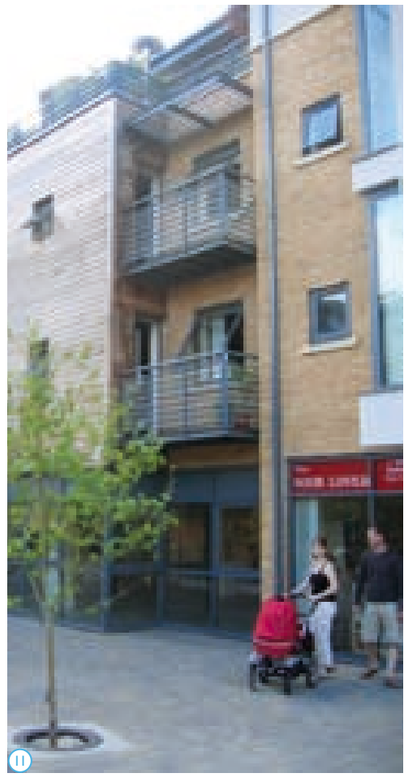

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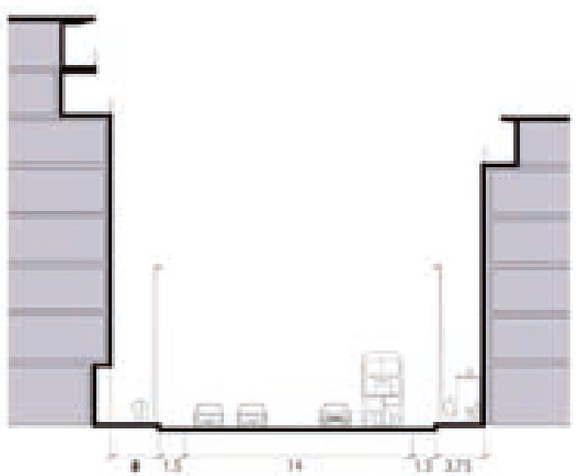

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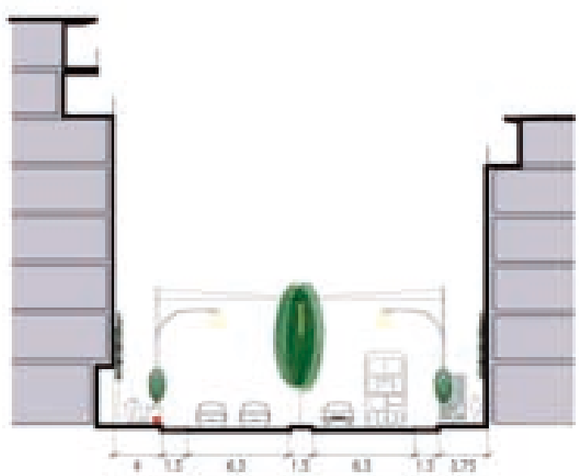

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Section A - Existing



Section A - Proposed



LAP DEVELOPMENT STRATEGY

Heritage Walk	
1	Constant stone paving along "tourist trail" to guide visitors along the main east-west route through the Liberties.
2	Introduce lighting scheme along "tourist trail" in order to guide visitors along the east-west route at night. Introduce accentuating lighting to highlight significant buildings and open spaces.
3	Provide resting and sitting points along the route particularly at key places. Integrate public art along the route.
4	Integrate on-street parking within soft landscaping.
5	Provide stone paved pedestrian priority zone around Iveagh Market allowing large volumes of shoppers and occupant to spill out into the streets.
6	Introduce public art and landscape treatment along Substation walls to animate and light the blank facades and highlighting a gateway into the Liberties.
7	Square with predominantly hard landscaped square stone paved throughout providing a communal space for a local employment and industry.

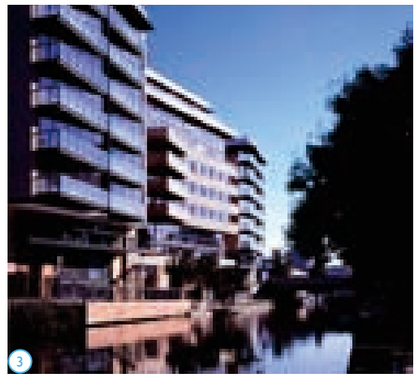
8	Open space along Vicar Street with a mix of hard and soft landscape with semi-mature trees. Integrate a playground. Reduce traffic around the park and give pedestrians priority by providing a shared stone paved surface.
9	New park and square at Pimlico/Marrowbone Lane junction with a diverse hard and soft landscaped environment containing a library, pitch and playground. Hard and soft landscape should be used to define the different spaces, edges and emerging routes through the park. Substantial quantities of semi-mature trees should be planted in the park and on the square. Integrate public art and accentuating lighting to highlight facades of public buildings and open spaces.
10	Reinstate large bodies of water in reference to historic harbour. Consider timber decking where appropriate. Consider shallow depth of water providing a railing free edge.
11	Refurbish and reinstate historic stone paving and edge to historic harbour wall. Semi-mature trees to be planted along emerging route network and open spaces.

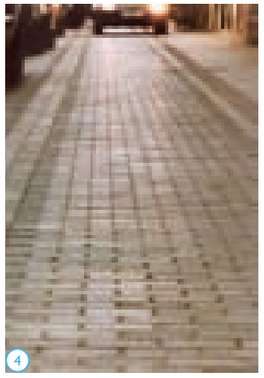


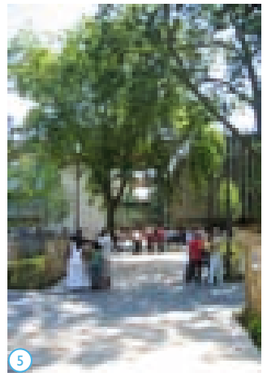


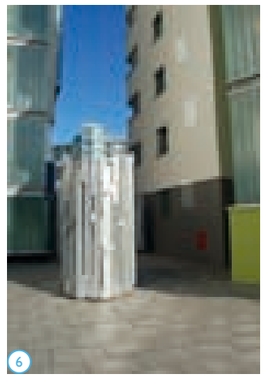

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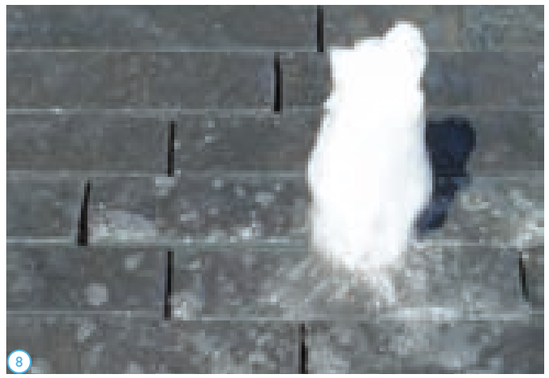

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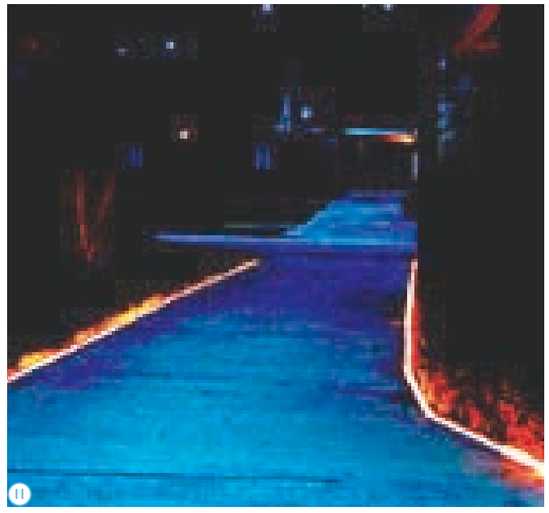

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1. Public space
2. Public space
3. Public space
4. Hard landscaping
5. Hard landscaping
6. Street sculpture
7. Street furniture and landscaping
8. Water feature
9. Water feature
10. Lighting
11. Lighting
12. Lighting

LAP DEVELOPMENT STRATEGY

James Street / Thomas Street / High Street / Cornmarket Corridor	
1	Introduce constant stone paving throughout Thomas Street.
2	Stone paved surface to calm traffic and provide easy crossing points.
3	Integrate suspended lighting if Luas arrives.
4	Proposed location for new Luas line option F. Detailed proposals required to analyse integration of cars and pedestrians along narrow areas of Thomas Street.
5	Introduce open green spaces to invite pausing and sitting.
6	Improve pedestrian crossing at Cornmarket junction, make legible to visitors and enhance connectivity into the Liberties.





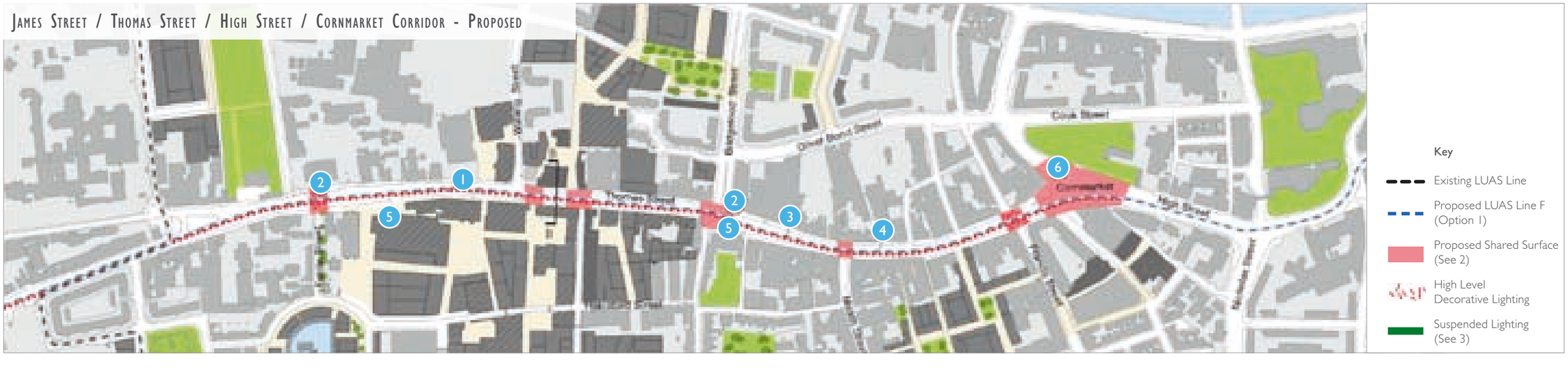






1. LUAS
2. LUAS
3. LUAS
4. Tram, Berlin
5. Street life
6. Street life
7. Street life
8. Lighting
9. Cycle ways
10. Traffic calming
11. Cyclists
12. Bus stop

James Street / Thomas Street / High Street / Cornmarket Corridor - Proposed

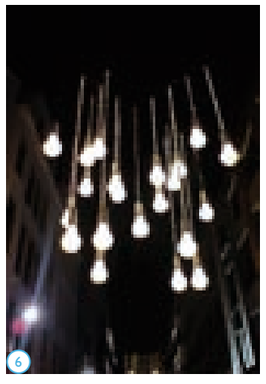



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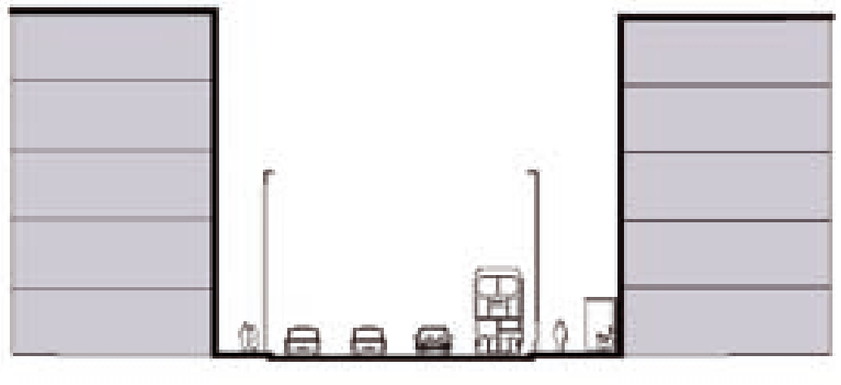

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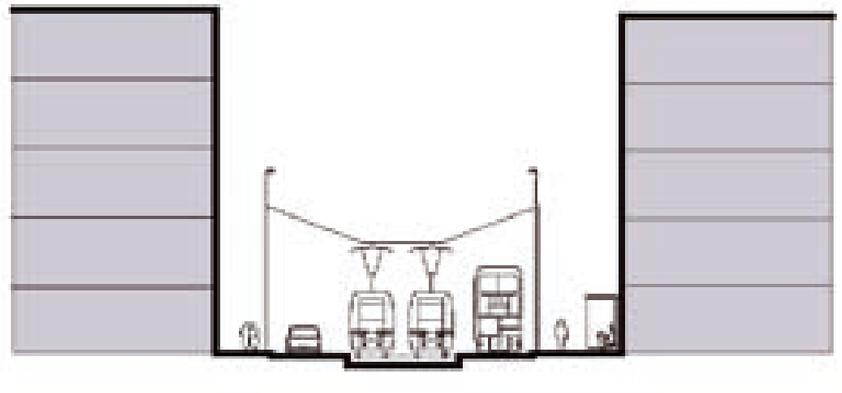

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Section A - Existing



Section A - Proposed



6.5.5 Heritage

Draft Local Area Plan - Built Heritage Strategy

The LAP's aspiration for the Liberties is to retain and enhance its unique urban village character within Dublin City. The historic built environment has accumulated over hundred of years and is recognised as a vital component of the identity of the Liberties. It contributes to the identity of the area as well as providing homes, markets, shops, and places of worship and work. These historic buildings are important for their contribution to making this area a great place to live, work and visit – one which Dubliners are proud of and call their own.

They should be treasured for themselves but the restoration and re-use of historic retail, ecclesiastical, and industrial buildings to meet the needs of 21st century Dublin can be an added benefit, they can also be respectfully integrated where new development is the appropriate response. New buildings on infill sites should be modern in style and of a high standard of architecture and construction so that they in turn become part of the architectural legacy of the city.

Liberties Heritage – An Overview

The successful beginning of the Liberties is associated with St Thomas's Abbey and other ecclesiastical settlements such as St. Francis's Friary. They have directly and indirectly shaped the streets of the Liberties. Evidence of post reformation industry and commerce culminating in extant iconic landmarks such as the Iveagh Markets are testament to the area's thriving industrious nature.

Georgian expansion which is still visible along the main routes into the City, the Dublin Artisan Dwelling Co housing that supported industry by housing workers and the continuing tradition of Guinness brewing are intrinsic to its unique character. In many ways the story of the Liberties is the story of water, and the power which water gave to those who controlled it; for drinking, brewing, industry, irrigation and transport. These activities are each underpinned by the influence of water: the springs, high water table, and the emergence of the archaeology that contributes to the growing knowledge of this underground water 'jigsaw'.

Built Heritage Objectives

General Built Heritage Objectives

- To promote awareness of the importance of the historic building heritage as a unique resource.
- To stimulate pride and affection for the built heritage of the past
- To create optimism and commitment for the future of the Liberties Area

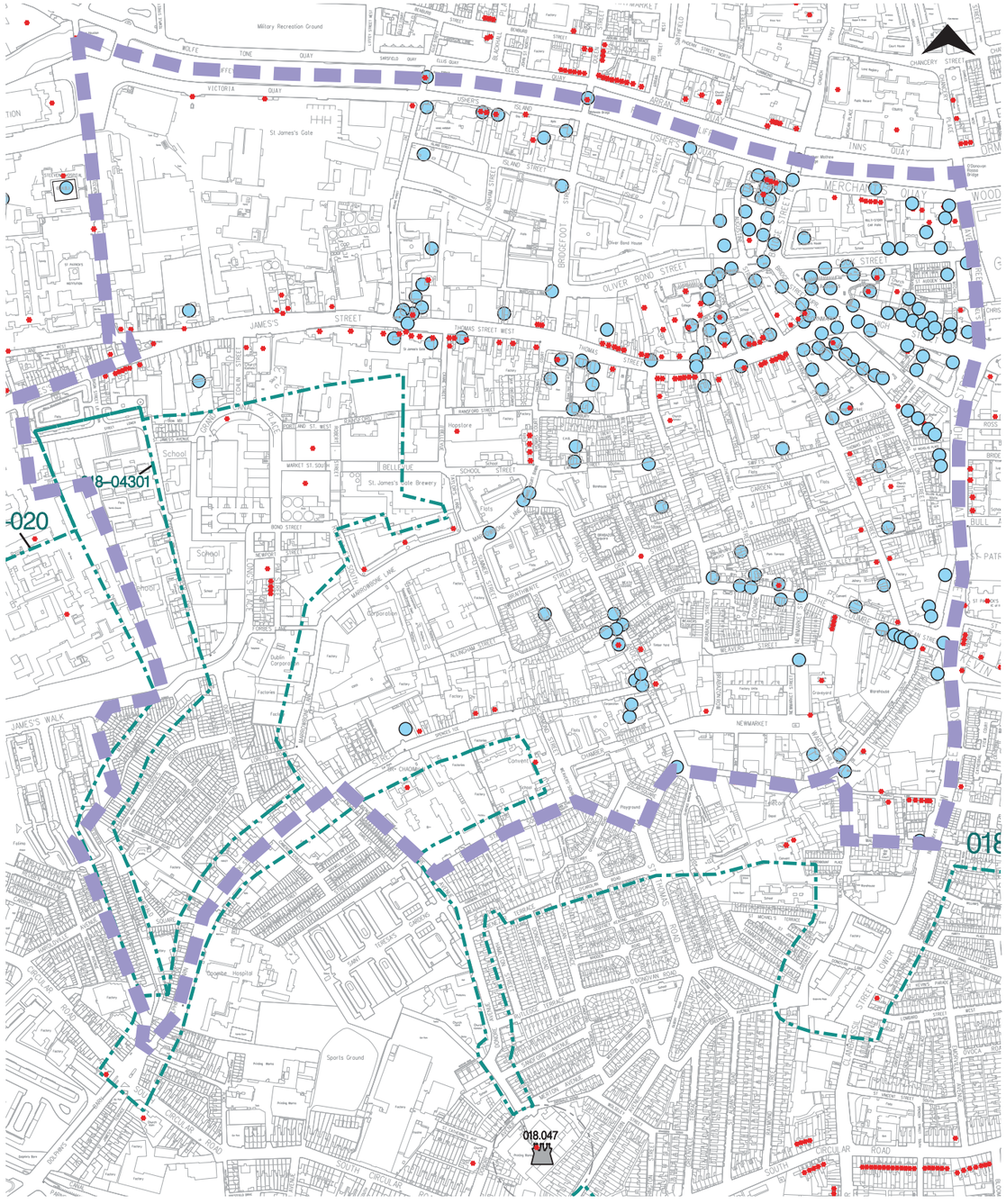
Architectural Heritage Objectives

- To assess the existing building stock and recommend additions to the Record of Protected Structures (RPS).
- To improve recognition of the layers within buildings where facades may have been changed in later period but where old plot sizes, interiors and rear elevations evidence their earlier origins, particularly on Meath, Thomas and Francis Street.
- To respectfully integrate the historic building stock to achieve successful redevelopment in the Liberties and contribute an attractive urban form to residential, retail, tourism, cultural, industrial and commercial opportunities.
- To develop modern, high quality buildings for future generations where the heritage buildings of the past have already been lost, while respecting and valuing the fine grain which characterises the important retail streets of Thomas, Meath and Francis Streets.
- To promote the protection of the medieval streets, plot width and alleys of the Liberties.
- To ensure that pre-development archaeological testing, survey, monitoring and recording are carried out where appropriate.
- To seek to deliver the policies and objectives of the City Walls Conservation Plan for the line of the City wall and defences in the Liberties Local Area Plan Area.
- To recognise the National Policy on Town Defences, 2008 and the objectives of the Irish Walled Towns Network.
- To ensure that known burial sites to be retained and maintained in accordance with International Best Practice.
- To promote and encourage the preparation of a comprehensive conservation statement and detailed management plan for St. James Church.
- To have regard to the policies and objectives of the St Luke's Conservation Plan.
- To research and map the network of subterranean rivers and streams in the Liberties.
- To protect and promote the character, vibrancy and historic fabric of key historic streets and areas in the Liberties.
- To protect traditional and original shopfronts as important elements which contribute to the character, vibrancy and historic fabric of streets within the Liberties LAP Area in accordance with Dublin City Council's Shopfront Design Guide.

- Develop a street naming policy to promote local heritage awareness and ensure that all new developments observe this policy.
- In assessing applications to demolish older buildings which are not protected, the Planning Authority will actively seek the retention and re-use of buildings / structures of historic, architectural, cultural, artistic and / or local interest or buildings which make a positive contribution to the character and identity of streetscapes of the proposed Thomas Street ACA. The heritage value of older buildings of significance may not always be obvious and some buildings may require a heritage assessment.
- To ensure that new buildings exhibit a high architectural design quality and compliment existing heritage buildings.
- To ensure that design proposals for roof setback levels respects the scale and grain of the historic streetscape context when viewed from street level and when viewed from higher levels, and that such proposals include the use of higher quality finishes such as zinc or copper, as well as green roofs and landscaped terraces.
- Dublin City Council will give consideration to the westward extension of the proposed Thomas Street ACA within the life of the LAP.
- It is proposed that a conservation appraisal of the following buildings and structures be undertaken to assess and identify the characteristics of special interest which may determine that the individual structures merits inclusion in the Record of Protected Structures (RPS)
  The Old School/Hall beside St. Catherine of Alexandria Church on Meath Street
  Thomas Street Nos. 20, 21, 32, 33, 34, 35, 36
  Grays Public House at Barbazon Place
  Whites Tavern in Newmarket.
  The Power Station & Silo on the Guinness Lands.

Industrial Heritage Objectives

- To recognise the rich industrial heritage of the area and to ensure that development proposals reflect the cultural significance of the area's former industrial past.
- To seek to protect the buildings and features of industrial heritage in situ and related artefacts and plants where appropriate.
- To seek the retention, storage and incorporation of minor elements of historic fabric such as cobbles stones, cut stone dressings, cast iron gate piers and artefacts associated with the canal legacy and brewery industries where appropriate.
- To ensure that all sites of industrial heritage interest are evaluated in accordance with the methodology set out in the Dublin City Industrial Heritage Record (DCIHR).



Challenges and Opportunities

- During the extensive Community Planning events it was obvious that the local community and the many stakeholders taking part in these events wished their passionate interest in heritage to inform how improvements and change are managed in the Liberties.
- This vision of heritage as a force for positive change was mirrored in an equally strong concern that the opportunity for high quality re-use or quality modern infill would be missed or that heritage areas would damaged or destroyed by low quality or inappropriate development.
- People recognise that change is inevitable and necessary to keep an area alive and develop a successful Liberties economy with all its attendant benefits, for social and physical regeneration. Addressing the process of change with an appreciation and respect for the heritage value of the Liberties and its different character areas, will promote a constructive dialogue balancing the aspirations of conservation and new developments or reuse of existing heritage buildings.

The following guidelines are designed to inform how built heritage in the Liberties can be protected:

Restoration, Adaption and Re-use of Historic Buildings

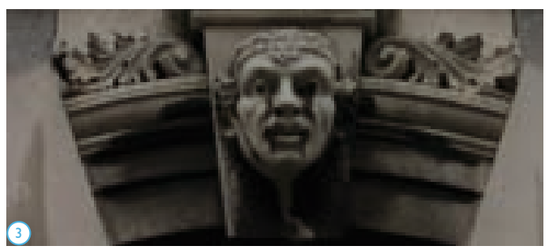
There are many successful examples of adaptive re-use of heritage buildings both internationally and locally (Storehouse and the Hopstore by Guinness/Diageo) and the current innovative proposal for St Luke's.

1. Landowners should aim to preserve and enhance the heritage value of their lands and should seek imaginative re-use of existing buildings and high quality modern design if re-use is not possible or if the site has already been cleared.
2. Create an understanding and appreciation of how best to care for and re-invent historic properties.
3. Respectfully integrate the historic building stock to achieve successful re-development in the Liberties and contribute an attractive urban form to residential, retail, tourism, cultural, industrial and commercial opportunities.
4. Protect the unique character of residential areas through the promotion of sensitive design in house extensions and alterations, the reinstatement of original features, and controlled and coordinated road and service works in the public domain
5. Develop a palette of materials for new buildings within the ACA, which will also be applicable when reusing existing buildings throughout the Liberties LAP area to create harmonisation of streetscapes without homogenisation.
6. Provide for the vesting of St James's Graveyard in Dublin City Council and to develop and implement a Conservation Plan for the graveyard.
7. Promote the restoration of the Mill Street Dutch Billy to its original form; it is one of the few remaining in Dublin.
8. Promote compliance with the forthcoming Energy Performance of Buildings Directive 2009. Develop a demonstration project to show how re-use and restoration of heritage buildings can be compatible with the Directive without compromising the heritage values
9. Promote adherence to policies and respect for designations through high levels of planning enforcement.
10. Protect and reinforce existing street patterns and historic plot divisions.











1. Section of old city wall, Nicholas Street
2. Tivoli Theatre
3. Decorative key stone
4. St Catherines' Church
5. Building gable

Public Realm Improvements

Another challenge is to improve the public realm to provide a context which will enhance the buildings and generally make the area feel safer for visitors and residents, in particular pedestrians and cyclists. These improvements should be achieved without loosing the essential historic feel and character of the public realm, which comprises original street furniture and materials.

11. In locations where original materials or fittings have been lost over time they must be reinstated ideally with salvage or, if this is not possible, with high quality reproductions. If necessary to accommodate new demands or multiple uses (Christmas lights, temporary banners, directional signage). Where modern are used they must be complementary, well designed and constructed.
12. Investors (public and private) need to ensure that they do not damage original materials or fittings during construction and they must be required to show how they intend to meet this requirement. When construction work is complete they must reinstate ideally with salvage or, if this is not possible, with high quality reproductions if necessary to accommodate new demands or multiple uses (Christmas lights, temporary banners, directional signage). Where modern are used they must be complementary, well designed and constructed.
13. Stimulate improvements to the facades of streetscapes, to enhance the public realm, with particular focus on the main commercial thoroughfares.
14. Aapply Dublin City Council's Shop front Design Guidelines across all of the commercial streets in the Liberties.
15. Develop design proposals for historically significant public realm areas such as St. Catherine's, Cornmarket, Newmarket, Iveagh Markets and other key areas.
16. Enhance the visitor tourist experience by creating a pleasant environment and heritage 'stop-overs' for public interaction.
17. Dublin City Council will give consideration to appropriate high quality re-surfacing of the steps at St. Audeon's.


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Good Examples of Heritage Buildings

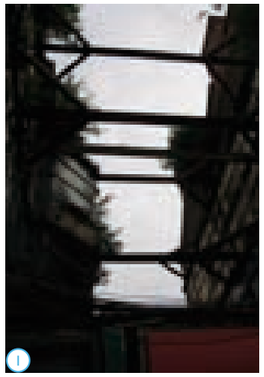
1. Listed Warehouse, Grand Canal Harbour
2. Windmill
3. James Street
4. St James' Church
5. Victorian and Georgian heritage
6. Historic stone walls

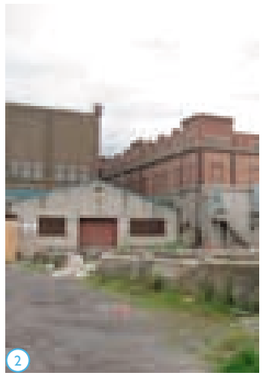
Avoiding the Blight of Dereliction

The current economic climate could serve in the short to medium term depress development leading to further dereliction of key streets (Thomas, Meath and Francis Street). It could also reduce the take up of non-residential uses on adjoining streets - leading to dereliction of modern buildings. In itself this is undesirable but it also detracts from the heritage setting of the Liberties. A strategy of encouraging take up of these units through reductions or remission of rents and fitting out of units as incubator units for short term rents of up to 5 years is recommended.

The current economic climate should be seen as an opportunity for the area to prepare itself to respond to the next economic transformation by putting in train a series of actions which are not financially expensive to implement but which will be expensive if ignored in terms of missed opportunities.

18. Prioritise the enforcement of legislation to protect the area's architectural and industrial heritage and its archaeology.
19. Encourage owners of protected structures and buildings within the ACA area with brick facades to have them washed. Care must be taken to avoid using harsh abrasive or pressurized methods on historic facades since brick glazing can be easily damaged.
20. Encourage owners to remove vegetation from guttering and piping, this would achieve huge improvements to the appearance of streets such as Thomas Street where some owners have allowed protected structures to fall into decay.
21. Encourage the adaptation and reuse of vacant structures, both protected and non-protected.
22. Promote the enhancement of the streetscapes and individual properties by developing a programme for the replacement of inappropriate materials in protected structures and buildings particularly those within the proposed ACA.


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1. Derelict land, The Liberties
2. Derelict land, The Liberties
3. Iveagh Market
4. Derelict land, The Liberties
5. DCC Flats, Chamber Weavers'
6. Boarded up hoouses, The Liberties
7. Derelict land, The Liberties

LAP DEVELOPMENT STRATEGY

Density and Heritage

For the Liberties to be successful it will be important to stimulate economic growth and increase employment; this can be achieved by higher densities and larger scale development, including buildings with larger floor plates, particularly around the Digital Hub, the Diageo lands and the Grand Canal Harbour.

22. Developers and their designers should work with the area's existing strengths taking account of height and slenderness requirements and the proximity of low rise residential squares when designing their developments.

23. Develop modern, high quality buildings for future generations where the heritage buildings have already been lost, while respecting and valuing the fine grain which characterises the important retail streets of Thomas, Meath and Francis.



Awareness of Historic Built Environment

Landowners need to make themselves aware of existing designations and should take account of the potential for archaeology. Before considering refurbishment or development in this historic area landowners should consider their site's heritage potential.

24. Encourage landowners to engage in early consultation with Dublin City Council to assess the heritage potential of their site before developing detailed proposals. This should include a detailed assessment of archaeology, architecture and heritage, and will contribute to the growing knowledge base in the Liberties. Research and assessments should be accessible to the public.

25. Encourage the identification and appreciation of heritage building stock in order to stimulate pride and affection for the built heritage of the past and create optimism and commitment for the future of the Liberties built heritage.

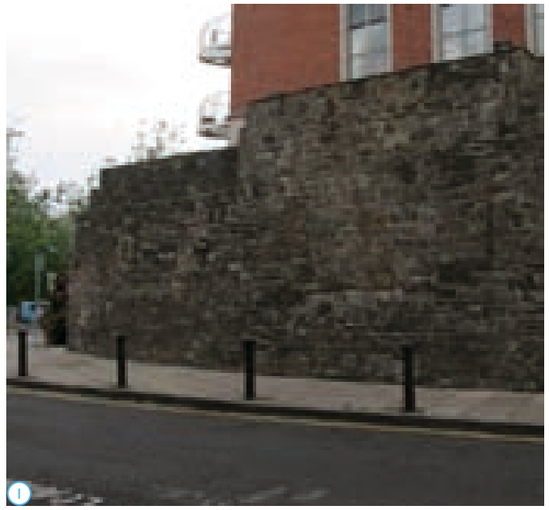
26. Improve the understanding and recognition of the complexity of buildings beyond their facades, particularly in the key streets of Francis, Thomas and Meath.

27. Seek the preparation of a Conservation Assessment and Industrial Archaeological Survey of the Diageo / Guinness Lands as part of any masterplan proposals to be undertaken in accordance with the methodology of the NIAH and DICHR, to include a record and evaluation of all structures and to be accompanied by a feasibility study which demonstrates how particular historical elements of the complex may best be incorporated into a new visual context on re-development and consolidation of the brewery operations.

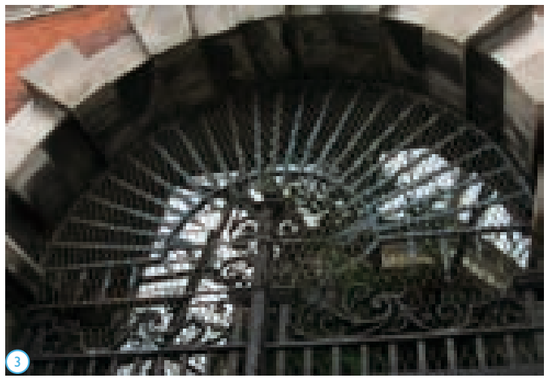
28. Designate Thomas Street & Environs as an Architectural Conservation Area within the first year of the life of the Liberties LAP.

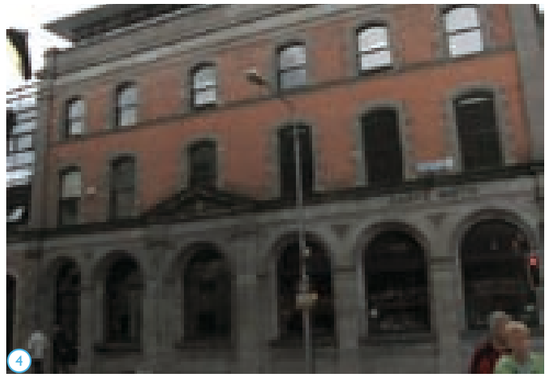
29. Undertake assessment of the extent of the remaining Dutch Billy structures in the Liberties Area (including No. 10 Mill Street) and evaluate their significance for the heritage of Dublin City. The assessment will also consider the potential for restoration of the gable feature, as a pilot project on a particular building, where there is sufficient physical or documentary evidence of the earlier state of the structure. Dublin City Council will actively engage with the property owner's to advance this objective.

30. Promote awareness of the significance of the built heritage of the Liberties by creating an archive of the area's heritage in the proposed new public library at Pimlico.

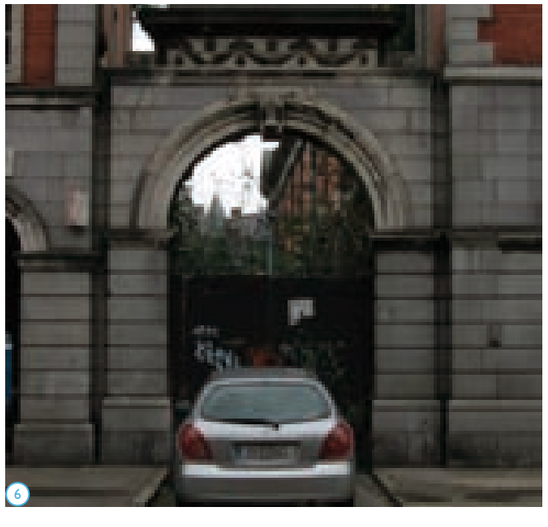

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1. Section of old city wall, Nicholas Street
2. Artisan cottage
3. Iveagh Market
4. Thomas Street
5. Protected structure, Grand Canal Harbour
6. Iveagh Market

6.6 Movement

Thomas St and Cork St remain as the main corridors running through the study area. While they will provide good connectivity on the east-west corridor, Patrick St will provide the main route north-south going into the city centre. The proposals will encourage new north-south links and improve the overall road network in the area,
New links will be created to improve the connectivity within the Liberties Regeneration Area. Areas next to the river and the Guinness Gravity Bar will be more permeable due to the creation of new public open spaces and pedestrian links throughout the whole area.

Movement and Access Objectives

- Promote the development of a legible urban structure with a well-defined network of routes which establishes internal links and provides connections and integration with the wider urban area and city context including providing people with a choice of routes and modes of Transport

Routes

- Make Connections to areas outside of the Liberties so that Local residents can avail of a wider range of facilities, public spaces and services
- Facilitate the development of a rail interconnector between Heuston and Connolly Station through the Liberties with a stop at Christchurch
- Liaise with the Railways Procurement Agency (RPA) and all other statutory agencies to facilitate the delivery of the new LUAS line through the Liberties to St Stephen Green

New Routes

- Create new routes for cyclists and pedestrians, to contribute to ease of movement and connect existing spaces, public transport and circulation patterns while promoting permeability
- Ensure that new routes support an active mix of uses and direct patterns of movement to public transport nodes.
- Establish internal links to encourage pedestrian and cycle movement through the area.
- Provide one or more new pedestrian bridges linking the Quays to Croppy's Acre.
- Provide a new pedestrian bridge to link Victoria Quay to Wolfe Tone Quay to facilitate north –south pedestrian and cycle movement.

Calming

- Maintain the traditional street as the primary circulation network, with provision for traffic calming, on street parking, slow traffic speeds and pedestrian priority measures.
- Create an urban structure network, which facilitates convenient pedestrian access to local facilities, amenities and public transport services.
- Provide for a fine grain urban grid that will optimise use for pedestrians and vehicles.
- Locate the Key Local facilities and services in strategic locations within an urban grid of open spaces and streets.
- Promote and Encourage approaches to determine the appropriate urban form required to contain and define the scale of new and existing streets and public spaces.
- Undertake a traffic management review of the area in tandem with the redevelopment of the key sites identified in the plan.


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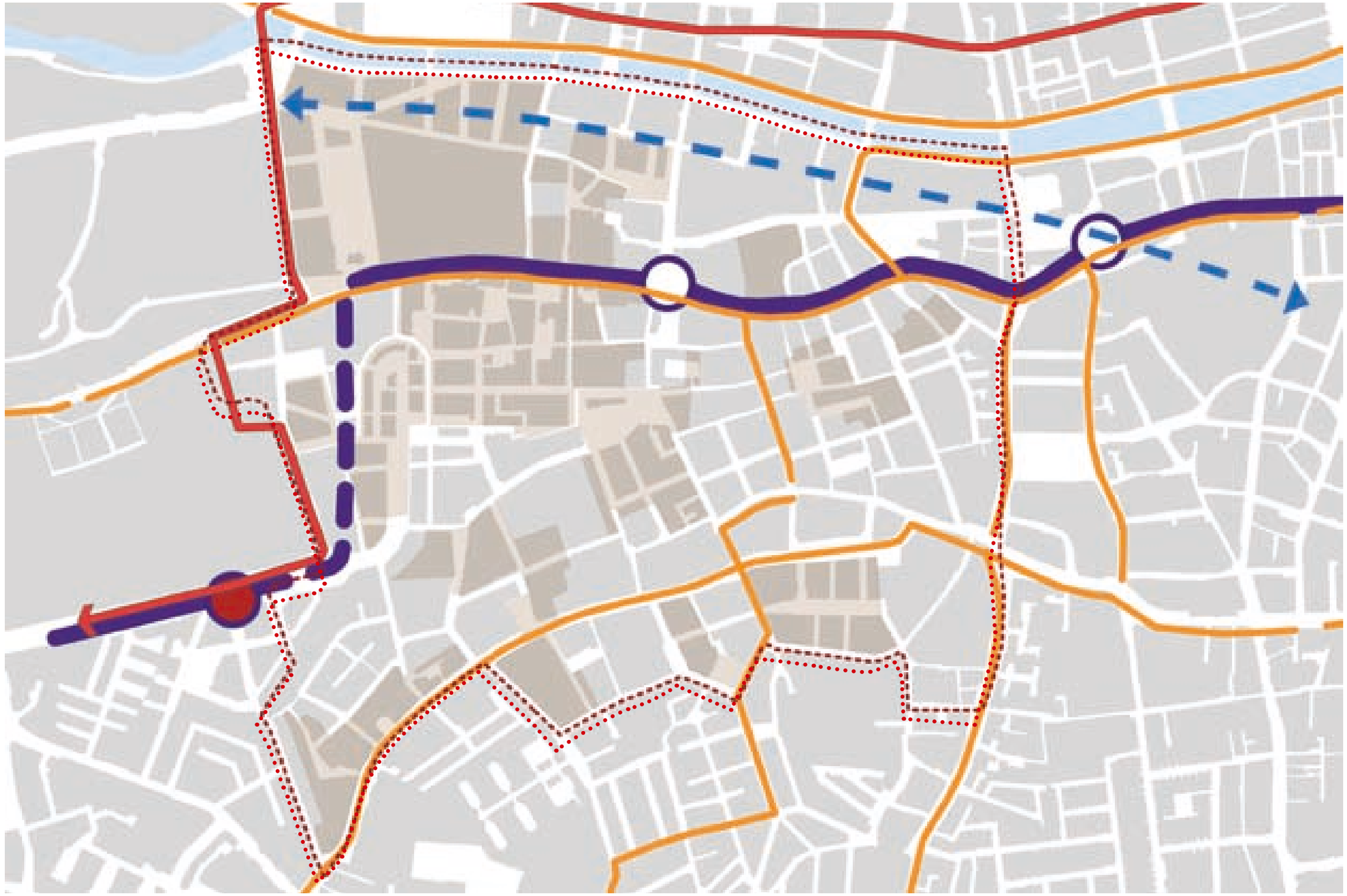

2



3

(previous page)

1. LUAS
2. Heuston Station
3. LUAS



LAP DEVELOPMENT STRATEGY

The LUAS line extension is being planned and options for the route through the Liberties area have been considered. The City Council favour the route along Thomas Street and will ensure that the improvement currently being planned for Thomas Stret and James's Street can accommodate the LUAS should this route be selected.

Cycle routes through the area will be improved and extended as part of the Draft Local Area Plan and cycle stores provided in new apartments, commercial buildings and public spaces.

Improving the permeability of the Liberties area is a key objective of the LAP. The redevelopment of a number of significant brownfield sites offers opportunities to deliver attractive and convenient connections that will facilitate ease of movement throughout the area. This diagram illustrates where new connections are essential to create this network of well connected streets and spaces. The diagram also indicates locations for a number of additional desirable connections although the viability of these needs further investigation.



Key

- Study area boundary
- Main Roads
- Local Streets
- Minor Streets

Streets - Proposed



Key

- Study area boundary
- Main Roads
- Local Streets
- Minor Streets

Streets - New Connections



Key

- Study area boundary
- Essential NewConnections
- Desireable Connections
- Main Roads
- Local Streets
- Minor Streets

6.7 Sustainability

Sustainability is one of Dublin City Council's Six Themes for development and regeneration.

Environment, Wate, Energy and Recycling (Apendix D)

In the context of Ireland's economic boom since the latter 1990s, increases in population especially in urban centres, environmental issues have become a chief concern. Patel Tonra writes "We are faced with environmental risks from increased traffic flows, and the need for increased water supplies, sewerage, energy and waste disposal facilities and services." The design and planning stages of new development provide the opportunity to consider sustainable options like energy efficiency, insulation, and adequate waste storage provision. In terms of sustainable government policy, Patel Tonra has been mindful of forthcoming environmental legislation, to be enacted in the next few years.. They look for the Liberties to "lead the way" in energy efficiency, as well as satisfying certain statutory obligations ahead of schedule. New built projects can be "future-proofed" to accommodate changes in environmental standards and policy.

DCC will engage with the Department of Transport and the Department of Communications, Marine and Natural resources to examine the feasibility of facilitating those Departments in the provision of electric car recharge points and parking places for electric cars. DCC will examine the suitability of the Liberties for a demonstration or pilot project.

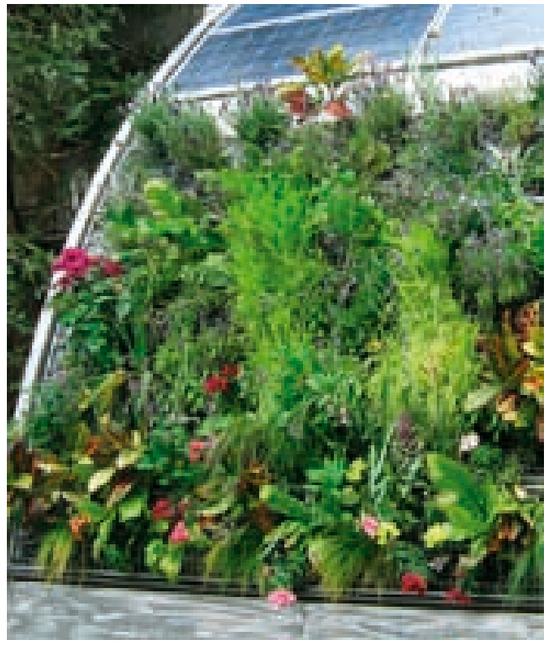
Biodiversity and Open Space (Apendix A)

Hard surfaces associated with private buildings, yards or public streets and play areas cover 91% of the area. This is significantly higher than the city average. Green spaces which are accessible to the public cover only 2%. The majority of green space is provided by private or semi private spaces, derelict sites, institutions, apartment blocks or gardens. Traditional parks/playgrounds accessible to the general public cover 1.74 ha. Most green spaces are of low quality for biodiversity and amenity. Much of the public and semi public space is covered by a uniform type of low value grassland which provides low levels of visual amenity. Higher quality sites that provide feeding for a range of birds and inspects and are also more attractive for passive recreation. Some higher quality biodiversity sites with a diversity of habitats, including small amounts of dense shrubbery were discovered the Liffey, Bru Chaomhin, the Weir Home, older private gardens, long established derelict sites and the school garden at Basin St fall into this category. The Foyer astro facility and the small church yard off Meath St are accessible to the public and have good levels of management and are therefore worth noting. One area of exceptional biodiversity merit is the old graveyard at the former St James's Church, ten bird species were spotted at this ancient space and it was the only place where native ash and yew were found.

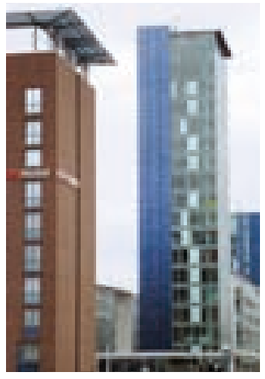
Sustainability Objectives

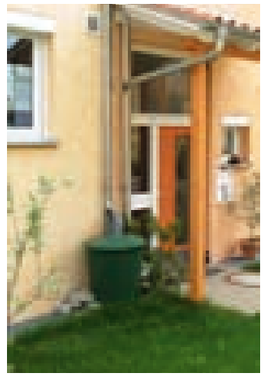
- All new developments to meet best practice sustainable guidelines. Promote future proofing of New build projects in the Liberties to accommodate changes in environmental standards and policies.
- Encourage Design, which meets best practice sustainable guidelines through design for the thermal building envelope.
- Promote and facilitate the use of Micro-renewables including solar panels and wind turbines in all development proposals.
- Design for solar gain while minimising heat loss.
- Promote energy-efficient space and water heating systems such as combined heat and Power (CHP) to be used in communal schemes.
- Promote the use of energy efficient appliances, boilers and low-energy lighting
- Utilise Sustainable Urban Drainage Systems (SUDS).
- Maximise usage of grey water and rain water harvesting systems.
- Regulate excessive water use and waste during construction.
- Develop sustainable waste and recycling services and facilities within the area, as well as street cleaning and unobtrusive waste disposal systems.
- Reduce waste generated during construction by providing for recycling of demolition and construction waste.
- Design for flexibility in buildings to facilitate adaptation in the future to changing needs of occupants and maximisation of the building's lifespan.
- Encourage greater use of locally sourced, sustainable materials.
- Reduce consumption of natural and scarce resources during the lifetime of the building by utilising efficient, low-maintenance systems, fittings and components.
- Promote higher density urban design that minimises travel needs while maximising the usage of low energy modes of travel like cycling, public transport and walking.
- Provide a network of public parks some large and some small "pocket parks" that are attractive for recreation and wildlife and which are well managed and maintained.
- Upgrade and enhance existing parks.
- Integrate biodiversity and open space provision within developments through requirements for developers to include biodiversity friendly features including green roofs and/or publicly accessible open space in new developments.
- Provide a network of linkages joining the new and improved green spaces. These should feature street tree planting and landscaping and should provide for pedestrian, horse and cyclists.
- Promote ownership and use of the public realm, biodiversity and open space network through programme of education, empowerment and active participation.
- Cognisance will be taken of the Strategic Noise Action Plan for Dublin City in relation to any major developments in the area.
- Consideration to be given to providing composting facilities in accordance with Dublin City Councils' Waste Management Strategy.
- Promote compliance with the forthcoming Energy Performance of Buildings Directive 2009. Develop a demonstration project to show how re-use and restoration of heritage buildings can be compatible with the Directive without compromising the heritage values.
- Encourage the provision of publicly accessible recycling facilities on key development sites.

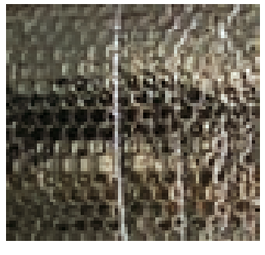




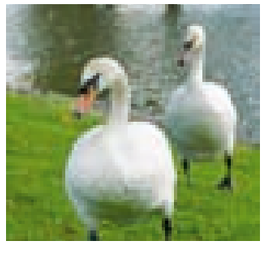


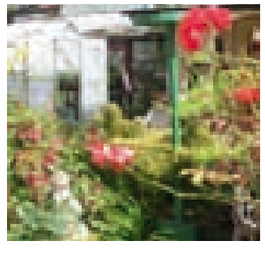












Sustainability



Key

- P1 Enhancement of Public Open Spaces/ Biodiversity area
- P2 Create additional Open Space / Biodiversity areas / Pocket parks
- P3 Retention and / or enhancement of Open Space / Biodiversity area as a condition of development
- P4 Manage Urban Nature Reserves
- P5 Link open spaces / Biodivsity area through
- Street tree corridors
- Container tree / shrubs
- Green buildings / land-scaping / soft surfaces
- Proposed pedestrian route
- Houstoun Regeneration Strategy 2003

“IT IS VITAL TO ENCOURAGE BOTH PUBLIC AND PRIVATE INVESTMENT IN THE LIBERTIES OVER THE NEXT DECADE AND WE BELIEVE THE LAP CAN FACILITATE THIS BY PROVIDING CLEAR GUIDANCE FOR DEVELOPERS AND THEIR ARCHITECTS THAT WILL MINIMISE THE PERCEIVED RISK OF PROLONGED PLANNING NEGOTIATIONS AND FAILED APPLICATIONS”

1 INTRODUCTION

2 THE VISION

3 POLICY AND PLANNING CONTEXT

4 STUDY AREA DESCRIPTION

5 CHARACTER AREAS

6 LAP DEVELOPMENT STRATEGY

7 SIGNIFICANT REDEVELOPMENT SITES

8 PHASING AND IMPLEMENTATION

A APPENDICES

Proposed Development Sites



7 SIGNIFICANT REDEVELOPMENT SITES

7.1 Introduction

As part of the community consultation which took place in 2007, a vision for the Liberties Regeneration was formed. Part of this vision called for sites for significant development to act as catalysts for the regeneration, which would set off a chain reaction and jumpstart development in the area. Three development sites were initially chosen in 2007; St. James' Harbour, Pimlico/Marrowbone Lane and Vicar Street/Swift's Alley. When the community consultation called for the regeneration boundary to expand, more sites were included; Maryland, Newmarket, Chamber-Weavers, the Depot Lands, and Bridgefoot Street/Oliver Bond. Several other sites of significant development were either already underway, as was the case with the National College of Art and Design (NCAD), or in the planning stages. These latter sites include the Digital Hub and the Iveagh Markets. Finally, Diageo announced in early summer 2008 that they would be selling off approximately fifty percent of their Guinness Brewery land, including the entire Victoria Quay waterfront along the Liffey. It was due to this that the Diageo lands at Guinness were also included.

Dublin City Council will engage proactively with key stakeholders and landowners to promote the timely redevelopment of the key sites. In the interim pending redevelopment of sites throughout of the plan area, the City Council will support and give consideration to the provision of temporary uses such as allotments, community gardens or markets on under-utilised and vacant lands, and especially so with regard to lands in the ownership of Dublin City Council. Temporary uses have the potential to signal change with confidence building-effects which may act as a catalyst for regeneration.

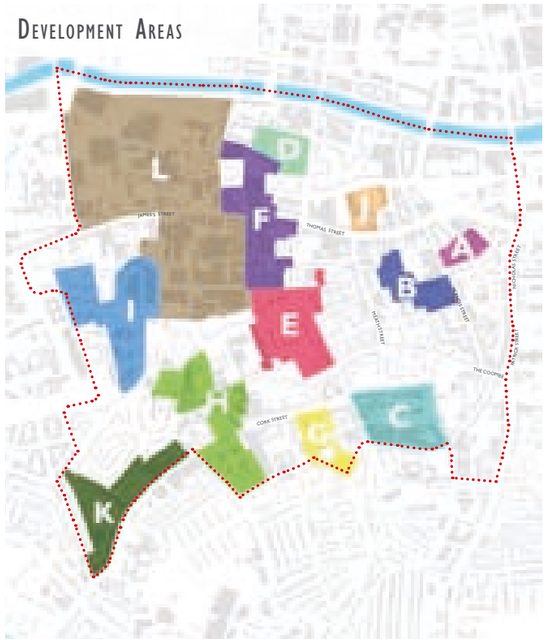
This section sets out key objectives for each significant redevelopment site within the LAP area. Each section includes a historic map of the relevant area along with analysis drawings highlighting key urban design issues and opportunities. A strategic layout for each site shows the location of key facilites, routes and open spaces that any redevelopment proposals will be expected to incorporate. A 3D sketch of the proposal showing an indicative layout is included only to give an impression of the scale and grain of new development. This drawing is not intended to be prescriptive in terms of design but is included to illustrate one way in which the guidance and objectives for the site could be interpreted. The land use diagram indicates the range of acceptable uses and a heights diagram sets out the range of acceptable heights for the individual location.

General Design Objectives

The following design objectives apply to all key redevelopment sites:

- All new residential apartments must comply with the City's Apartment Standards
- All new residential accommodation shall included significant numbers of family dwellings and include adequate communal utility facilities, such as laundry and drying rooms.
- Ensure overlooking of all public spaces to encourage passive surveillance.
- Uses on upper floors should therefore be mixed and not restricted to 9 to 5 building occupation.
- The public realm should be designed to encourage walking and cycling, providing shared surfaces and easy street crossing. Pedestrian priority should be particularly enhanced in areas currently dominated by traffic.
- Provide active and moderately active frontages along key walking routes and towards key local activity nodes.
- Promote the use of multiple architectural practices in the area to ensure high quality mix of architectural design.
- Protect existing amenity of adjoining sites with regards to overshadowing, daylight, sunlight, light spillage and noise.
- Realise green networks with appropriate tree and shrub planting.
- Incorporate green and brown roofs to create wildlife corridors and enhance biodiversity, provide quality recreational spaces and assist in achieving more sustainable patterns of development in the Liberties.
- Ensure that all proposals which include the use of upper floor setback levels be of a suitable profile with regard to the scale and gain if existing buildings in the vicinity and would not render any adverse impacts on the streetscape, city skyline or the street level in terms of daylight and sunlight penetration.
- Design proposals which include setback levels should include the use of higher quality finished such as zinc, copper and ensure that extensive areas of visible roofscape consist of green roofs or landscaped terraces, whilst the use of flat or low-pitched corrugated metal sheeting, membrane or asphalt finishes should be avoided.

Development Areas



Key

- Area Boundary
- A. Iveagh Market
- B. Vicar Stree
- C. Newmarket
- D. Bridgefoot Street
- E. Pimlico
- F. Digital Hub
- G. Chamber Weavers'
- H. Depot Lands
- I. St James Harbour
- J. NCAD
- K. Marylands
- L. Guinness Lands

7.2 Vicar Street and the Iveagh Markets

Unlocking the potential of the underused hinterland of this area is key to building the Liberties tourist trail leading from the Iveagh Market westwards to St James Harbour.

Two orientating spaces, that sit at the heart of the area and exploit the historic character of the adjacent alleyways and workshops are proposed. This public places will form a natural focus for activity generated by the exciting performance venues of the Tivoli and Vicar Street theatres as well as forming the setting for additional development to an enhanced street pattern.

The creative and artisan industries historically associated with the area will be promoted in a mixed use development zoning that supports the extensive use of studios and small workshop space at ground floor. Specific relationships and facilities that support NCAD's environment in this new art quarter will be encouraged.

18 hour activity will be promoted, building upon the exiting cultural facilities with an expanded offer of retail, food outlets and hotel accommodation in the area to strengthen the local leisure and tourist economy.

Analysis

1. Pedestrians and cars share narrow active market/retail Street.
2. Small lanes don't draw public towards market area and Vicar Street
3. Opportunity to increase currently limited connectivity to Vicar Street and Swift's Alley
4. Open space offers poor amenity and is not well overlooked. Space is poorly defined and would be more legible with clearer building edges.
5. Opportunity to increase permeability between Vicar Street and Tivoli Theatre along Francis Street.
6. This junction is one of the key east-west pedestrian gateways into the Liberties, but currently is uninviting and disorientating.
7. Iveagh Market forms a key attractor along a re-vitalised east-west connection from the city into the Liberties.
8. Streets around Iveagh Market don't encourage walking or provide a sense of direction.
9. Existing Crèche building has no presence onto Francis Street. Blank façade facing Francis Street presents inactive frontage.
10. Derelict buildings and blank substation façade fronting already isolated Garden Lane.
11. Pedestrian lane linking Park Terrace and The Coombe uninviting.

Historic Map



Key

- Existing
- Local Connection
- Pedestrian Connection
- Building Edges
- Inactive Edges
- Key Heritage Landmarks
- Retail
- Religious
- Cultural / Community
- Institutional
- Green Open Space
- Existing Buildings

Analysis



Strategic Layout:

1. Provide shared surface giving priority to pedestrians. Potential to transforming Meath Street into a traders market.
2. Reinforce connection to new square at Vicar Street.
3. Opportunity to establish increased connectivity to Vicar Street square. This is seen as a desirable, not essential connection.
4. New communal open space (including playground) with clear edges and active frontages.
5. Opportunity to extend historic street pattern to establish new mixed use quarter supporting enterprise, arts & craft industry and residential amenity.
6. New land/art-scape to dress existing sub station and open space fronting Francis Street to reinforce routes into the Liberties.
7. Refurbishing and re-establishing market uses.
8. Streets around the Iveagh Market to be shared surface to encourage a lively pedestrian friendly atmosphere.
9. Re-inforce frontage to School onto Francis Street and upgrade facilities.
10. Proposed development to overlook Garden Lane with some activity such as residential front doors along its frontage. Blank wall of substation to be aesthetically upgraded.
11. Improve landscape/public realm along existing lane.

Aerial



Strategic Layout



Key

- Existing
- Proposed
- Local Connection
- Pedestrian Connection
- Building Edges
- Landscape Edge
- Key Heritage Landmark
- Retail
- Religious
- Cultural / Community
- Mixed Service Facilities
- Institutional
- Green Open Space
- Existing Buildings

Key

- Redevelopment Site Boundary
- New Connections
- Green Open Space
- Pedestrian Priority
- Proposed Development
- Sites with Planning Approval
- Existing Buildings

Proposed Figure Ground



SIGNIFICANT REDEVELOPMENT SITES

Objectives

New Community Facilities

- Deliver crèche with affordable access for local residents
- Expand and improve community facilities at St Nicholas of Myra
- Improve community facilities at St Catherines Church
- Restore the "school" within the grounds of St Catherines for art, cultural or community use.

General

- Establish a distinctive character for the Vicar Street area, with vibrant markets and creative industries as economic catalysts for its regeneration.
- Refurbish and reinstate the historic Iveagh and Mother Redcaps Markets and actively promote appropriate development to support the viability of the new uses.
- For a minimum of 5 years, encourage developers to offer some ground floor commercial and enterprise space at below market rent to ensure occupation particularly in less prominent areas e.g. 'Craft's Quarter Square' (currently Chadwicks Yard), Vicar Street and outside Iveagh and Mother Redcaps Markets. Units identified as "incubator" should be fitted out ready for occupation.
- Develop new hotel accommodation.
- Provide a mix of housing suitable for families and older people.
- Where demolition of social housing units is proposed, provide for replacement housing of a high standard to meet the City's new apartment guidelines. Replacement homes to be planned to enable existing tenants to move directly into new accommodation close to their existing homes.

Public realm

- Improve the public realm as set out in the public realm strategy
- Improve north-south and east-west connectivity throughout the area
- Establish an attractive east-west walking route directed along local places of interest.
- Improve hard and soft landscaping, lighting, seating, parking and signage at Park Terrace
- Design and deliver innovative lighting scheme for Molyneux Lane and remove gate onto Thomas Street.
- Create high quality public squares at Vicar Street and the Crafts Quarter (currently Chadwicks yard) as set out in the public realm strategy. This should include the provision of a playground space at Vicar Street.
- Provide a high quality paved shared surface around the entire Iveagh and Mother Redcaps market frontage to encourage high pedestrian activity.
- Provide active frontages such as cafés, bars, restaurants and local shops and encourage day and night time activities around public open spaces and key walking routes.
- Provide shared surfaces and easy street crossings with pedestrian priority in areas characterised by the local historic scale and grain, such as narrow streets and alleys and around markets.
- Contribute towards the public art and landscape treatment identified along the ESB Substation walls to animate and light the blank facades.

3D Sketch



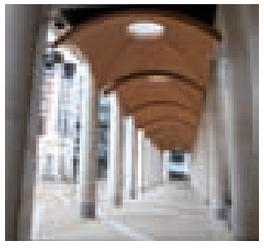
Precedent Images





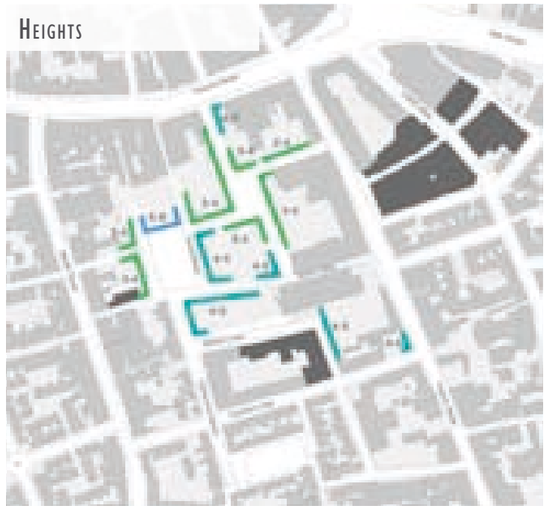






SIGNIFICANT REDEVELOPMENT SITES

Heights



Key

Storeys:
(storey height: assume 4m gr. floor + 3m upper floor heights)

- 15 +
- 11 - 15
- 8 - 11
- 6 - 8
- 4 - 6
- 3 - 4
- 2 - 3

Land Use



Key

- Church
- Cultural
- Community
- School
- Public Art
- Recreation
- Retail
- Hotel

- Local Connection
- Pedestrian Connection
- Prospect
- Highly Active Frontage
- Moderatly Active Frontage
- Landscape Edge
- Key Heritage Landmarks

- Residential
- Commercial
- Retail
- Cultural / Community
- Mixed Service Facilities
- Institutional
- Green Open Space
- Sites with Planning Approval
- Existing Buildings
- Combination of Uses, e.g. Residential/ Commercial

7.3 Pimlico

Pimlico is the natural centre of the Liberties area. It sits at the interface between the established residential communities to the south and east and employments lands to the north and west. It is the focal point between the residential and commercial communities and a place where key shared facilities might best support these communities providing access to a library, health centre, public park/open space, sport pitch, playground, etc. The need to replace the existing 1950's social housing in a sustainable 21st century form and standard offers the opportunity to create both, much needed, new community facilities and permit an appropriate street layout focused around a substantial new public park at the heart of the Liberties.

The City Council will host an architectural design competition for the new library and park proposals to facilitate the exploration of different architectural design concepts and to achieve the best architectural and urban design solution.

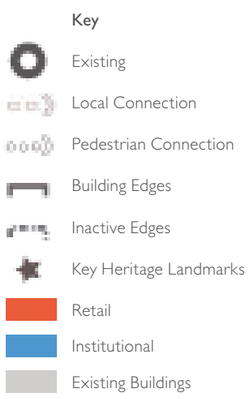
It is intended that the strategic location and setting of the proposed library within Pimlico park is utilised as an Icon of the area's new identity at a local,city, national and international level. Strong links to the Digital Hub and Guinness Enterprise Centre will be established via the promotion of training, exhibitions and venue facilities within the multimedia library building.

Historic Map



Analysis

1. Marrowbone Lane has no defined street edges and it's difficult to navigate. Pedestrians feel unsafe as the street is poorly overlooked.
2. Open space is poorly defined. No sense of enclosure or clear edges. Poorly overlooked and dominated by traffic.
3. School Street has poorly defined street edges. Pedestrians feel unsafe as the street is poorly overlooked.
4. Character more like a private street, it does not feel very well connected or encouraging to walk along.
5. Mid Century four storey blocks are set back from street edges and compromise historic street pattern set by terrace houses. Terrace houses are sit in stark contrast to the four storey blocks and appear isolated.
6. Open space with playground and pitch not well defined or overlooked. Appears uninviting.
7. Opportunity to dress up the edges of the depot lands facing Summer Street to be in keeping with established residential precinct.
8. Opportunity to maximizes permeability for the local and wider community creating a direct connection between Cork Street and Thomas Street.



Analysis



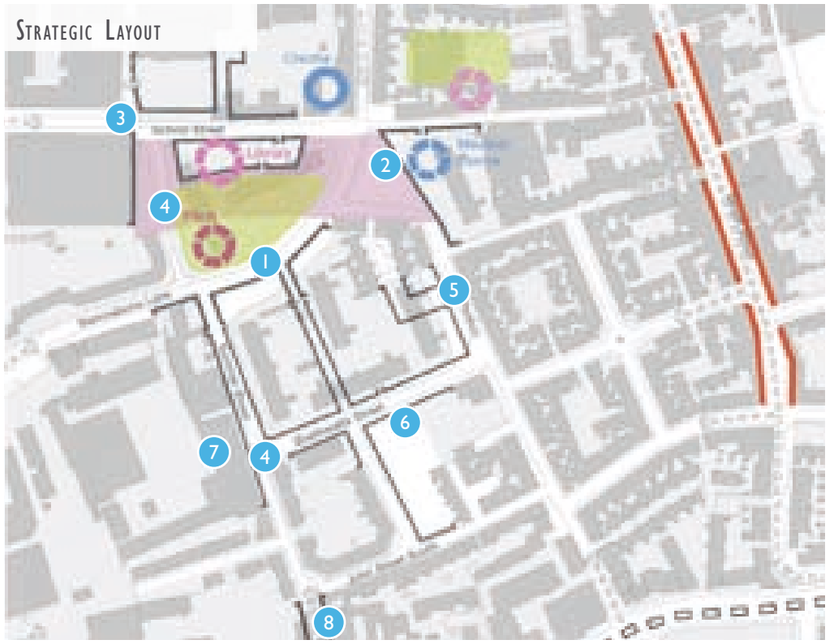
Strategic Layout:

1. Well defined building edges along Marrowbone Lane establish legible street pattern and sense of enclosure to new park.
2. The new park extends to a high quality open space providing a pedestrian priority shared surface across Marrowbone Lane and Pimlico.
3. Define street edges along School Street.
4. New high quality Urban Park with a multi-media library facility, pitch and play area at its heart.
5. Opportunity to complete the historic terrace and continue the established street grain and scale.
6. Re-define street with building edges and complete urban blocks in line with historic character of the area.
7. Opportunity to provide an edge to the depot lands in-keeping with a predominantly residential precinct.
8. New link to Cork Street connect the wider community to the new facilities and park.

Aerial



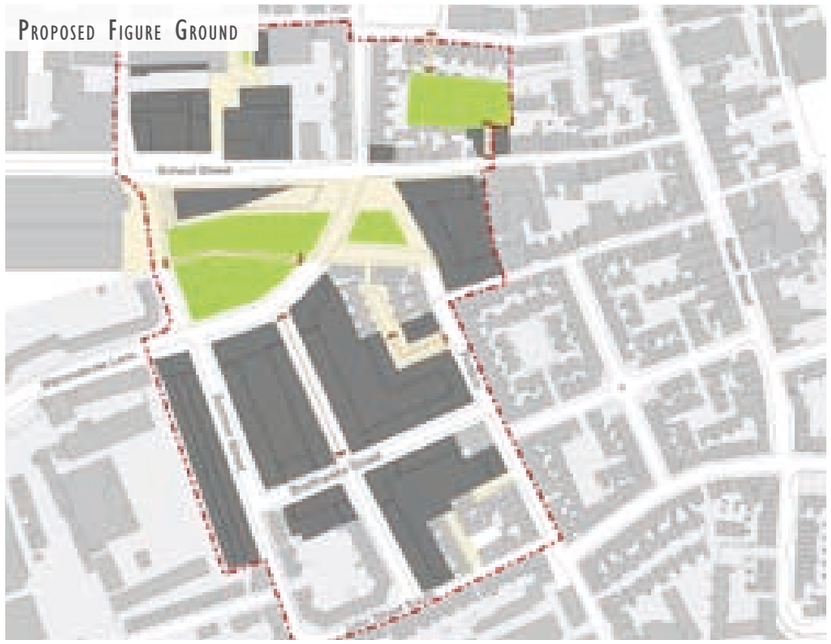
Strategic Layout



Key

- Existing
- Proposed
- Local Connection
- Pedestrian Connection
- Building Edges
- Inactive Edges
- Key Heritage Landmark
- Retail
- Cultural / Community
- Leisure
- Institutional
- Green Open Space
- Existing Buildings

Proposed Figure Ground



Key

- Redevelopment Site Boundary
- New Connections
- Green Open Space
- Pedestrian Priority
- Proposed Development
- Existing Buildings

SIGNIFICANT REDEVELOPMENT SITES

Objectives

New Community Facilities

- Deliver library and arts centre building with the potential to accommodate a research centre, community/heritage and cultural integration centre, education facilities, crèche, multipurpose space for conferences/events, meeting rooms, audio and video editing facilities, film production studio/theatre, book shop and café.
- The new library and arts centre will include an archival facility for local heritage interests. In the interim, the City Council will support and assist the existing archive facility at the Nicholas of Myra Centre.

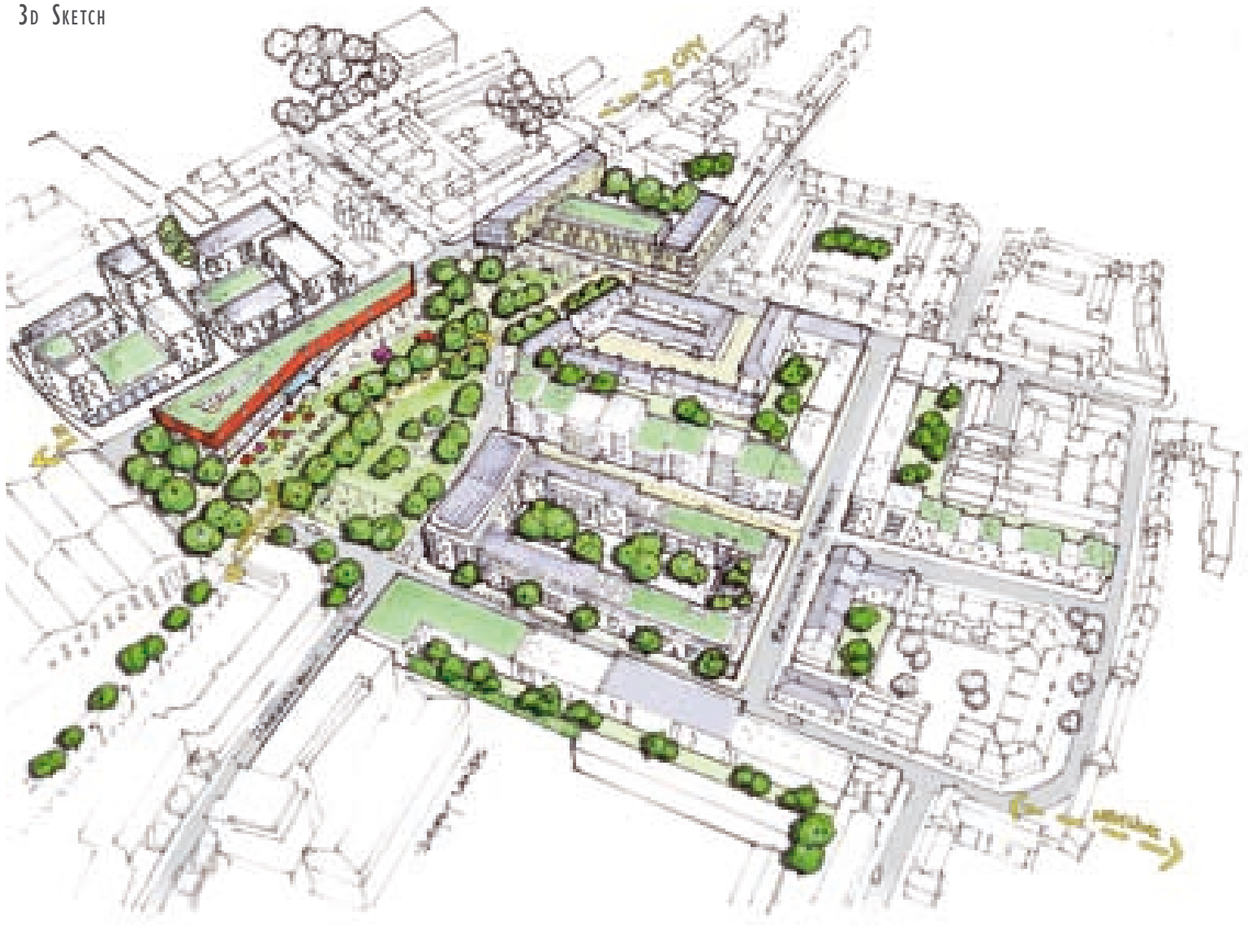
General

- Where demolition of social housing units is proposed, provide for replacement housing of a high standard to meet the apartment guidelines. Replacement to be planned to enable existing tenants to move directly into new accommodation close to their existing homes.
- Develop new office and residential accommodation at the edge of the DCC depot to provide active frontage and passive surveillance of Summer Street.
- For a minimum of 5 years, encourage developers to offer some ground floor commercial and enterprise space at below market rent to ensure occupation

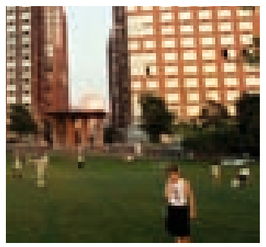
Public Realm

- Improve the public realm as set out in the public realm strategy
- Deliver a high quality public square and urban park with mixed recreational facilities and play areas including a multi purpose sports pitch.
  - Hard and soft landscape should be used to define the different spaces, edges and emerging routes through the park. Provide areas where the library, cafes and restaurants can spill out into the open space.
  - Substantial quantities of semi-mature trees should be planted in the park and square.
  - Integrate innovative solutions to make the park and square a flexible space, providing opportunities to sit, contemplate, exhibit, perform, sunbathe, shade, shelter from rain, etc.
  - Integrate public art and accentuating lighting.
  - Provide adequate lighting to ensure park is a safe place to use in the evening.
  - Consider sensitive measures to gate the park at night.
  - Provide measures to protect residential buildings near the pitch from flood light glare at night.
- Develop CREATE building for arts on Earl Street South and create a new secure community garden to the rear with predominantly soft landscape and information on archaeological significance of the site.
  - Define the entrance to the space using paving, lighting, street furniture and signage.
  - Consider planting additional semi-mature trees.
  - Integrate provision for sitting.
  - Provide adequate lighting to ensure park feels safe in evening.
- Dublin City Council will liaise with CREATE to develop a management system which will allow the area behind the CREATE Building and the adjoining laneway to be maintained and utilised as a contemplative garden.
- The public realm should be designed to encourage walking and cycling, providing shared surfaces and easy street crossing. Pedestrians should be given priority around the edges of the open spaces. All streets adjoining the park and square should be shared surface and in character with the stone pavement.
- Consider cobbled street surfaces in shared areas and introduction of speed tables to slow traffic and provide easy street crossing. (Speed tables to match paving height and material).
- Improve pedestrian permeability throughout the area .
- Establish a clearly defined pedestrian orientated east-west street (School Street) along the emerging network of routes and open spaces.
- Encourage day and night time activities around public open spaces, such as cafés, restaurants and local shops.

3D Sketch



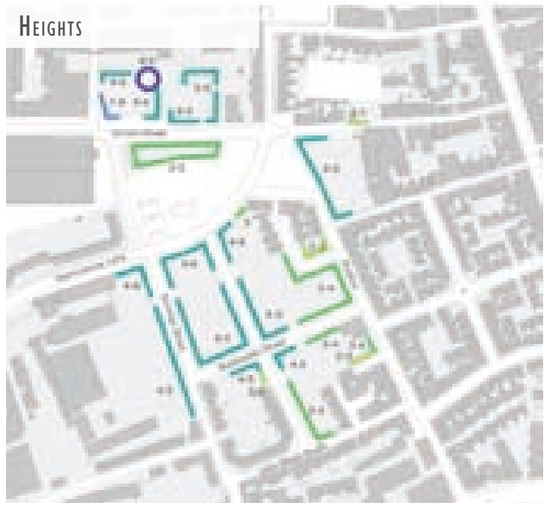
Precedent Images



SIGNIFICANT REDEVELOPMENT SITES

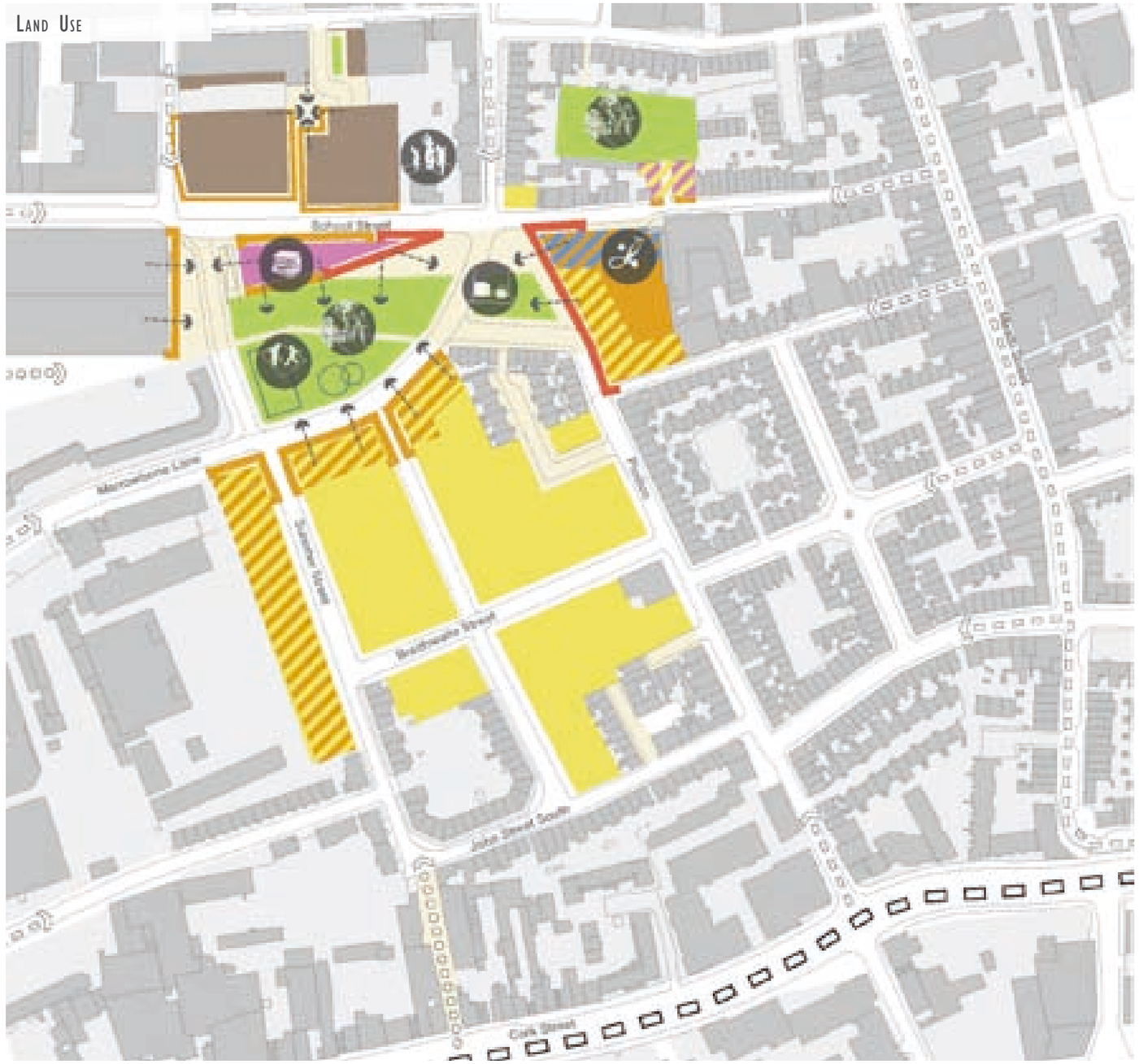
Heights



Key

- 15 +
- 11 - 15
- 8 - 11
- 6 - 8
- 4 - 6
- 3 - 4
- 2 - 3

Land Use



Key

- Library
- Healthcare
- Pitch
- Creche
- Civic
- Recreation

- Local Connection
- Pedestrian Connection
- Prospect
- Highly Active Frontage
- Moderately Active Frontage
- Key Heritage Landmarks

- Residential
- Commercial
- Cultural / Community
- Institutional
- Green Open Space
- Sites with Planning Approval
- Existing Buildings
- Combination of Uses, e.g. Residential/ Commercial

7.4 Depot Lands

The Depot Lands represent the legacy of historic pattern industrial uses in the area. There is this no street grid that permits easy access or development of the lands. Two new routs are proposed that open up the depot lands and create frontages for landlocked underdeveloped sites. The east-west and north-south routs will form new streets increasing connectivity generally in the Liberties area and permitting access to two key public green open spaces at the Weir Home and HSE facilities on the north and south of Cork street.

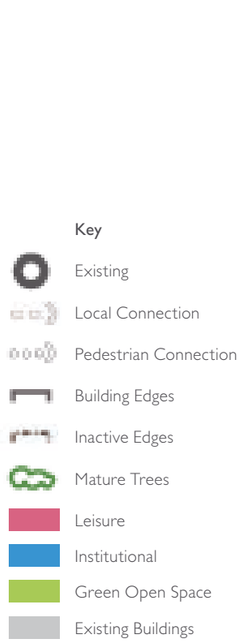
St Catharine's Leisure Centre will benefit from an expanded site including a new all weather sport pitch to the rear. The centre will have an enhanced setting by means of a widening of Marrowbone Lane and an adjacent mixed use active frontage as part of the DCC paving depot redevelopment.

Continuous and active street frontages and suitable pavement widths are to be sought to enhanced the quality of the public realm along Marrowbone and Forbes Lanes in particular where the industrial uses currently offer up blank boundary walls or fences.

Analysis

1. Poorly defined Street edges with poor overlooking. Street appears unsafe. In area street edge is defined by car parking.
2. Opportunity to strengthen residential amenity and relationship to St.Cathrines Leisure Centre. Possibility to widen pavement and provide a more presence to the leisure facility.
3. Opportunity to treat the edges of the depot lands and provide active frontages along the street edges. Consolidating the depot land offers possibility to extend Allingham Street and increase north-south and east-west permeability.
4. HSE green spaces of Cork Street are currently in private ownership. Opportunity to make large extent of the green space available to the public and create a green route along them to increase north-south connectivity.
5. Forbes Lane is very narrow. Opportunity to widen street and pavement.
6. Opportunity to consolidate the current HSE facilities.







Strategic Layout:

1. Opportunity to provide an edge to the depot lands providing moderately active frontages and a clearly defined street.
2. A new edge to the current paving depot is set back to increase the presence of St.Catherines Leisure Centre. The pavement is widened the pedestrian environment and offers opportunities for high quality landscape interventions.
3. Permeability in this area can be significantly enhanced by the additional connections. St.Catherines Leisure Centre should be extended to provide a new 7 a-side pitch. Consider using roof spaces over the depot facilities.
4. A new connection through the existing Wear Home green space links the revitalised depot land area to Cork Street. A section of land in front of the Wear Home requires privacy, a detailed landscape proposal should be sought to demonstrate an inconspicuous integration of the HSE facilities with the public green.
5. Widen Forbes lane to provide safer enviroment to pedestrians. Consider two way traffic.
6. Consider reconfiguration of site along southern end of existing hospital. Understanding of the historic context should be demonstrated and any valuablehistoric buildings protected. Mature trees should be retained. New links may be considered.

Aerial



Strategic Layout



Key

- Existing
- Proposed
- Local Connection
- Pedestrian Connection
- Building Edges
- Landscape Edge
- Mature Trees
- Leisure
- Institutional
- Green Open Space
- Existing Buildings

Proposed Figure Ground



Key

- Redevelopment Site Boundary
- New Connections
- Green Open Space
- Pedestrian Priority
- Proposed Development
- Sites with Planning Approval
- Existing Buildings

SIGNIFICANT REDEVELOPMENT SITES

Objectives

New Community Facilities

- Develop all weather pitch (minimum 7 aside) and extended Gym at St Catherine's Leisure Centre
- Develop crèche at Allingham Street

General

- Provide new high quality mixed-tenure residential accommodation at Allingham Street and on the Paving Depot site on Marrowbone Lane. New homes on the Paving Depot to be social housing to accommodate tenants relocated from adjacent estates to be demolished, surplus to be private/affordable assist in achievement of social mix.
- Provide live/work units on Allingham Street
- Contribute towards the façade treatment of the substations off Marrowbone Lane and Forbes Lane with the use of art, lighting or landscape additions.
- The siting of any potential building in the north-west quadrant of the Health Services Executive lands at Brú Chaoimhin should respect the visual context of the protected structure and retain the sense of open space and quality of public realm along Cork Street.

Public realm

- Improve the public realm as set out in the public realm strategy
- Improve permeability throughout the area.
- Improve connectivity through the provision of an extension to Robert Street and Allingham Street.
- Improve open space in front of the Health Service's Executive Weir Home and provide public access and a route through the park whilst ensuring privacy and safe access is retained for its residents. A detailed landscape proposal, which will incorporate the views of Dublin City Council, the HSE and the adjoining residents of Cork Street should be sought to demonstrate an inconspicuous integration of the HSE facilities with the public green. Private frontage to Weir Home to be retained and sensitively landscaped and vehicular access allowed for servicing and staff parking. Hard and soft landscape materials should be of the highest quality including stone paving throughout, adequate street furniture, cycle racks and planting of semi mature trees. Provide adequate lighting to ensure park is a safe place to use in the evening and consider sensitive measures to gate the park at night.
- Convert front of protected structure at Bru Chaomhin to public park.
- Provide a defined and consistent street frontage along Marrowbone Lane.
- Enhance the presence of St.Catherine's Leisure Centre through streetscape improvements and wider pavements.
- A detailed landscape proposal for the green area to the front of Bru Chaoimhin on Cork Street will be prepared in consultation with the Health Services Executive and the local community, the aim of which will be to provide an inconspicuous integration of the HSE facilities with the green area.

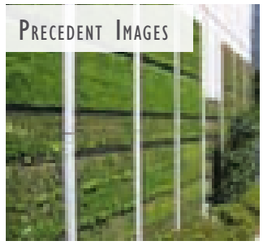
Key Site Objectives

- Promote the restoration and re-use of the former Fever Hospital, which is a Protected Structure.

3D Sketch



Precedent Images







Heights



Key

- 15 +
- 11 - 15
- 8 - 11
- 6 - 8
- 4 - 6
- 3 - 4
- 2 - 3

Land Use



Key

- Healthcare
- Gym
- Pitch
- Creche
- Recreation
- Commercial

- Local Connection
- Pedestrian Connection
- Prospect
- Highly Active Frontage
- Moderately Active Frontage
- Landscape Edge
- Mature Trees

- Residential
- Commercial
- Leisure
- Institutional
- Green Open Space
- Sites with Planning Approval
- Existing Buildings
- Combination of Uses, e.g. Residential/ Commercial

7.5 Bridgefoot Street/Oliver Bond

Between Bridgefoot Street and Bonham Street, a new park will create an attractive link between the Bridgefoot Street site and the Digital Hub. To the north of this will stand a new perimeter block of apartments, containing a courtyard with amenity space for residents. To the immediate east of this will stand a mixed-use community and commercial building separated from the residential building by a mews lane. To the west of the residential perimeter block another residential block will complete the end of the land plot on Bonham Street and Island Street, where currently, there is no building frontage. This too will include a courtyard for residents' use. The adjacent historic handball court is imaginatively converted to accommodate cultural uses and / or offices. Improved street crossing will allow safe access for Oliver Bond residents to an all weather pitch and community facility. Within the Oliver Bond complex, open space and the existing community building will be significantly upgraded and improved.

Analysis

1. Currently derelict open space across busy road from Oliver Bond Estate: Bridgefoot Street accommodates high traffic, is difficult or dangerous to cross due to lack of pedestrian crossings.
2. Limited potential for connection to Quays
3. Old ball court, a heritage structure once part of the Mashaslea Barracks stands empty and unused.
4. The Digital Hub north site will undergo significant redevelopment in the coming years.
5. Derelict site at Bridgefoot Street and Marshal Lane isolated from adjacent developments by high-traffic on Bridgefoot Street, a dangerous and difficult thoroughfare to cross due to lack of pedestrian crossings.
6. Poor security to interior of Oliver Bond; poorly designed amenity space allow little or no access.

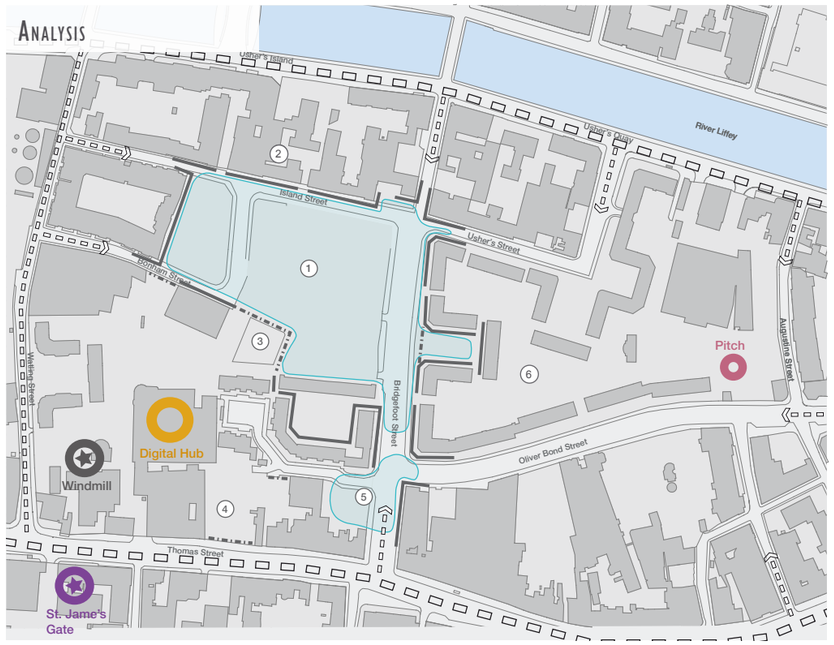
Historic Map



Key

- Existing
- Local Connection
- Pedestrian Connection
- Building Edges
- Inactive Edges
- Key Heritage Landmarks
- Commercial
- Leisure
- Industrial
- Existing Buildings

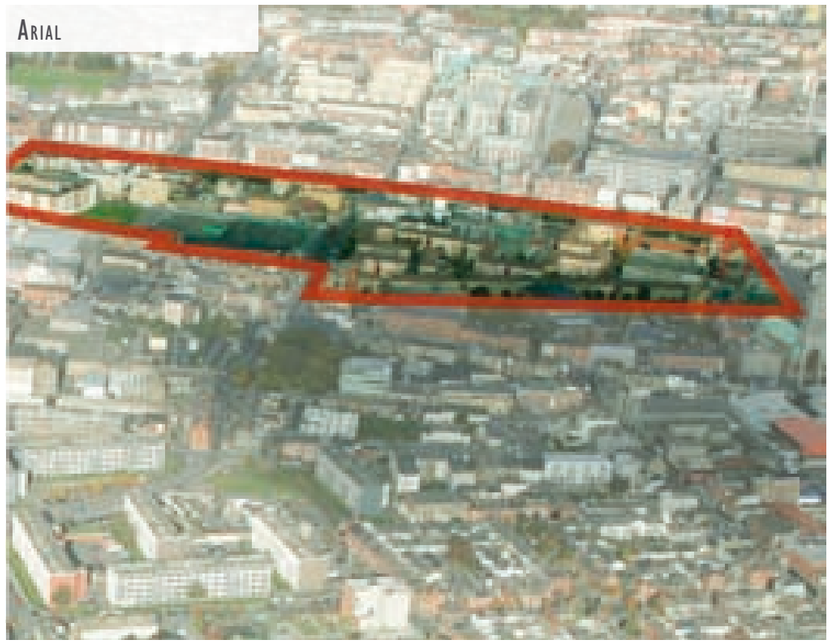
Analysis

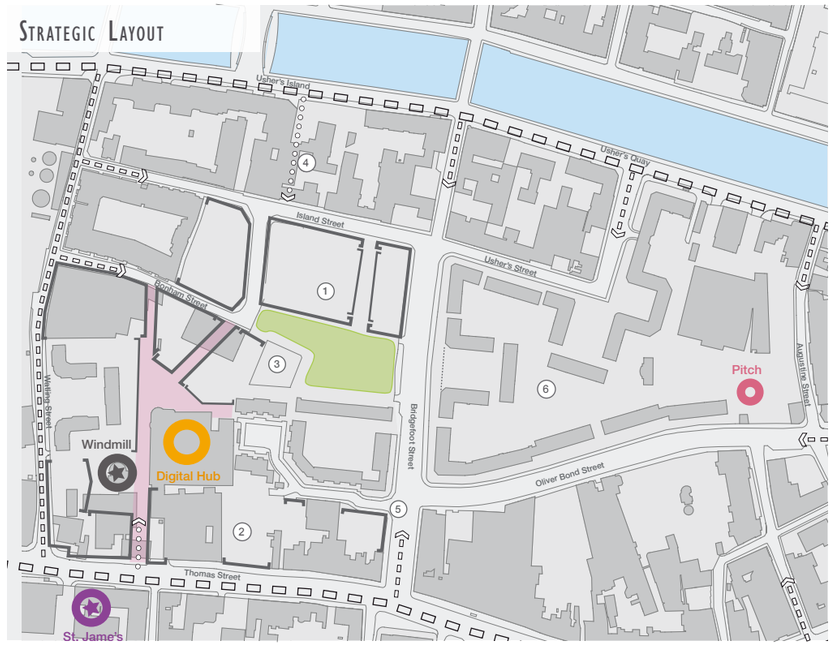


Strategic Layout

1. Provide new residential-led, mixed-use development, including frontage onto new park and adjacent streets and lanes.
2. Accommodate new linkages from redeveloped Digital Hub North Site.
3. Conserve and redevelopment heritage ball court at Marshelsea Barracks.
4. Explore potential for pedestrian link
5. Create new frontage with new development at Bridgefoot Street Marshal Lane and improved pedestrian crossing.
6. Provide new internal frontage and redesign amenity spaces to allow for new connections to the Liffey River through Oliver Bond.

Arial





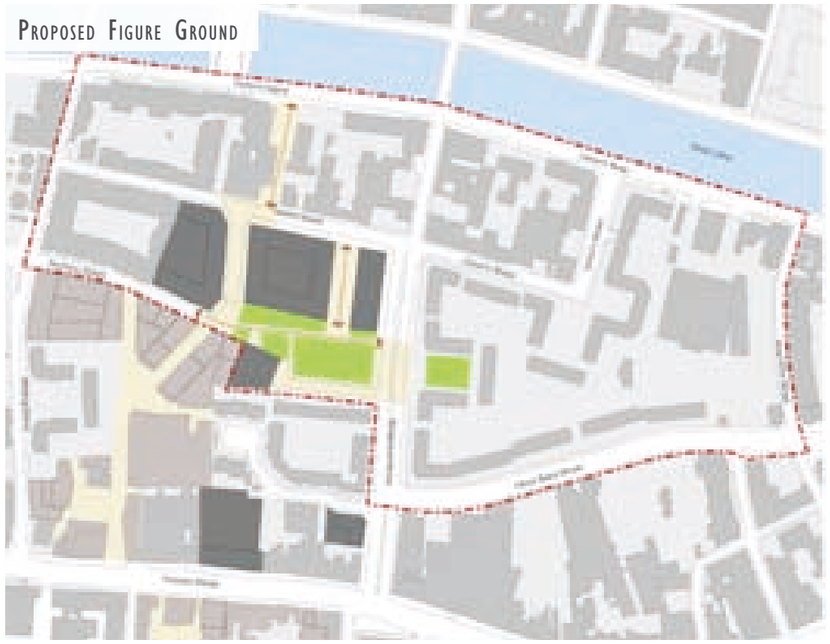
Key

- Existing
- Proposed
- Local Connection
- Pedestrian Connection
- Building Edges
- Key Heritage Landmarks
- Commercial
- Leisure
- Industrial
- Green Open Space
- Existing Buildings

Key

- Redevelopment Site Boundary
- New Connections
- Green Open Space
- Pedestrian Priority
- Proposed Development
- Proposals in adjacent Areas
- Existing Buildings

Proposed Figure Ground



SIGNIFICANT REDEVELOPMENT SITES

Objectives

New Community Facilities

- Provide community centre at Bridgefoot Street.
- Improve existing community facilities at Oliver Bond.
- Refurbish Marshelsea building.
- Provide park with play areas and an all weather sports pitch.
- Undertake a feasibility study to determine the cost for refurbishment and the most appropriate use of the Marshelsea building.
- Provide the new park on an incremental or phased basis to commence with a programme of planting and landscaping so that over time it is transformed into an attractive open space. The park will be provided in conjunction with local residents and possibly as a pilot community project.
- Provide a community garden and allotment in the new park and open space area subject to the demand of future residents.
- Undertake a feasibility study to determine the cost of refurbishment and the most appropriate use of the MarshIsea Building.

General

- Ensure future linkages through the Digital Hub are accommodated.
- Provide high quality mixed uses including office space
- Provide high quality mixed tenure residential accommodation with associated secure parking and amenity space

Public Realm

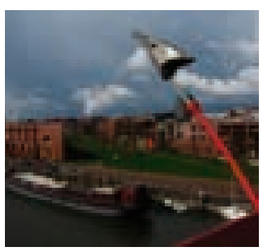
- Improve the public realm as set out in the public realm strategy
- Improve permeability throughout the area including provision of new streets and footpaths
- Design the public realm to encourage walking and cycling, providing shared surfaces and easy street crossing. Pedestrian priority should be particularly enhanced on the adjacent access lanes and streets
- Provide improved street crossings over Bridgefoot Street. Pedestrian priority should be paramount here to reinforce linkages across the street to Oliver Bond

3D Sketch



Precedent Images











SIGNIFICANT REDEVELOPMENT SITES

Heights

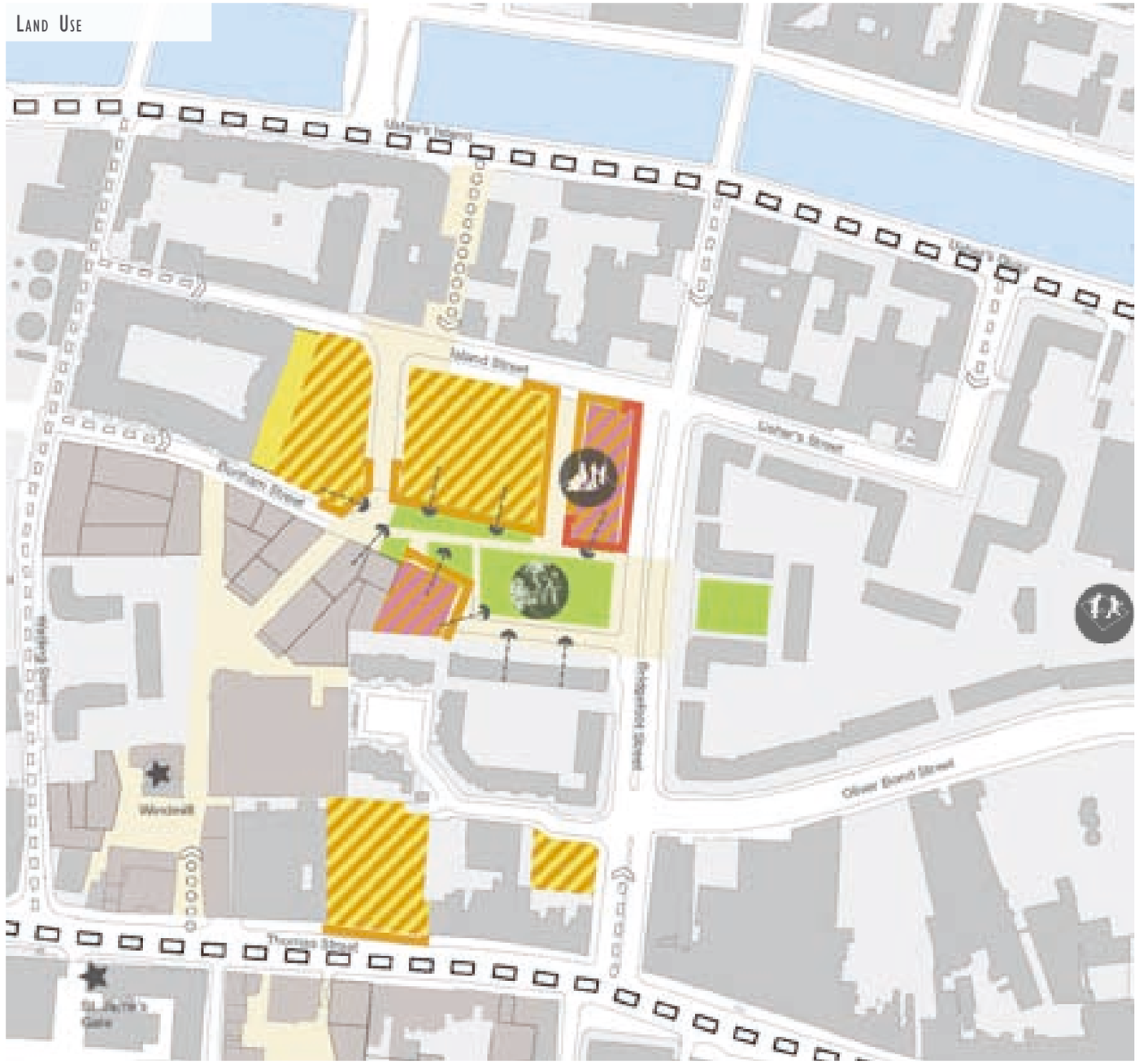


Key

Storeys
(storey height assume 4m gr. floor + 3m upper floor heights).

- 15 +
- 11 - 15
- 8 - 11
- 6 - 8
- 4 - 6
- 3 - 4
- 2 - 3

Land Use



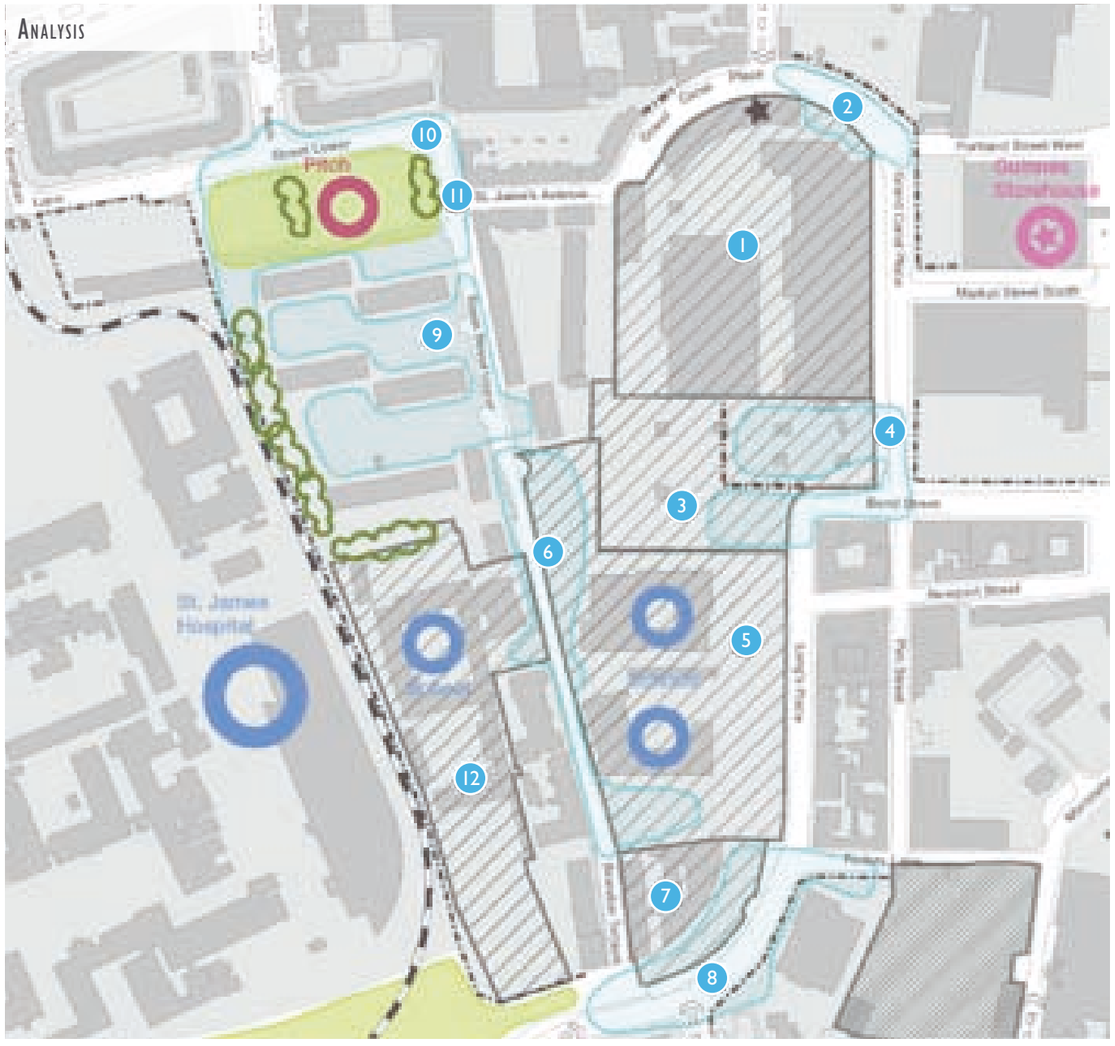
Key

- Pitch
- Community
- Recreation
- Local Connection
- Pedestrian Connection
- Prospect
- Highly Active Frontage
- Moderately Active Frontage
- Key Heritage Landmarks

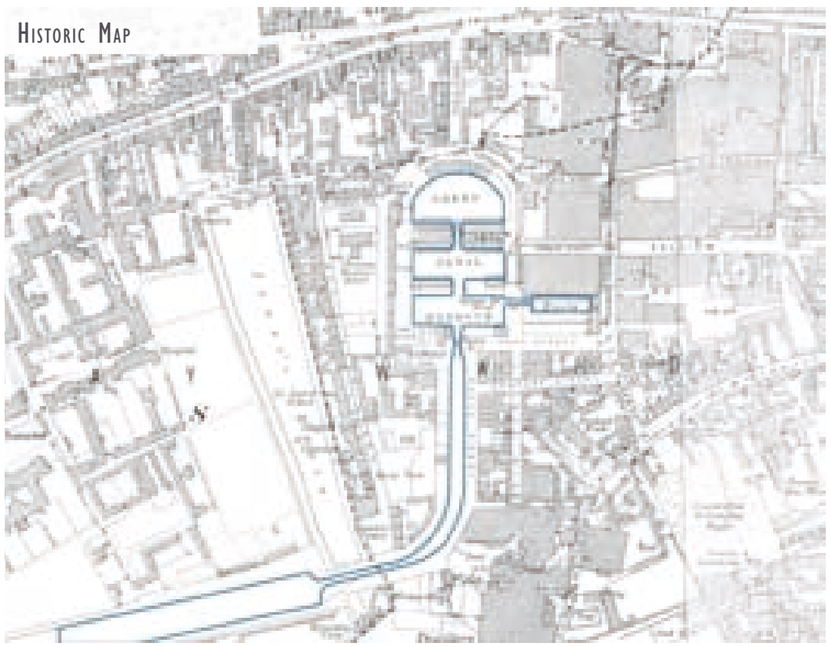
7.6 Grand Canal Harbour

Unearthing the hidden heritage qualities of the large canal and basin structures at St James' Harbour will form the basis of a distinct identity for the redevelopment of the area. The reintroduction of water within the retained basin coupled with buildings complementing the scale and density of the neighbouring Guinness warehousing will create a new commercial and mixed use district that builds upon the existing success of the adjacent Store House. It is anticipated that the harbour development will be one of the catalysts for local regeneration including the processing of new key social infrastructure such as schools and housing at sustainable densities with mixed tenures, designed to current building standards.

Analysis



Historic Map



Key

- Existing
- Local Connection
- Pedestrian Connection
- Building Edges
- Inactive Edges
- Key Heritage Landmarks
- Mature Trees
- Cultural
- Leisure
- Institutional
- Green Open Space
- Existing Buildings

Precedent Images

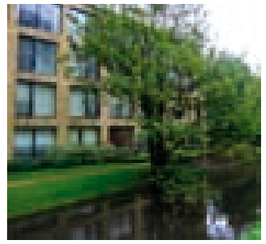


Analysis

1. Opportunity for a major redevelopment providing a vibrant mixed use 24 hour destination offering further amenity to visitors of the adjacent Guinness Store House. A considered approach to the site's heritage should be demonstrated and structures of heritage value protected.
2. Street edges are poorly defined and building frontages inactive. Character of the street is more of an industrial nature and does not encourage walking. No pavement on the north side of the listed harbour building makes for an unsafe pedestrian environment.
3. Integral site to the major redevelopment opportunity in this area and part of the historic harbour. A considered approach to the site's heritage should be demonstrated and structures of heritage value protected.
4. Street edges are poorly defined and provide a poor sense of direction. Streets are not overlooked and ground floor uses are inactive. Areas appear derelict.
5. Site of current primary and secondary schools. Modernisation and provision for larger intakes should be considered. Either on the same site or in the local area. The integration of this area with the development of the historic harbour will require a coordinated urban design study. The eastern edge of this site is zoned Z9 (Amenity/ Open Space Lands).
6. Basin Street upper is not well overlooked or defined by building edges.
7. Site is currently not in use and appears derelict. Opportunity for re-enforcing the street edge.
8. Poor urban legibility, pavement along Long's Place is narrow and connectivity to wider area unclear. Crossing the street is not safe due to poor visibility around the curved street.
9. Basin Street buildings do not address the street. Their orientation overshadows the open spaces between the buildings.
10. Existing pitch is set within a communal green area with mature trees. Overlooking and safety for the pitch could be enhanced.
11. Connection from St James' Avenue to LUAS stop unclear.
12. Location of Mater Dei primary school for girls and infants. This school could benefit from modernisation. Site adjacent to LUAS line, which if currently travelling through inaccessible backlands.

Precedent Images







Key

- Key Heritage Landmarks
- Redevelopment Site Boundary
- New Connections
- Green Open Space
- Pedestrian Priority
- Water Basin
- Proposed Development
- Existing Buildings

Aerial



Figure Ground



SIGNIFICANT REDEVELOPMENT SITES

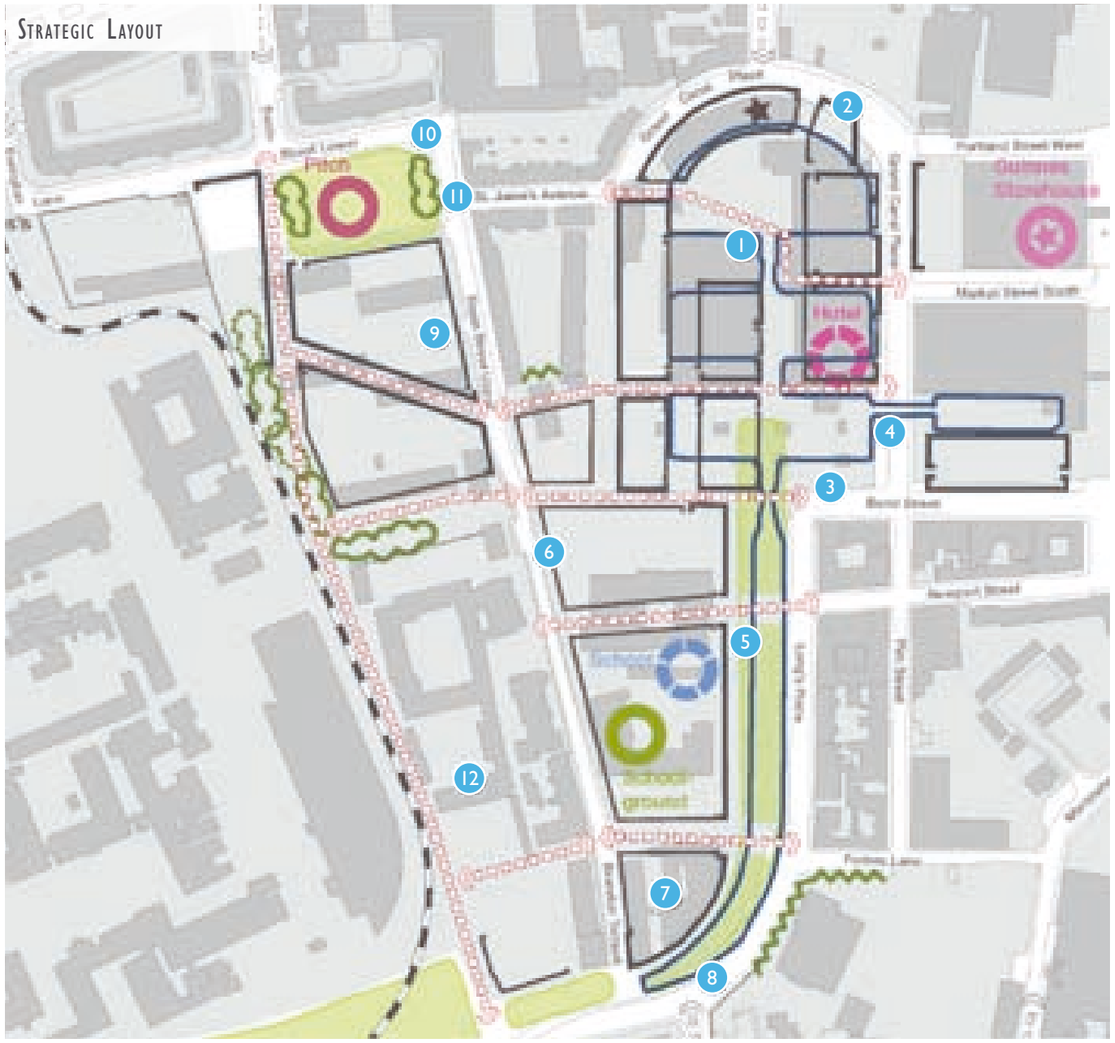
Strategic Layout:

1. Provision of new active frontages should create a sense of enclosure to the three separate harbour basins with particular emphasis on the northern basin fronted by the listed building. Edges should make clear connections to the emerging route and public transport network.
2. A considered relationship to listed building and approach to the curved harbour edge should be demonstrated.
3. The extension of Bond Street towards Basin Street Upper is seen as an essential route to make significant improvements on permeability. Active building frontages should address the new street and new open space to the east. Historically valuable structures should be retained, refurbished and made visible.
4. A new open space at the confluence of several key routes. Frontages facing the open space should be highly active.
5. Establish a high quality linear amenity and open space along Long's Place. Demonstrate the integration of a significant water body in reference to the historic canal. Building frontages along this route should be active and overlook the open spaces.
6. Clearly define street edges and open spaces. Scale of buildings should respond to the existing context.
7. Located in a prominent place, buildings on this site should mediate between the existing low rise residential precinct to the south and the new development potential at Grand Canal Harbour. Building edges should extend the existing frontage along James Walk.
8. A clear extension of the linear landscape along the canal and towards the harbour should be provided.
9. Basin Street site provides an opportunity to further enhance permeability through the area connecting the Liberties to St James Hospital and a new north-south street along the LUAS line.
10. The existing mature trees and pitch should be retained. Pitch to be upgraded is necessary.
11. Consider signage to help navigate towards the nearby LUAS stop.
12. Should the school be upgraded an opportunity to develop and re-configure the lands could benefit the school and open up the current inaccessible backlands used by the LUAS. It would provide enhanced access to the school and hospital and unlock a desirable north south route. It would deliver a much improved street environment and take full advantage of the LUAS line location for adjacent sites and the wider Liberties area.

Key

- Existing
- Proposed
- Local Connection
- Pedestrian Connection
- New Linkages
- Building Edges
- Inactive Edges
- Key Heritage Landmarks
- Landscape Edge
- Mature Trees
- Cultural
- Leisure
- Mixed Service Facilities
- Institutional
- Green Open Space
- Existing Buildings

Strategic Layout



Precedent Images







Objectives

New Community Facilities

- Develop primary and secondary Schools to meet needs of area in future. Providing new education facilities may require re-locating the school to minimise disruption to the current pupils. This should not compromise the aspirations for the overarching network of streets and public open spaces.
- Provide a crèche with some local affordable access.
- Deliver cultural destinations – galleries, museum including space with information about origins of harbour, canal, basin and waterways of area.
- Promote mixed recreational and leisure facilities accessible to the emerging community including public gym/leisure facilities.
- Develop a Multi Use Games Area (MUGA) or other similar facility at Basin Street in tandem with the development of the area to facilitate community development and improve youth facilities in this area.

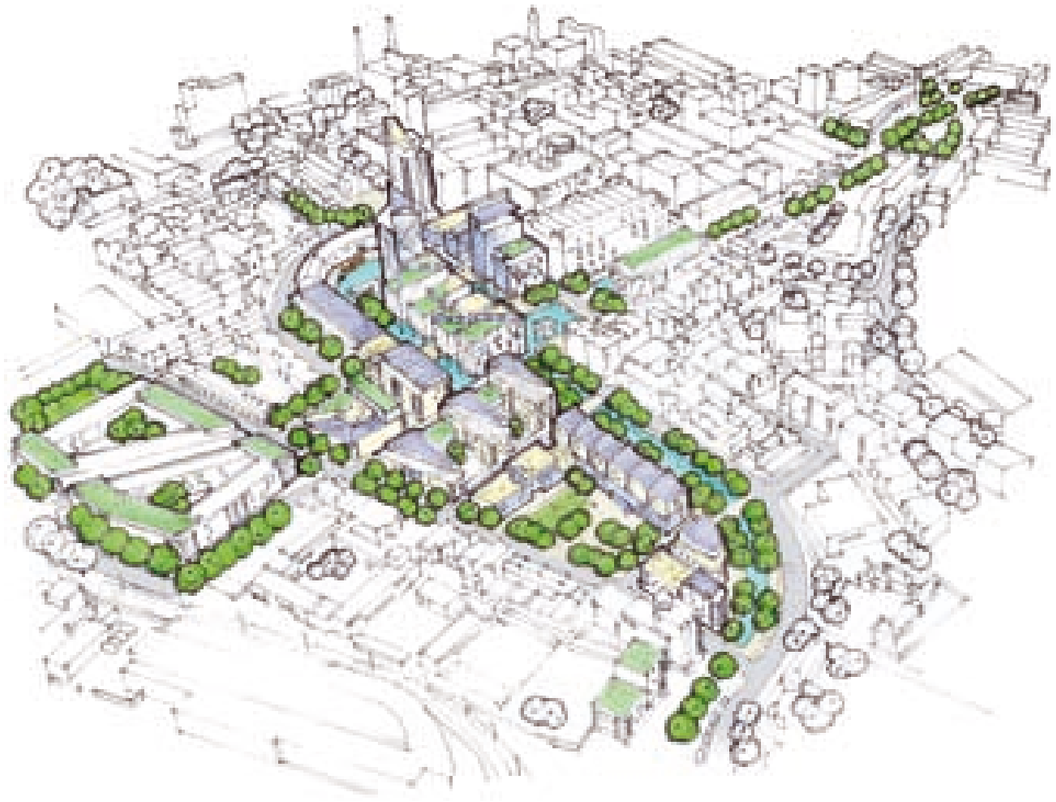
General

- Provide a vibrant mixed use destination of the highest architectural and landscape quality at the heart of the historic harbour.
- Undertake a detailed Conservation Assessment and Archaeological Appraisal for the Grand Canal Harbour Site. Record and evaluate all structures, and lodge with the National Inventory of Architectural Heritage. A statement of archaeological significance to be devised for the Grand Canal Harbour according to the method used in the National Inventory Architectural Heritage and the DICHR, taking account of its historic connections with Guinness Brewery.
- Encourage day and night time activities around public open spaces, such as cafés, restaurants and local shops.
- The harbour walls should be retained, refurbished and made visible to the public. They should form the overarching framework that defines the approach to open space. Require the reintroduction of water into the harbour and if possible also the area leading into it.
- A distinctive character in reference to the historic harbour and its industrial heritage should be achieved.
- Ensure that the underlying geometry and legibility of the canal basins are clearly expressed and inform the layout for the new development.
- Prepare a feasibility study in conjunction with the masterplan, which demonstrates how particular elements of the site complex are to be incorporated into new settings with an emphasis and evaluation of the best use of the site and its historic structures and their setting. Development proposals for Grand Canal Harbour Site are to be accompanied by an archaeological impact statement to assess the impact and make recommendations for an appropriate mitigation strategy.
- A singular landmark structure is to be provided, subject to compliance with criteria for taller buildings and slenderness in the General Design Guidance on Height of Buildings. The location of the landmark will be subject to an assessment of views from approaches to the Harbour, and on the relationship of the landmark to the protected structures at the Storehouse and the curved warehouse.

Public Realm

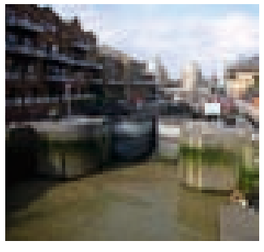
- Improve the public realm as set out in the public realm strategy.
- Improve permeability throughout the area and extend the key existing street patterns.
- Ensure clear connections are provided linking the area to public transport and emerging local hubs.
- Contribute directly to integrating a clearly defined pedestrian orientated east-west street along the emerging network of hubs and open spaces.
- The public realm should be designed to encourage walking and cycling providing shared surfaces and easy street crossing. Pedestrian priority should be particularly enhanced and public access facilitated in areas surrounding the historic harbour and canal.
- Refurbish park at Basin St Lower.

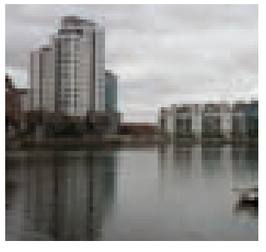
3D Sketch



Precedent Images









SIGNIFICANT REDEVELOPMENT SITES

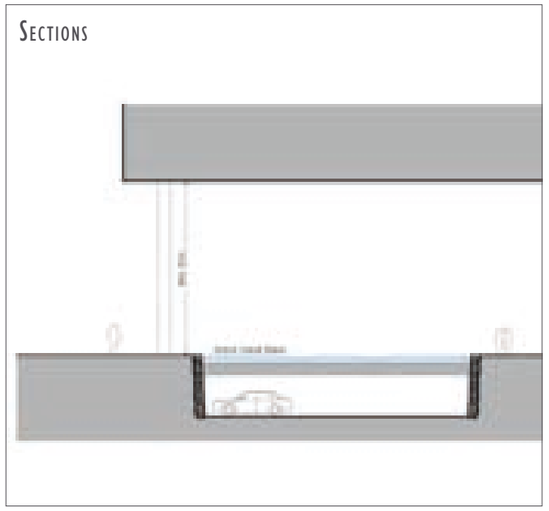
Harbour Walls:
It is recognised that historic footprint of the harbour takes up a significant quantity of the site area. The development densities required to redevelop the lands are likely to demand some of the land located within the harbour boundaries is built on. Retaining the walls at the same time ensuring redevelopment can be viably achieved will require innovative proposals, which may mean that not all area of the harbour might be reclaimed by water, but could be paved or sunken, dry areas, where use of different material can articulated the location of the historical basins. Other proposals may include building over the water bodied resulting in large overhangs and buildings erected on tall column structures. A minimum soffit height to any large overhang needs to be considered to prevent dark and cramped spaces; a minimum of 10m clear heights is recommended.

Co-ordinated Development
The Grand Canal Harbour Key Development Site is in multiple separate ownerships and it will be critical that all landowners co-operate to agree an overall integrated masterplan and phasing of development for the area. Dublin City Council through the steering group will work with all key stakeholders and the local community to ensure that the objectives of the LAP for this area are implemented. It will be a requirement of the plan that all relevant objectives and particularly those in relation to the Conservation Assessment and Archaeological Appraisal of the basins are carried out comprehensively for all the historic structures, rather than on a piecemeal basis. Dublin City Council will endeavour to ensure that developments for the southern part of the basin can be undertaken in conjunction with the northern parts off the basin.

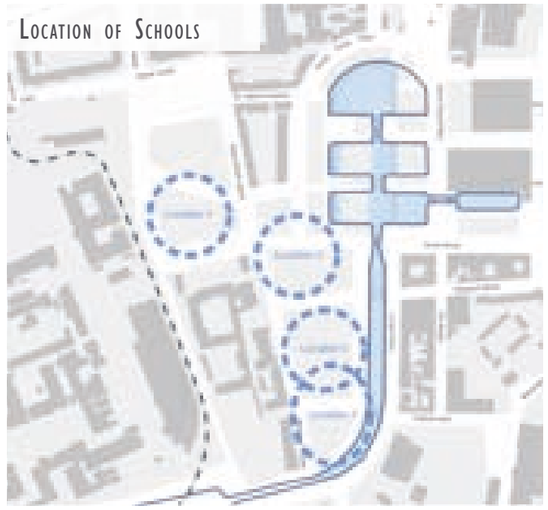
School provision:
The replacement of the current schools provision in the area with suitable 21st century facilities is a recognised priority. Redevelopment on site (location 1) is considered the most disruptive option to the running of the schools, so the adjacent sites could be investigated (location 2, 3 and 4) as possible relocations to upgrade and modernise the school. A more detailed assessment of the schools requirements and relevant stakeholder negotiations will be required before a viable location for a schools re-provision strategy can be put forward.

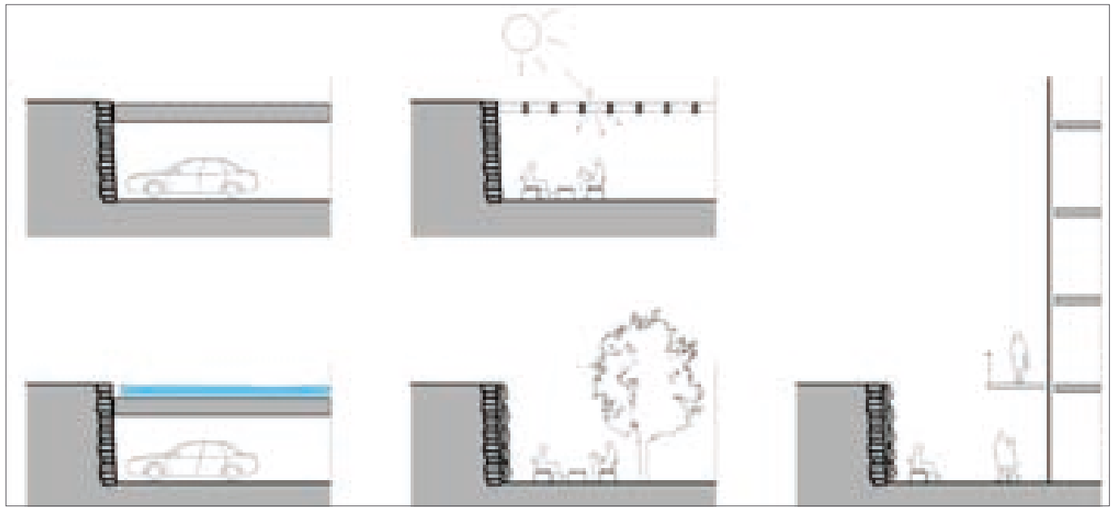
Dublin City Council will engage with the local community, the patrons and the Department of Education and Science at plan implementation stage to assist the Edmund Rice Trust in identifying the most appropriate location and design of a new CBS school in the Grand Canal Harbour/Basin Street area.

Sections



Location of Schools



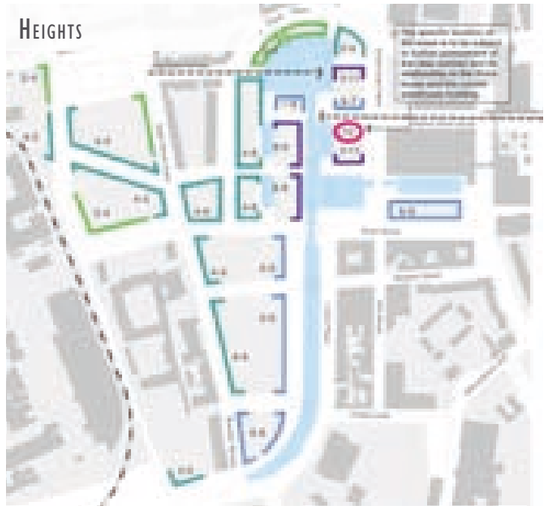


Precedent Images





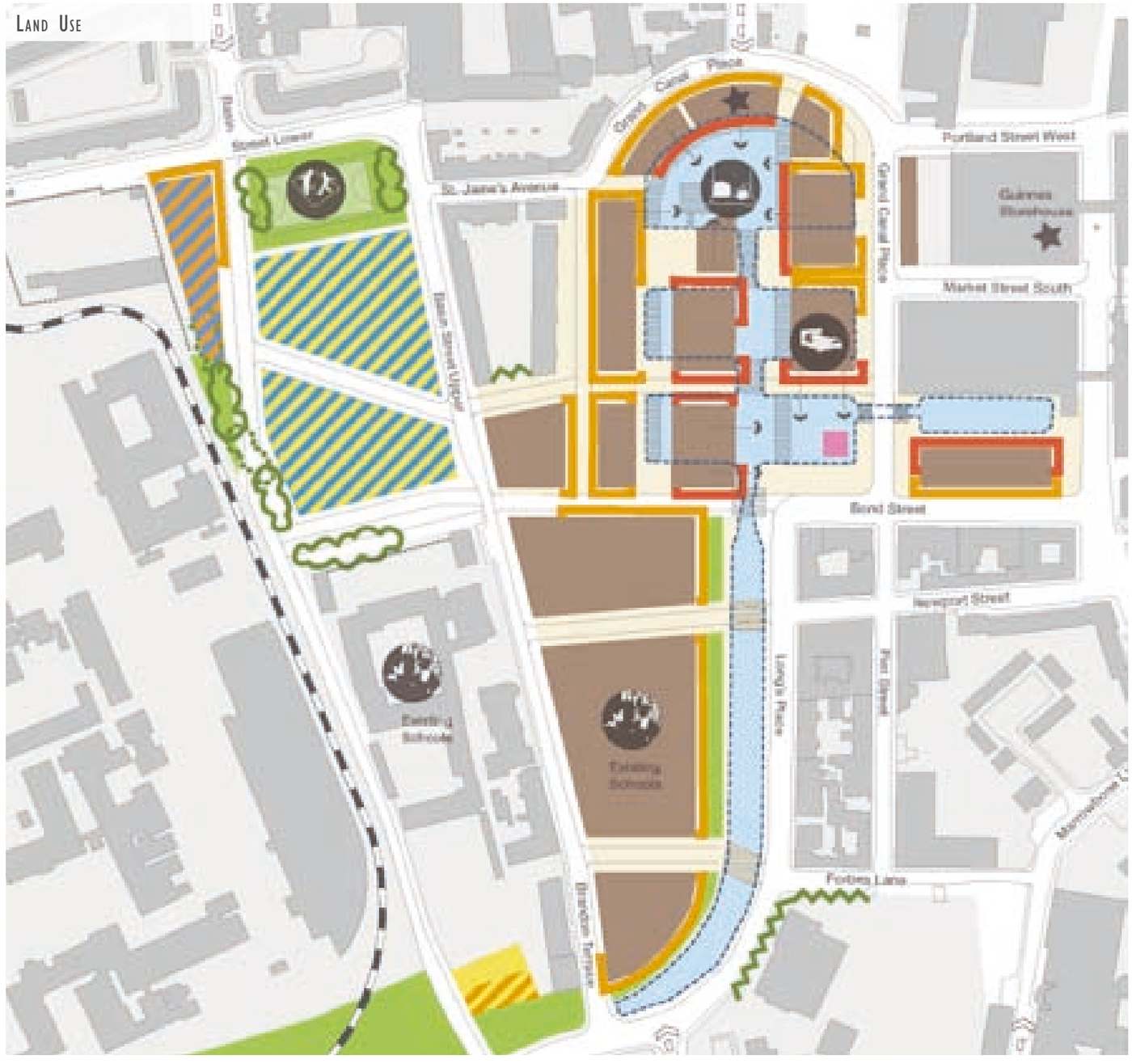
Heights



Key

- 15 +
- 11 - 15
- 8 - 11
- 6 - 8
- 4 - 6
- 3 - 4
- 2 - 3

Land Use



Key

- School
- Creche
- Pitch
- Hotel

- Local Connection
- Pedestrian Connection
- Prospect
- Highly Active Frontage
- Moderately Active Frontage
- Landscape Edge
- Mature Trees
- Key Heritage Landmarks

- Residential
- Mixed Use
- Commercial
- Cultural
- Institutional
- Green Open Space
- Existing Buildings
- Combination of Uses, e.g. Residential/ Commercial

7.7 Marylands

The strong residential community at Marylands will benefit for the addition of key linkages to the west and south providing better accessibility to existing adjacent neighbourhoods and facilities. Secure footpaths and pedestrian priority roadways will protect the quiet nature of the area, whilst backlands and alleyways are to be turned into landscaped and managed green open spaces.

Consideration will be given to offering the 'Back of the Pipes' to the relevant private owners for incorporation in to the immediately adjoining gardens, subject to further investigation regarding landownership and the requirement to safeguard access to underground services.

Redevelopment of existing industrial uses with a suitable mix and standard of replacement residential accommodation with ground floor commercial uses onto Cork Street, shall be promoted.

The existing nursing centre should be expanded to create an enhanced community facility accessible to the wider community.

Analysis

1. Future link between Morning Star Road and Reuben Street undefined and unsafe.
2. Back of the Pipes is currently a no man's land between back of adjoining gardens. These currently present a hot spot for anti-social activities and pose a threat to the adjoining properties and local community.
3. Poorly landscaped residential cul-de-sac.
4. Opportunity to re-develop lands from industrial uses to predominantly residential uses in-keeping with established residential precinct. Connection to currently isolated Emerald Square should be promoted.
5. Vauxhall Avenue currently fronted by blank façade of industrial building on one side and blank garden wall on the other. Street poorly overlooked, unsafe and uninviting to walk along.
6. Opportunity to re-develop lands from industrial uses to predominantly residential uses in-keeping with established residential precinct. Connection from Our Lady's Road to Cork Street should be encouraged.
7. Opportunityto re-develop lands from industrial uses to predominantly residential uses in-keeping with the adjacent residential buildings and back gardens.

Historic Map



Key

- Existing
- Local Connection
- Pedestrian Connection
- Building Edges
- Inactive Edges
- Key Heritage Landmarks
- Cultural / Community
- Institutional
- Green Open Space
- Existing Buildings

Analysis



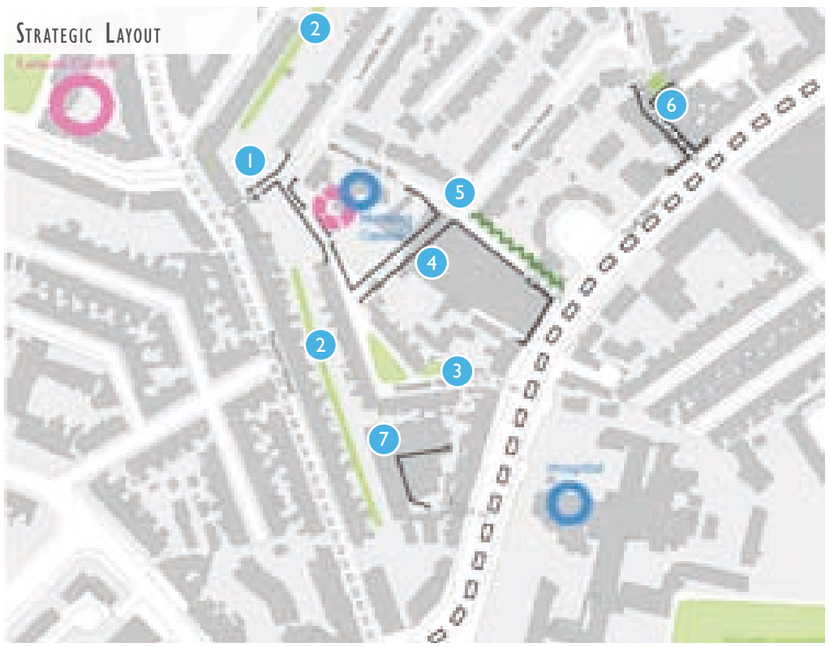
Strategic Layout:

1. Promote extended building frontages along the new link to Reuben Street. Potential to further connect the local community by extending links towards Emerald Square.
2. Opportunity to offer the Back of the Pipes for sale to the respective adjacent properties or secure the area adequately from entry and protect it for the benefit of biodiversity.
3. High quality landscape proposal to be encouraged in Emerald Square to provide a pedestrian and child friendly Homezone.
4. Promote connecting Emerald Square to the wider Marylands community by providing new links. Uses should be in character with the predominantly residential uses.
5. Vauxhall Avenue currently fronted by blank façade of industrial building on one side and blank garden wall on the other. Street poorly overlooked, unsafe and uninviting to walk along.
6. Opportunity to re-develop lands from industrial uses to predominantly residential uses in-keeping with established residential precinct. Connection from Our Lady's Road to Cork Street should be encouraged.
7. Opportunity to re-develop lands from industrial uses to predominantly residential uses in-keeping with the adjacent residential buildings and back gardens.

Aerial



Strategic Layout



Key
- Existing
- Proposed
- Local Connection
- Pedestrian Connection
- Building Edges
- Landscape Edge
- Key Heritage Landmarks
- Cultural / Community
- Institutional
- Green Open Space
- Existing Buildings

Key
- Redevelopment Site Boundary
- New Connections
- Green Open Space
- Pedestrian Priority
- Proposed Development
- Existing Buildings

Figure Ground



SIGNIFICANT REDEVELOPMENT SITES

Objectives

New Community Facilities

- Improve or re-provide community building to accommodate meeting rooms and a crèche

General

- Improve pedestrian and vehicular connections to Cork St and Marrowbone Lane and ensure streets are well overlooked from spaces within buildings to provide passive surveillance.
- Improve security at the 'Back of the Pipes' area and give consideration to the incorporation of this strip of land into the adjoining gardens of the relevant property owners.
- Provide new mixed tenure residential accommodation.
- Provide new retail units at ground level on Cork Street.
- Contribute to the delivery of landscaped/green walls and improved lighting in areas where large extents of blank walls have been identified.
- Provide some new homes suitable for older people including wheelchair users.

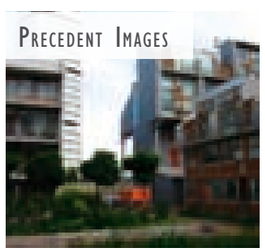
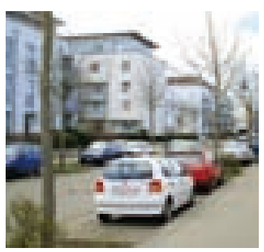
Public Realm

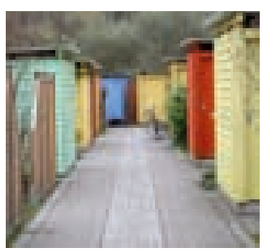
- Improve the public realm as set out in the public realm strategy
- Improve permeability throughout the area
- Improve the quality of existing streets and footpaths and consider creating home zones, traffic calming, planting and parking controls.
- To explore the opportunity to designate residential enclaves in the Marylands Area as Homezones to improve residential amenity and discourage through traffic in this Area. Dublin City Council will seek to initiate a pilot homezone in the area in consultation with the local community.

3D Sketch

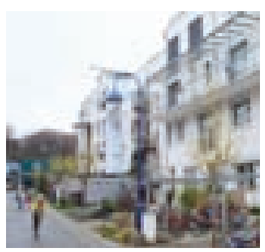


Precedent Images







Heights

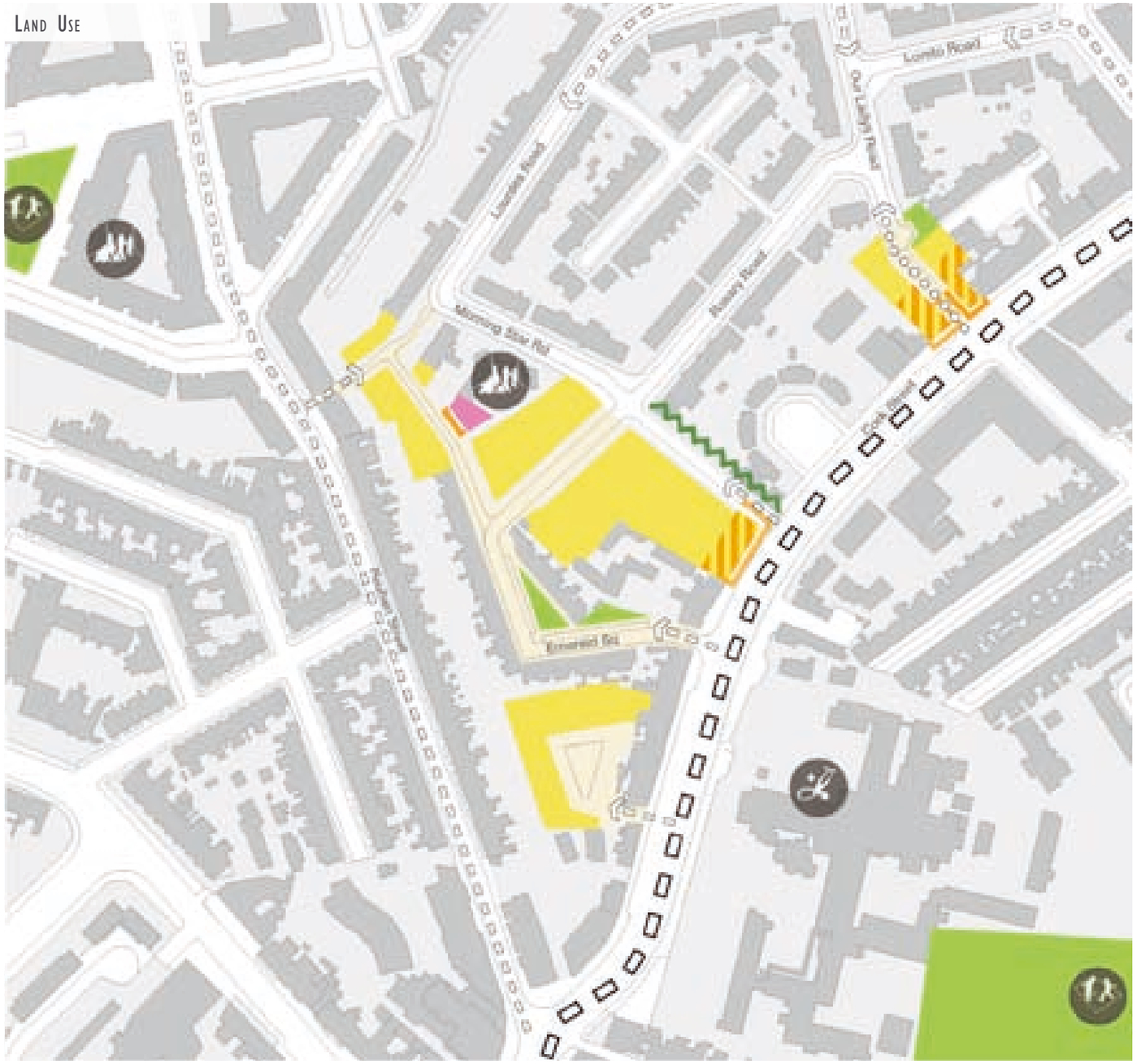


Key

Storeys:
(storey height: assume 4m gr. floor + 3m upper floor heights)

- 15 +
- 11 - 15
- 8 - 11
- 6 - 8
- 4 - 6
- 3 - 4
- 2 - 3

Land Use



Key

- Pitch
- Communal
- Healthcare

- Local Connection
- Pedestrian Connection
- Prospect
- Highly Active Frontage
- Moderately Active Frontage
- Landscape Edge
- Key Heritage Landmarks

- Residential
- Commercial
- Cultural / Community
- Green Open Space
- Existing Buildings
- Combination of Uses, e.g. Residential/ Commercial

7.8 Newmarket

This historic square is to be redeveloped as a new urban destination accommodating markets, events, performances and outdoor seating for café's and restaurants. The organic food market will occupy new premises facing the square along with shops, artisans' workshops, bars, café's, restaurants, galleries, a micro brewery and community arts and leisure facilities. Apartments and offices on the upper floors provide 24 hour passive surveillance of the space. In addition, a landmark hotel building on Cork Street signifies the importance of Newmarket as a civic destination.

Analysis

1. Cork Street not addressed by buildings. Poorly defined edge.
2. Poorly defined street edges and Weaver Square.
3. Opportunity for major redevelopment and provision for increased permeability.
4. Opportunity for major redevelopment.
5. Newmarket could be more defined particularly at the eastern and western ends. Inconsistent parapet heights poorly define current open space.
6. Poor connectivity and legibility. Difficult to cross Cork Street and uninviting gateways to Newmarket.
7. Opportunity to refurbish derelict building and provide green pocket off Cork Street.

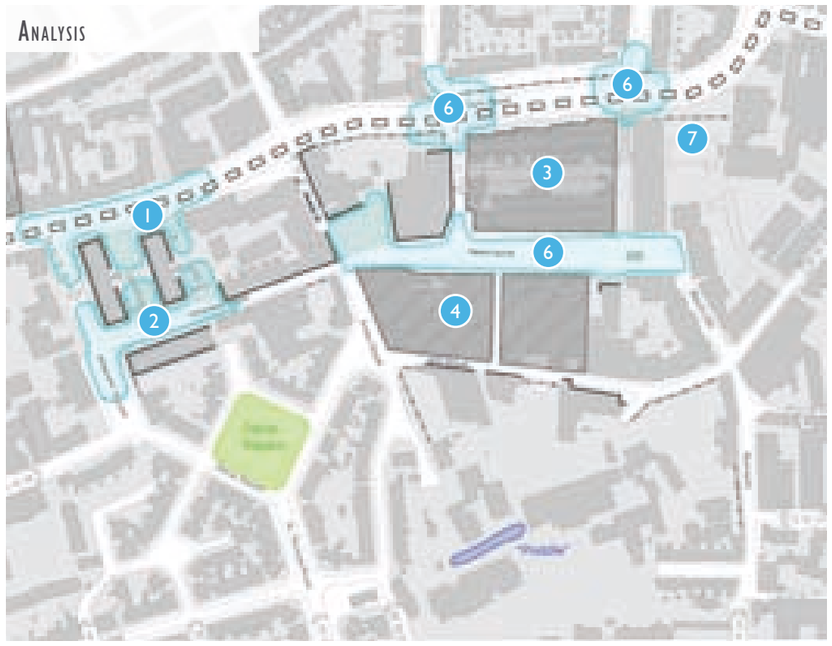
Historic Map



Key

- Local Connection
- Pedestrian Connection
- Building Edges
- Inactive Edges
- Green Open Space
- Existing Buildings

Analysis



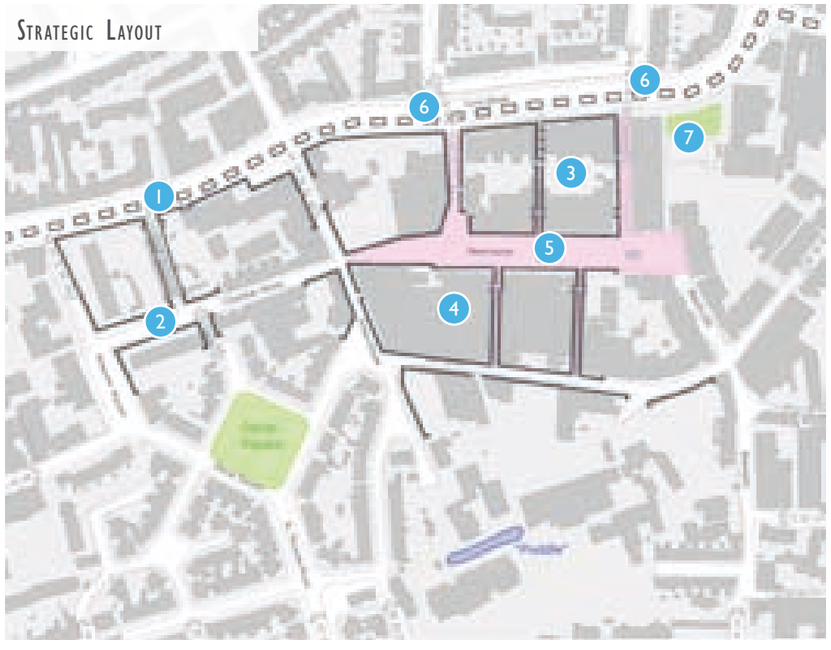
Strategic Layout:

1. Establish defined and robust edges along Cork Street.
2. Provide clear edges along street and north of Weaver Square.
3. Create additional link between Cork Street and Newmarket.
4. Propose mix of uses around Newmarket development plots.
5. Provide highly active uses at ground floor and ensure consistent well proportioned height is enforced around main open space. Reconsider the visual treatment of the existing sub-station.
6. Provide improved pedestrian orientated crossings. Consider elevated shared surface speed tables.
7. Encourage pocket of green spaces along busy Cork Street.

Aerial



Strategic Layout



Key

- Local Connection
- Pedestrian Connection
- Building Edges
- Green Open Space
- Existing Buildings

Key

- Redevelopment Site Boundary
- New Connections
- Green Open Space
- Pedestrian Priority
- Proposed Development
- Sites with Planning Approval
- Existing Buildings

Figure Ground



SIGNIFICANT REDEVELOPMENT SITES

Objectives

New Community Facilities

- Provide community leisure facilities within refurbished heritage building at Brabazon Row.

General

- Deliver a high quality multi-functional market square and city wide destination at Newmarket edged with active frontage.
- Buildings forming the edges of Newmarket Square must maintain a consistent parapet height around the space at approximately 15 meters above ground level. Beyond the parapet, buildings may extend in height provided they adequately set back to avoid compromising the apparent height established by the parapet line.
- Encourage day and night time activities such as cafés, bars, restaurants and shops around Newmarket Square and along adjacent streets particularly Cork Street.
- Create a public parking facility below ground at Newmarket.
- Create convenient cycle parking within Newmarket Square.
- Deliver a new landmark hotel
- Deliver high quality large floor plate retail space including an indoor market
- Create high quality offices and residential units around Newmarket Square and on the site of the former local authority flats at Chamber Street
- Deliver some live/work units on the Chamber Weaver Flat site.
- Improve appearance of the substation in Newmarket with the use of art, lighting and/or landscape additions.
- Restore historic building at 10 Mill Street to its original historic condition as one of the last remaining Dutch Billy Houses in Dublin.
- For a minimum of 5 years, encourage developers to offer ground floor commercial and enterprise space at below market rent to ensure occupation. Particularly in less prominent areas such as side lanes off the main open space.

Public Realm

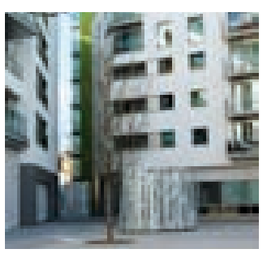
- Improve the public realm as set out in the public realm strategy
- Improve permeability throughout the area
- Create new roads identified, linking Newmarket with Cork Street and Mill Street.
- Provide active frontages along key walking routes and towards key local activity nodes.
- The public realm to be designed to encourage walking and cycling, providing shared surfaces and easy street crossing. Pedestrian priority should be particularly enhanced on the central market square.
- Re-open Oscar Square to public use for the local community. Before re-opening the landscaping, lighting, play equipment, park furniture and signage should be upgraded.
- Improve Weaver Square with new paving, planting, lighting, signage and street furniture
- Hard and soft materials should be of the highest quality including stone paving throughout, adequate street furniture and planting of semi-mature trees.
- Refurbish park at former St Luke's Church.

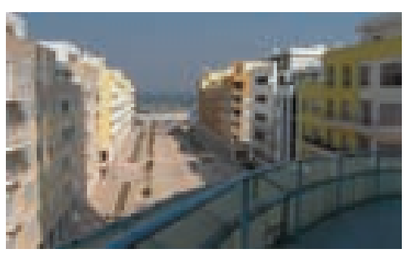
3D Sketch



Precedent Images

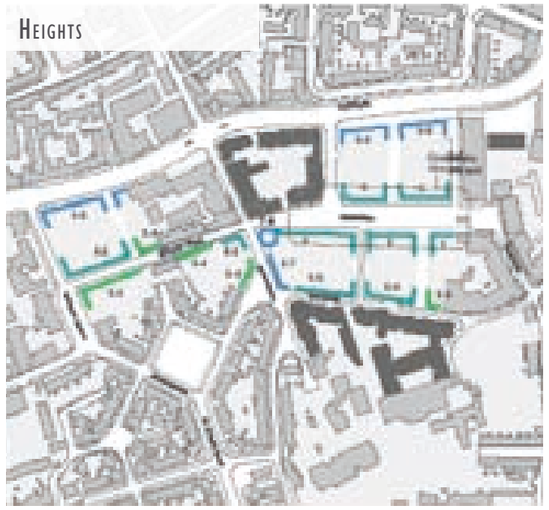








Heights

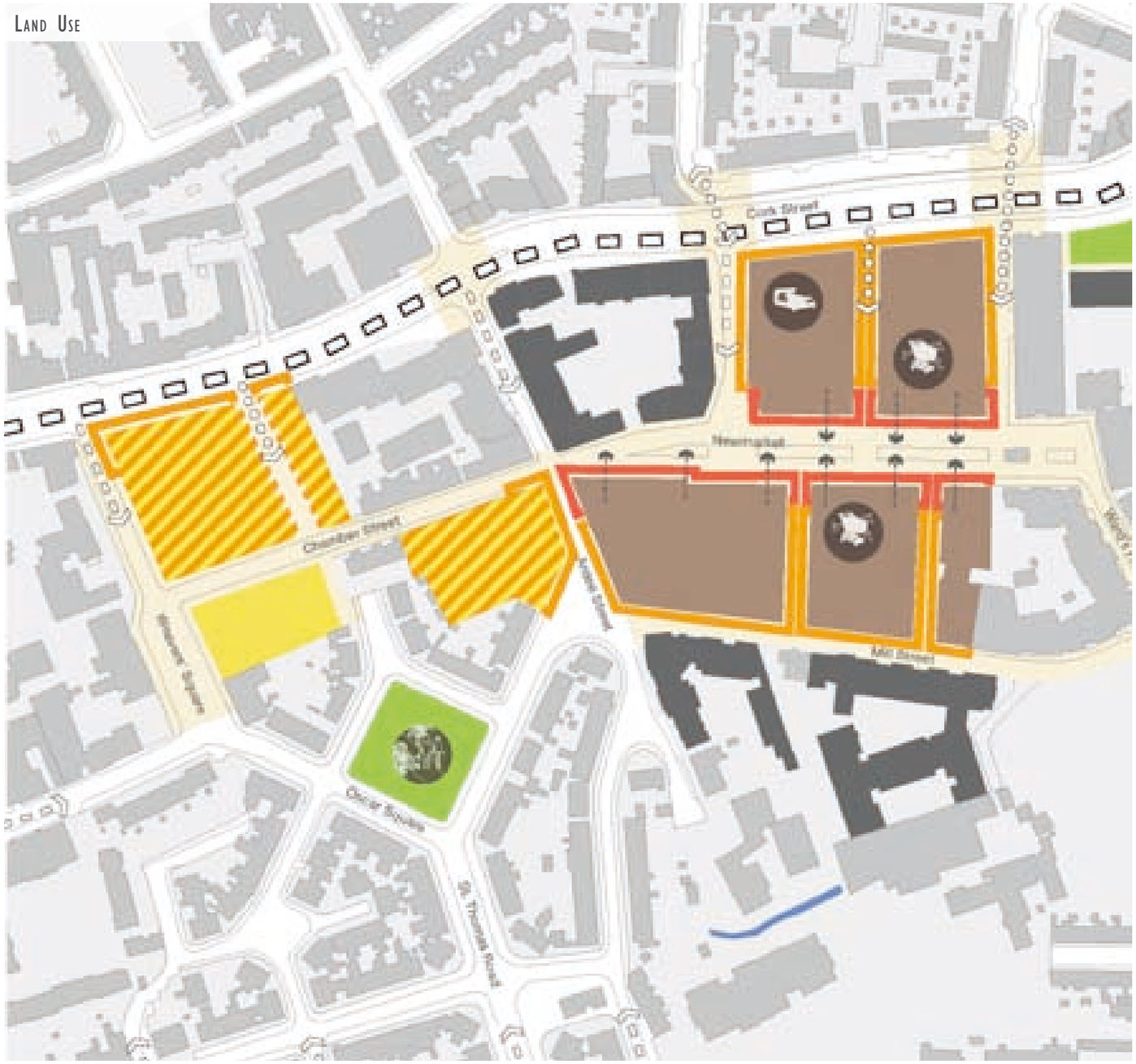


Key

Storeys:
(storey height: assume 4m gr. floor + 3m upper floor heights)

- 15 +
- 11 - 15
- 8 - 11
- 6 - 8
- 4 - 6
- 3 - 4
- 2 - 3

Land Use



Key

- Hotel
- Recreation
- Retail

- Local Connection
- Pedestrian Connection
- Prospect
- Highly Active Frontage
- Moderately Active Frontage

- Residential
- Mixed Use
- Commercial
- Green Open Space
- Sites with Planning Approval
- Existing Buildings
- Combination of Uses, e.g. Residential/ Commercial

7.9 Guinness Lands (North of Thomas St.)

Diageo Ireland, who are the owners of the Guinness Brewery, the Storehouse and lands to the south and north of James's Street, announced in April 2008 that they were restructuring their operations worldwide, and that this would result in a smaller footprint in the St James's Gate area.

Diageo's brewing, tourism and administrative functions at St James's Gate are an important economic driver and employer in the area. The City Council in this LAP recognises the importance that Guinness has had to the area over the years and its ongoing importance as an employer and economic (industry and tourism) driver. Their decision to consolidate brewing on the northern side of their land bank at James's Street presents Diageo, the Liberties and the City with exciting opportunities for new city development. It is acknowledged that the physical restructuring of a large tract of land while seeking to retain existing brewing operations, is a complex task and may take some time to work through to the finer detail. Detailed studies by Diageo will be essential to confirm their specific requirements to ensure a fully functioning,
upgraded manufacturing plant what they have provided to the council is an indicative site boundary.

The restructuring of Diageo's lands has wider city wide implications, there are benefits arising from this rare opportunity to reshape the western gateway to the city. The lands are close to the historic core and are very well served by existing and proposed public transport infrastructure investment, they also have the river as a boundary on the northern edge, before crossing the historic James's/Thomas Street to reach right into the heart of the Liberties at Pimlico. The quays and river in the stretch controlled by Diageo have been underutilised for years and the opportunity to reconnect and integrate this part of the river back into the city is a core objective of the LAP. Thus Diageo's stated decision to retain their brewing facility at the northern site of St James's Gate will maintain the historic manufacturing association but will allow the lands along the Liffey River, Watling Street and Steevens Lane to be reinvented as a new city quarter.

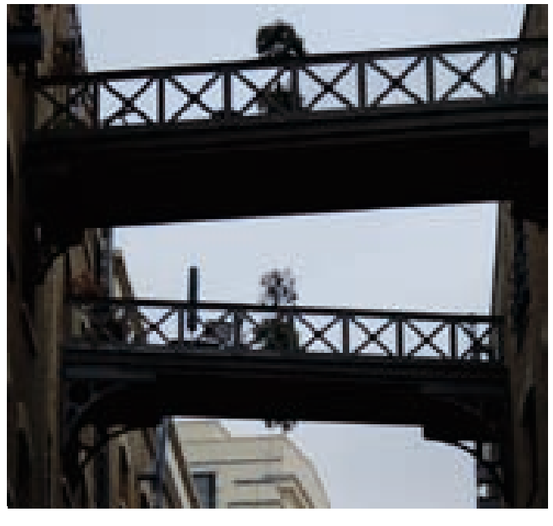
The indicative site boundary provided by Diageo is shown on the attached map hatch zone 3 (on page 172). The LAP recognises that the exact boundary may vary depending on firmer plans for the consolidation of the manufacturing site (hatched zone 4). It is understood that the retention and consolidation of the manufacturing site is at the heart of unlocking the re-development and that proposals for redevelopment of the remaining lands can only be agreed fully when the industrial site boundary, is finalised. This section will focus on illustrating the constraints and opportunities on the site north of Thomas Street, whilst the area south of Thomas Street is covered in section 7.10.

Precedent Images









Historic Map



Aerial



Additional and enhanced routes through and bordering the Diageo lands as a whole are required to create north-south and east-west connections and unlock the development sites. The scale of the lands to be released for redevelopment requires the provision of suitable levels of permeability and public open space to successfully integrate them into the wider city context. It is envisaged that the key component of such public realm is in the form of a single public park of no less than 5% of the total development area of the Diageo Lands as a whole (or no less than 10% of the northern Diageo Lands being proposed for redevelopment i.e. excluding the lands to be retained for brewing. This park will mark the significance of the Diageo site within the city as a whole and form the central community and civic amenity arising from the Diageo lands redevelopment.

The Liberties area is marked by exceptionally low levels of green open space compared to other inner city quarters. The proposed park not only addresses this issue, it also establishes a defining quality of the area and provides an attractive setting benefiting the surrounding development sites. The ideal location of the proposed park would also create a green link between Thomas Street and Victoria Quays and would take advantage of the currently hidden adjacent visual amenity of St James's grave yard. The park as proposed could be overlooked by some form of social and community infrastructure such as a school, recreational and/or cultural use. A park at this location would also be the focus of a re-aligned quayside road before it reaches Heuston Station from the East.

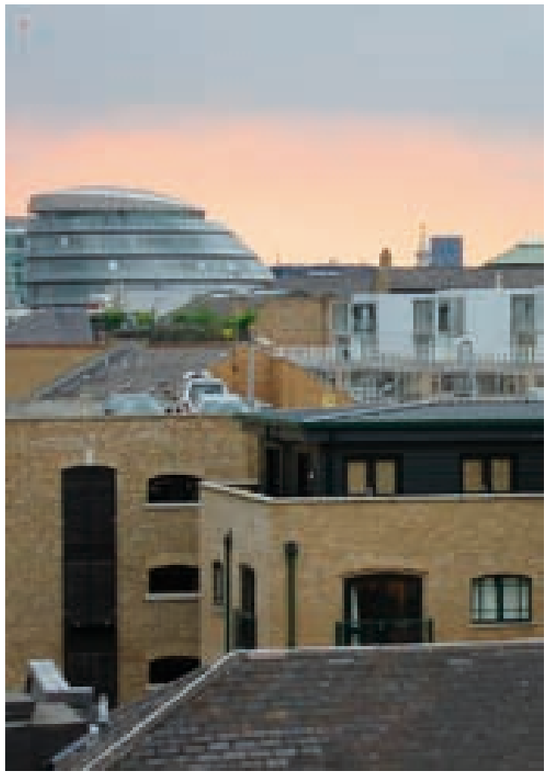
The Victoria Quay development area is envisaged as an extension of the historic quays along the Liffey River and should therefore respond to its existing scale and grain. To maximise the unique asset the waterside can offers to the public realm of the area, it is proposed to partly pedestrianise Victoria Quay. This can be achieved by re-aligning the current one way traffic route out of the city by gently peeling traffic away from the quays, thus providing a vista to the new park and associated facilities; it would also facilitate significant traffic calming in front of Heuston Station and its proposed civic square.

This proposal comes from preparatory studies towards a River Liffey Framework (DCC 2006) where transport studies have demonstrated the viability of freeing up both banks of the Liffey from through traffic, thus creating a network of pedestrian priority public spaces linking the surrounding areas, and their existing and proposed facilities at this key transport interchange. The location of taller buildings at Heuston on the Diageo lands is an aspiration of the LAP however it is important that the location of these building is such that they do not adversely affect the sight-lines along Chesterfield Avenue in the Phoenix Park as it looks towards Heuston and the City. This view is currently characterised by the historic industrial landmarks (Power Station, Silo and Windmill), which should be protected. Height and location for any proposed tall building need to be evaluated against these objectives and comply with the guidance on tall buildings set out in the Height Strategy section of this document.

The open space which would be created at the quays would celebrate the existing listed building and provides a landing point for a new pedestrian bridge to link Memorial Park and National Museum to the quays on the south side of the river. Towards the west the pedestrianised quays would lead into a traffic-calmed Heuston Plaza. When the planned rail interconnector and interchange is completed this will become a major gateway, commercial anchor and transport hub for the city.

Precedent Images





Precedent Images











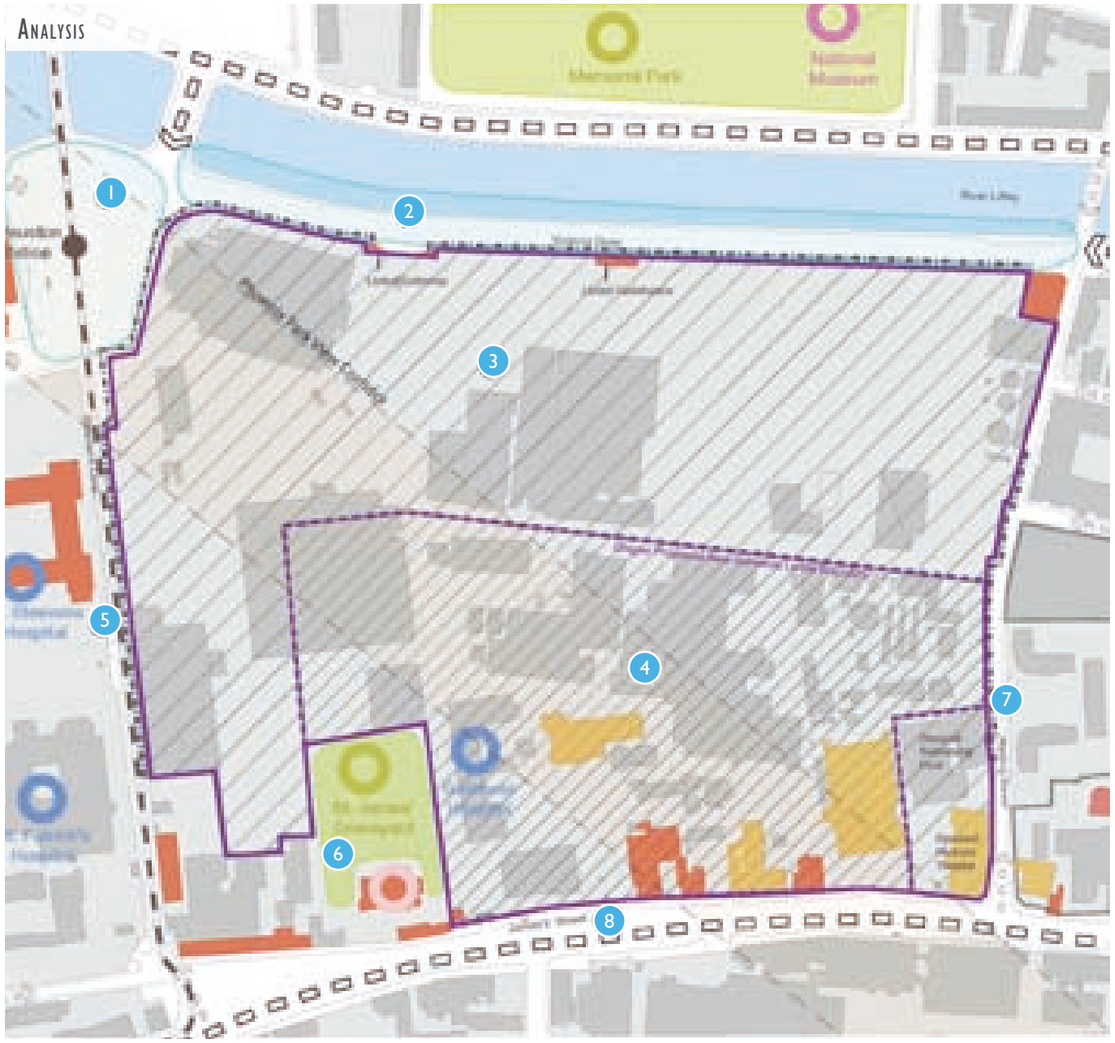


SIGNIFICANT REDEVELOPMENT SITES

Analysis

1. Heuston Plaza will become the City's major western public transport hub when the Interconnector is completed. This LAP proposes the re-routing of east bound traffic to the north side of the Liffey which would improve the quality of the pedestrian environment in the plaza. The sense of place needs enhancement as the station is the destination for many journeys. This is the lowest part of the site. The Phoenix Park View Corridor traverses the Square and should be protected.
2. Victoria Quay is a long, bleak traffic dominated frontage to the Liffey and is very unpleasant for pedestrians. The listed gate house, gateway and high wall define the industrial character of the district. There is a long gap between river crossings and the view north to the National Museum of Ireland suggests a new pedestrian bridge should be provided at this point which would also serve to connect to the Museum Luas stop.
3. Victoria Quay Depot lies on the flat part of the site and has low site coverage being mostly yard and handling areas. Apart from the currently listed structures, there are no other character defining structures to retain, although a full historic analysis should be undertaken to confirm this understanding. The current character is dockland - like secure perimeter walls.
4. The illustrated land was identified by Diageo as the space required to maintain and upgrade their brewing operation in Dublin, supporting the retention of brewing at St James Gate is an objective of the LAP. An in-depth study analysing the exact space requirements for the manufacturing plant and the re-development quanta needed has yet to be finalised. It is therefore possible that the site boundary may vary, although once finalised respect for the defined industrial site boundary has to drive any redevelopment proposals.
5. Currently the industrial site stretches the full length of the block east to west, a significant distance between Steevens Lane and Watling Street thus preventing highly desirable enhanced connectivity from James Street to the Quays. This problem needs to be addressed by the creation of new north-south routes or could be improved by aligning east west routes on a slightly vertical position to assist pedestrian traffic to reach the quays more easily.
6. The Guinness brewing plant is an ensemble of brewery buildings from different eras, a number of which are listed for protection. The consolidate brewery site will require a conservation assessment to accompany any masterplan proposals, as well as a feasibility study to demonstrate how particular elements of this industrial heritage may be incorporated into a new visual context.

Analysis



Key

- Existing
- Local Connection
- Pedestrian Connection
- Inactive Edges
- Diageo Site Boundary
- Listed Building
- Building of heritage value
- Religious
- Institutional
- Open Green Space
- Existing Buildings

Precedent Images







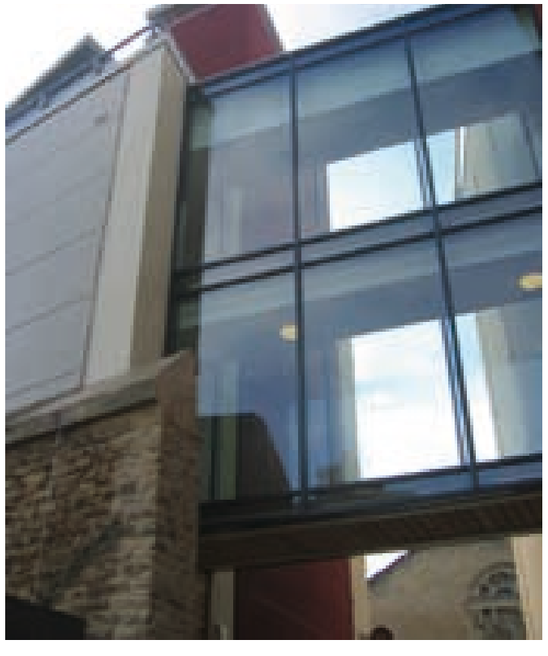
7. The site slopes down steeply to the north which reduces the perceived height of these big buildings from the James's Street frontage. The industrial silhouette of the buildings and VATs is very characterful and prominent from the River and National Museum terraces.
8. The active brewery plant needs heavy vehicle access which is currently achieved from the Victoria quay frontage.
9. Steevens Lane is narrow and used by Luas trams there is restricted access for vehicles, there are protected structures along its length, the route does not have active frontages and is little used by pedestrians.
10. St James's Graveyard is the only green space, it is private and hidden to the public. It is unique in the area for its large quantities of mature trees, which should be retained. However the graveyard is very overgrown and many of the headstones and tombs have been heavily disturbed by self-seeding trees sycamores etc which have taken root and caused damage. Perhaps for this reaso it has become a "hot spot" for biodiversity. A conservation management plan is being drawn up. It is an objective of the LAP that the graveyard should be made more accessible to the public but that it should be managed sensitively so as to preserve its biodiversity and historic heritage character. While the proposal is to locate the new Diageo park at the back of the graveyard, the graveyard itself will not form part of the park. The graveyard is owned by the Church of Ireland, although Dublin City Council has been working on a vesting procedure for some years and hope to complete that process shortly.
11. Watling Street has narrow pavements and the west side has industrial buildings so it is not a pleasant street to walk along. It may also become the main access route for the retained brewery when the river access is redeveloped and pedestrianised.
12. The St James's Street frontage is an exceptionally characterful ensemble of detached, rather than a continuous terrace of, buildings with linking walls.

PRECEDENT IMAGES









SIGNIFICANT REDEVELOPMENT SITES

Site Layout

1. Heuston Plaza will be enclosed on the east and south east side by new commercial buildings that should have active frontages. The proposed Victoria Quay road realignment would enable the Plaza to avoid being crossed by north south traffic, thus it could be landscaped as a major civic space traversed only by the Luas and possibly other public transport vehicles. These proposals of the LAP are to be included as invaluable additions to the public realm and urban strategy for the area.

   The location and design of the underground Interconnector station will have a profound impact upon the detailed plan of this area. The current proposal is to locate the interconnector station under the existing main line station at Heuston, with the possibility remaining for an entrance (but not station) off the river at Victoria Quay. The timing and delivery of the station and buildings over it will require considerable co-ordination between landowners and Iarnroid Eireann, it will also require further urban design input.

2. Victoria Quay should be substantially pedestrianised by re-routing the traffic along a new street that channels west bound traffic to run along the south side of Heuston Plaza into St John's Road West. The road realignment unlocks the potential for this frontage to become pedestrian priority and enjoy a quiet prospect over the Liffey. The Liffey quaysides are envisaged as free of through traffic and the neighbouring landscape and built assets linked together in a co-ordinated public realm strategy. Civic, recreational and cultural land uses would be appropriate for such an accessible and prominent location and would form the backdrop for redevelopment of the Diageo controlled lands as high quality mixed use development with active frontages particularly onto the river. The listed structures must be retained, reused and integrated in any proposals by their innovative and imaginative reinvention to suit new 21st Century uses. Furthermore must new proposals along the Liffey must be able to respond to the scale and grain of existing quay buildings to the east.

3. Victoria Quay depot lands are laid out around a new city block street pattern that includes the realigned main thoroughfare, shown as an indicative layout. This area will require further urban design studies once the retained Diageo industrial lands strategy has been firmed up and consultation with Iarnroid Eireann and Dublin City Council about the interconnector station design and location has been undertaken.

Strategic Layout



4. Guinness Operational Areas are show with a proposed boundary realignment to the northern and western edges. This is to achieve better opportunities for the perimeter sites, improved prospect for development sites, and to achieve a strategic new north-south route for public access through this emerging city quarter connecting Thomas Street and Victoria Quay.

   The new north south route will assist permeability and help the public navigate these historically inaccessible lands. The proposed new east-west streets link with adjoining streets to the east and to Heuston Square to the west.

   The proposed street network will provide good access to the reconfigured brewing plant and create new addresses in the district: The operational lands have potential for vehicle access points on three new boundaries and the two prominent corners should have active frontages, as was the case with the pub on the corner of Watling Street and Victoria Quays.

5. Steeven's Lane should be widened to enable service traffic to access the frontages of the new city blocks. It could serve potentially three city blocks and when made more walkable it will be a busy pedestrian route from Heuston Station up the hill to the Liberties area.

6. A new park to the rear of St James's graveyard presents an opportunity to unlock the visual potential of this hidden but significant green space. The park will serve to draw people into the area and provide a highly distinctive connection between the Quays and James Street. The proposal would also benefit adjacent development lands as it would activate what would otherwise be back lands thus adding to their site value and development potential. The alternative of providing significant open space along the quays or on other edges such as Steevens Lane would be less attractive as those areas already benefit from open prospects.

   The change in level north of the existing graveyard could be exploited to achieve terraced gardens and land form buildings. An array of educational, cultural, civic and recreational uses could be integrated within the change in level to provide terraced park landscapes that will further activate the space and increase land values of adjoining areas.

Precedent Images





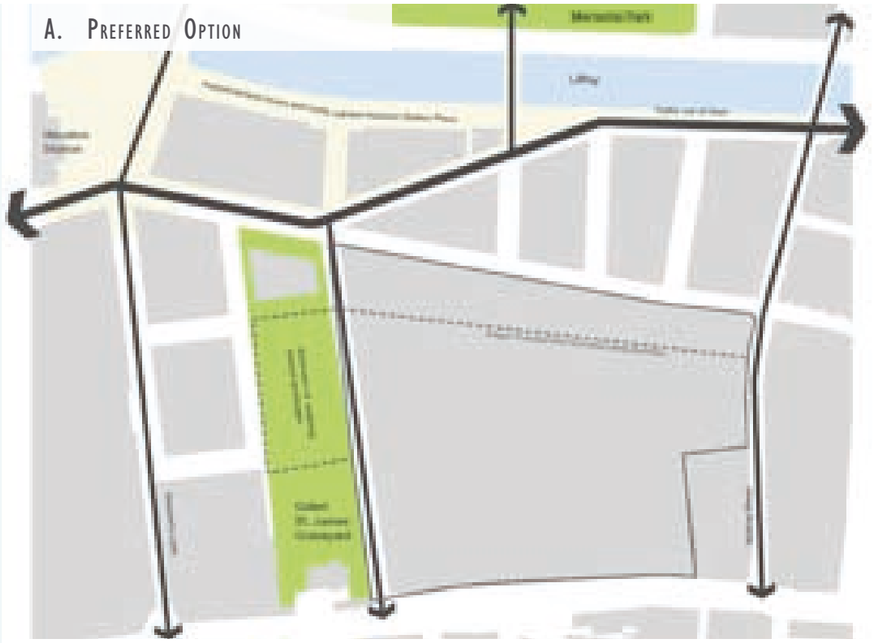
SIGNIFICANT REDEVELOPMENT SITES

Preferred Option for a Park on Diageo Lands

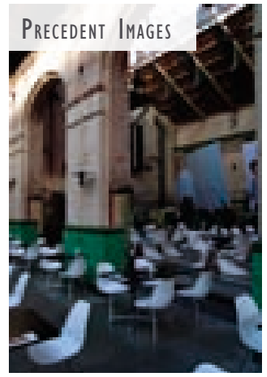
Linking James Street to the River as an extension of James's graveyard

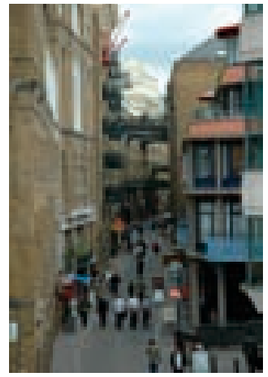
- Creates new, high quality strategic linkage from Thomas Street to the river.
- Forms major new public park as key green open space resource for the Liberties.
- Park forms an attractive setting for adjacent lands and increases their value.
- Open space builds on and unlocks the largest single existing green open space in the area at St James's. The graveyard can remain a controlled gated area, providing visual amenity and appropriate access to the public.
- Places the park as part of a green corridor that will link the heart of the Liberties to the Liffey quayside and over to the existing memorial park on the North Bank
- Park draws pedestrians into the Liberties and is visible along the re-aligned road.
- Three accessible sides for Diageo operations on retained site.
- Assumes some flexibility on Diageo operational layout - same site area. And assumes Diageo operational layout can be accommodated within proposed site boundary.
- If it is achievable to adjust the future brewing plans to accommodate the new park and connection it would be a major benefit to the Liberties and would increase residual land values for Diageo.

A. Preferred Option

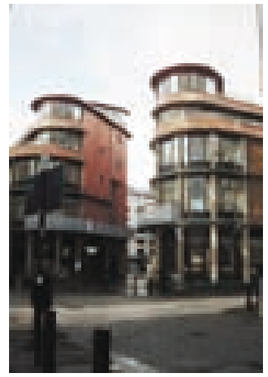


Precedent Images











The Figure Ground, Height and Land Use Diagrams are indicative. It is a requirement of the LAP that a Masterplan be prepared demonstrating how the objectives of the Draft Liberties Local Area Pan and the specific Key Site Objectives for the Guinness Lands North can be delivered.

Add Guidance for the preparation of Masterplan:

The masterplan shall contain the following detail:

1. Establish relationship between development and wider urban context, illustrating the proposed urban structure and network of streets and urban spaces.
2. Describe the character, design and function of proposed urban spaces and demonstrate proposals to achieve variety and activity on streets and public spaces.
3. Describe the disposition of residential, commercial, community and other proposed uses.
4. Illustrate the proposed built form and block structure and proposals for variety of built form and architectural expression.
5. Outline proposals for landscape elements, planting, water features and public art and indicate proposed treatments of streetscape, materials and street furniture.
6. Demonstrate the proposed approach to pedestrian and vehicular movement and access, circulation, parking and traffic calming measures.
7. Indicate an integrated relationship with public transport infrastructure.
8. Indicate proposed building layout, orientation, massing, density and building height.
9. Outline indicative architectural treatments, variety of form, expression and principal architectural features, landmarks and gateways.
10. Indicate proposed public and private open spaces, permeability, enclosure and proposals to ensure security, safety and privacy.
11. Establish the likely effect of built form on sunlight, daylight and local microclimate.
12. Indicate proposals for environmentally responsible design and outline sustainable energy, waste and ecology proposals.
13. Indicate suggested community, social and cultural infrastructure and proposed sports, childcare and play facilities.
14. Outline proposed commercial, retail and amenity infrastructure gains.
15. Describe heritage and conservation measures and appraisals of any existing structure on site, in particular the sensitive re-use of any protected structures affected by the development.

SIGNIFICANT REDEVELOPMENT SITES

Key Site Objectives

Preparation of Masterplan

A comprehensive masterplan is to be prepared as a pre-requisite to any planning application for the Guinness North lands. The masterplan shall address and demonstrate how the proposed development can meet the strategic objectives of the Draft Liberties Local Area Pan and the specific Key Site Objectives as listed below.

New Community Facilities

- Create a major high quality open space in the form of a public park of city significance, preferably linking Thomas Street to Victoria Quays
- Provide a range of accessible open spaces appropriate for local residents, businesses and tourists
- Provide for a mix of land uses including tourism, workplace, residential, local amenity and city wide civic and cultural facilities such as a theatre, heritage museum and recreational facilities
- Provide school (secondary and/or primary) size and type to be determined in consultation with the Department of Education and Science.
- Develop a short-term strategy to bring the Rupert Guinness Theatre into use.

Spatial and Urban Form Objectives

- Preserve the massing onto St. James's Street – intensification can occur behind, not between the existing buildings
- Densities should respond to the existing quays setting to the north and the industrial setting to the south.
- Buildings flanking Heuston Square to the east should continue to respect the scale of the Liffey Quays running along the south bank of the river. In addition, any taller buildings at this location and within the View Corridor from Phoenix Park must form part of a cohesive Masterplan for the Heuston Square Area and must demonstrate enhancement of this important vista of the city skyline. Any taller buildings at this location should not exceed 16 storeys and must comply with the policies of the Dublin City Development Plan in relation to high buildings. In addition, the masterplan for this area shall be submitted to the members of the South Central Area Committee, for their consideration having regard to the requirement to meet the strategic objectives of the Liberties Local Area Plan.
- Provide a stepped for of development which can exploit views of the Liffey and across the valley to the NMI I the foreground and to the new DIT campus buildings at Grangegorman

Public Realm and Movement Objectives

- To facilitate the substantial pedestrianisation of Victoria Quay by re-routing west bound traffic from Victoria Quay
- Create a high quality public realm as set out in the public realm strategy particularly along Victoria Quay, having regard to the setting of the River Liffey, the Croppies Memorial Park and Collins Barracks. Provide for generous pedestrian areas and a broad well-planted riverside promenade.
- Create a very high quality civic space in Heuston Square.
- Improve north-south linkages with new streets leading to a potential river crossing to thee NMI. Improve connections to James's Street and the Digital Hub
  Provide active frontages and overlooked public spaces so as to make walking a pleasant and safe experience; encourage appropriate land use to achieve this
  Vistas to be enhanced and controlled by providing landmarks (not necessarily taller buildings along the viewing corridors
  Creating one or more nodes on the river frontage related to the river crossing
  Pavements on Steeven's lane to be widened along the entire length to provide more attractive space for pedestrians.

Heritage Objectives

- Prepare the Conservation Assessment and Industrial Archaeological Survey of the Diageo / Guinness lands as part of the masterplan proposals, to be undertaken in accordance with the methodology of the NIAH (National Inventory of Architectural Heritage) and the DCIHR (Dublin City Industrial Heritage Record), to include a record and evaluation of all structures.
- Gatehouse and Gateway on Victoria Quay to be incorporated into the structure of the redeveloped site. Proposals are to demonstrate how they anchor the area's character in reference to the Guinness heritage
- Address the classical side elevation of Dr. Steven's Hospital

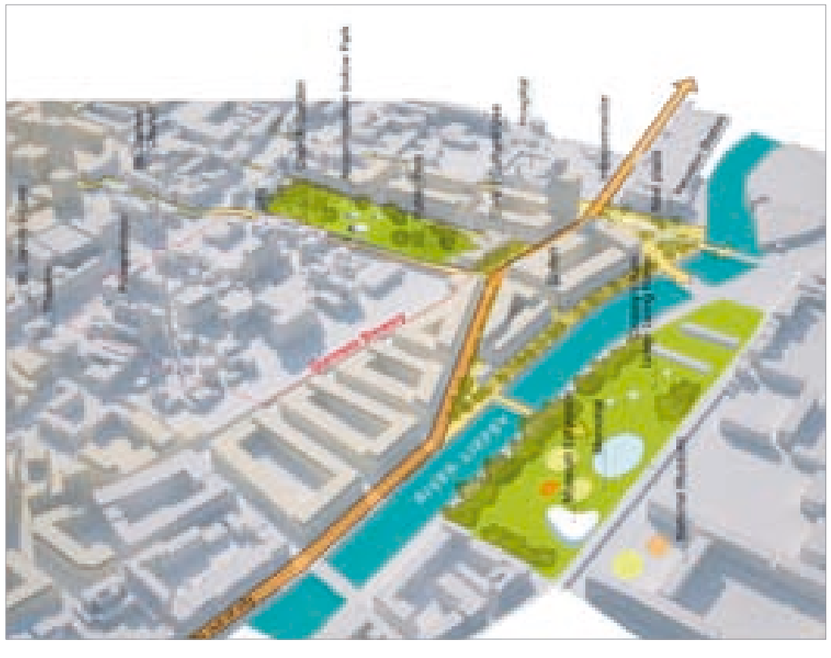
Land Use Objectives

- Ensure that future development on the Guinness North lands respects and has regard to the ongoing industrial nature of the brewing activities on site.
- To maintain and increase employment opportunities on the lands now and into the future
- Encourage diverse small-scale land uses that are complementary to the established tourist, business and creative industries economies
- Generally enhance the tourist appeal of the area.
- Identify a suitable location for a retail hub on the Guinness lands to ensure that there is sufficient retail to meet potential demand from new residential and commercial developments

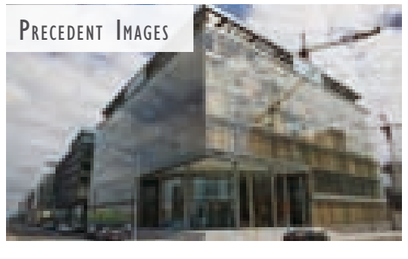
3D Sketch

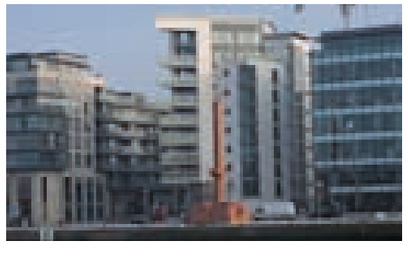


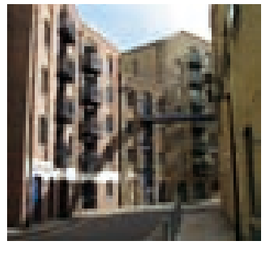


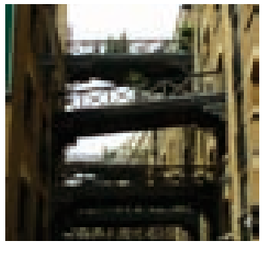


Precedent Images



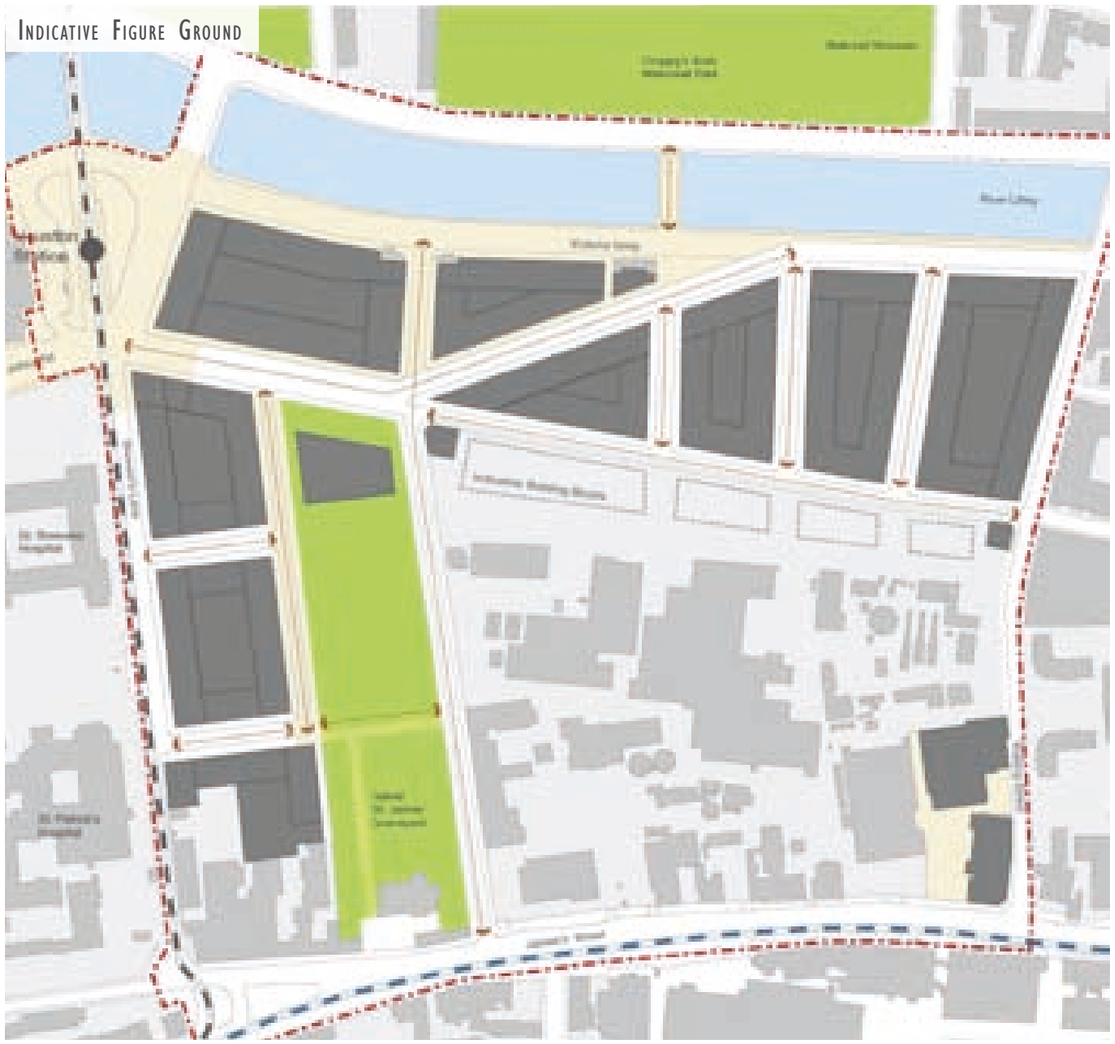






SIGNIFICANT REDEVELOPMENT SITES

Indicative Figure Ground

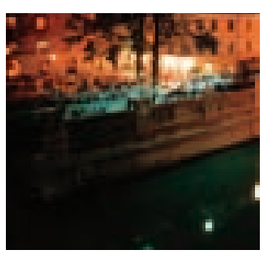
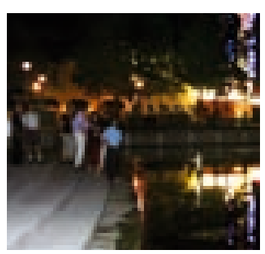
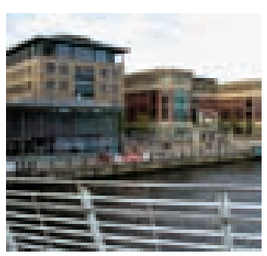


Key

- Redevelopment Site Boundary
- New Connections
- Green Open Space
- Pedestrian Priority
- Proposed Development
- Existing Buildings

Precedent Images



Indicative Heights

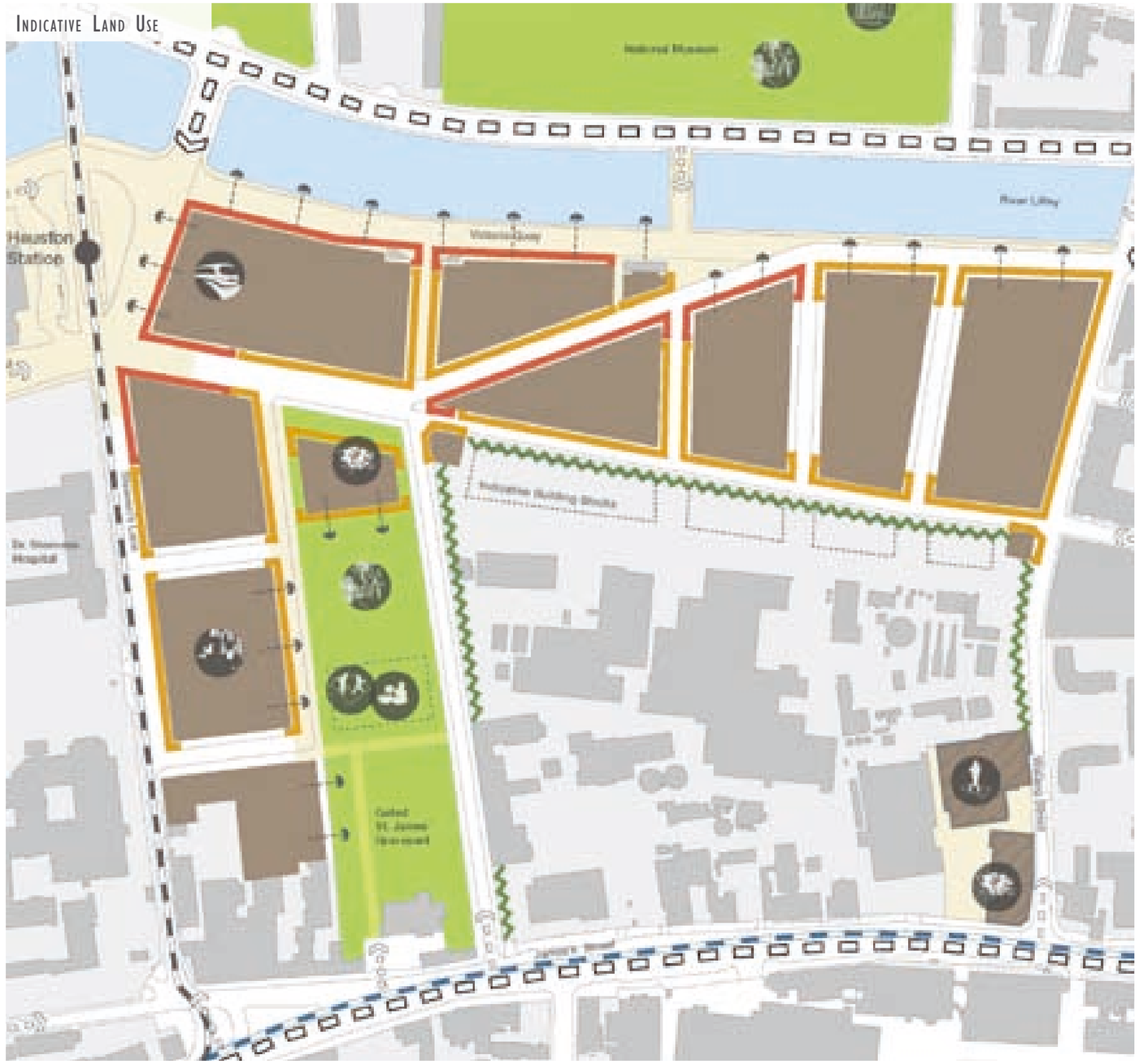


Key

Storeys:
(storey height: assume 4m gr. floor + 3m upper floor heights)

- 15 +
- 11 - 15
- 8 - 11
- 6 - 8
- 4 - 6
- 3 - 4
- 2 - 3

Indicative Land Use



Key

- Possible entrance to Interconnector
- Leisure
- Cultural
- Recreation
- Education
- Play
- Pitch
- Local Connection
- Pedestrian Connection
- Prospect
- Highly Active Frontage
- Moderately Active Frontage
- Landscape Edge
- Proposed LUAS Line F
- Key Heritage Landmarks

7.10 Guinness Lands (South of Thomas St.)

The iconic brewing industry warehouses establish the dominant street scene of the Liberties at the St James Gate Guinness lands and enclose a hidden world within their yard walls. These characteristics establish a unique and potent identity within the city that has been and should remain a key strength of the area.

The progressive reduction in the operational area required by the brewing industry within the Liberties has left a legacy of distinct warehouse building and walled courtyard forms that have found a successful second uses. The announcement in 2008 of an accelerated retraction of the active brewing area has opened up large tracts of the current Guinness lands for redevelopment.

The significance of lands available can be likened to the opportunity created by the city docklands opened up over a decade ago.

As with the lands north of Thomas Street, Diageo have provided an indicative site boundary showing the extent of intended re-development area. The LAP recognises that the exact boundary may vary depending on firming up of the manufacturing site consolidation and associated, supporting administrative requirements. Detailed studies to confirm the requirements were in progress during the completion of the Liberties LAP.

Historic Map



The indicated routes, networks and open spaces shown in this section are therefore illustrative, conveying a desirable emerging social, commercial and cultural infrastructure.

Numerous buildings of heritage value exist and must be evaluated for potential listing or preservation for their group value. The preserved industrial heritage need not inhibit modern interventions especially with the precedent of the brick warehouses having been juxtaposed with big metallic silos and vats there is scope for exciting buildings in the manner of the recent London's Lloyds Register buildings beside Fenchurch Street Station.

The LAP will promote the innovative re-use of the significant industrial heritage buildings on the Guinness lands.

Land uses can be a mix of workplace, city appeal leisure and local services and residential. Active frontages are needed on key pedestrian routes and overlooking of courts and lanes is to be encouraged. Tourist trails should be lined with appropriate specialist retail and food outlets.

Density is high because of deep and tall warehouse footprints but these cannot easily be reproduced in new offices unless tenants want deep plan space. Residential guidelines may need to be creatively interpreted to facilitate conversion of the heritage value buildings.

The site is relatively flat and lies on top of the ridge that defines the south-west edge of the bowl in which the City lies. The area has been recognised within the Liberties Heights Strategy as a suitable location of increases in height due to its strategic location, topography and scale of the existing warehousing. Such added height is subject to meeting the LAP design guidance for tall buildings within the Liberties, set out in the Height Strategy section of this document.

Luas halts on the planned new line along Thomas and James's Streets will radically improve connectivity of the area. This new infrastructure will influence the density of new development and potentially its timing.

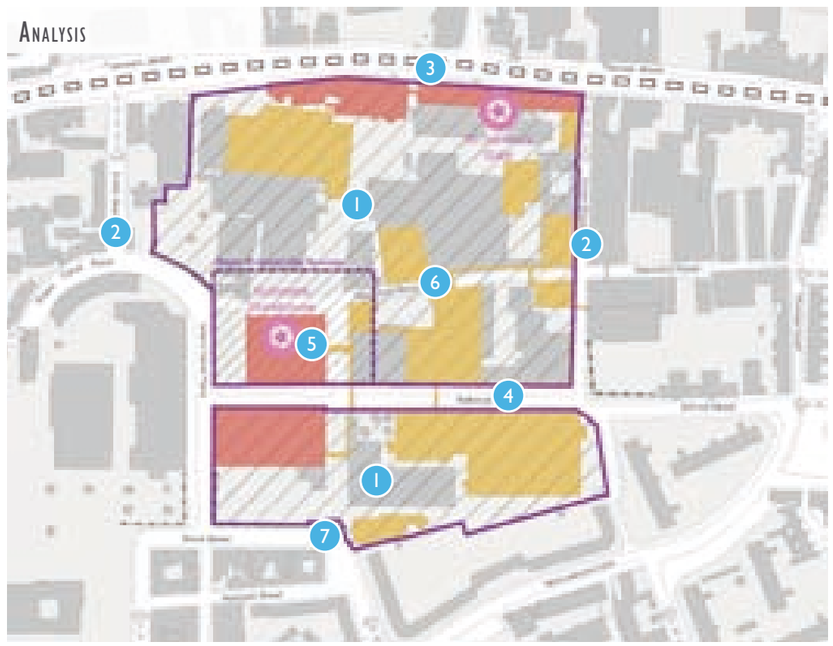
Precedent Images



Aerial



Analysis



Key

- Existing
- Local Connection
- Pedestrian Connection
- Building Edges
- Inactive Edges
- Diageo Site Boundary
- Listed Building
- Building of Heritage value
- Cultural
- Existing Buildings

Analysis

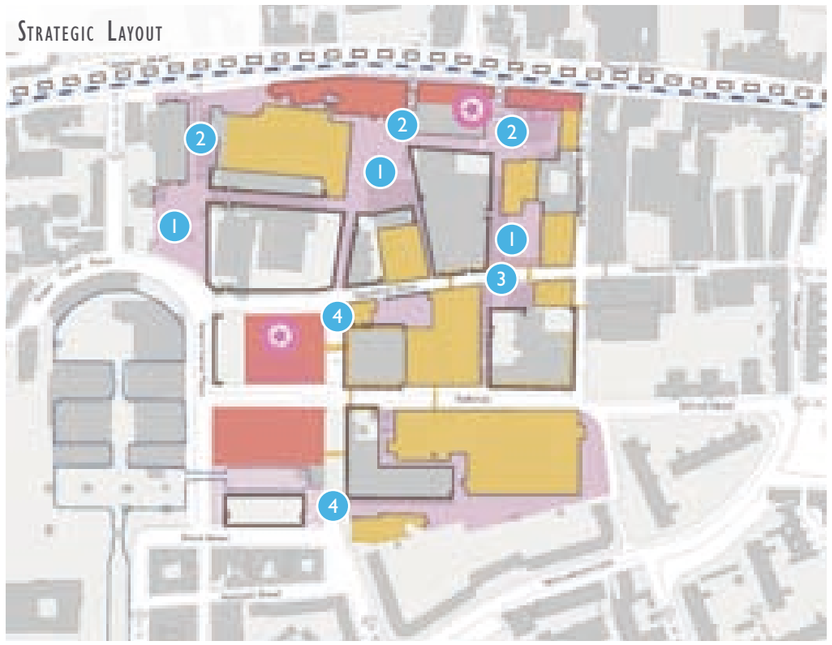
1. Indicative re-development site with St James's Gate as the entrance to and symbol of the Guinness estate on the south side of James and Thomas Street. The estate covers four large city blocks and creates a very distinctive quarter by virtue of the warehouse buildings being large, relatively tall, close together and brick clad.
2. Thomas Street and James's Street form the public transport corridor that serves this area, but the only southerly pedestrian routes are Echlin Street and Crane Street. Additional north-south routes should be considered.
3. James's Street frontage, the Gate and Storehouse are listed and numerous other buildings facing Thomas Street and inside the private blocks are of heritage value and that group value is an exceptional quality that must be preserved and enhanced. There are six instances of gantry bridges spanning streets and these are reminders of the scale of historic brewery operations and need for high level functional interconnections. An example from London is Shad Thames where the gantried warehouses are now a sought after residential district.
4. Bellevue is the distinctive brewery district street and only public east west route and quite forbidding to pedestrians because the only activity is visitors to the Storehouse.
5. The Storehouse is one of the most visited attractions in Dublin. The approach to some visitors is off putting so most arrive and depart by coach hence the district does not benefit from other tourist spend. There are no complementary facilities/activities in the area that capitalise on the tourists attracted to the Storehouse.
6. Rainsford Street west is a private street that needs to be opened up for public use and to improve legibility would benefit from a new building to terminate the westerly vista.
7. Permeability north south is non existent and that makes the city blocks invisible and isolates lands to the south from the public transport on Thomas and James Streets. A street exists from Bond Street and Rainsford Street but it is private.

SIGNIFICANT REDEVELOPMENT SITES

Strategic Layout

1. Courtyards within the city blocks can provide valuable addresses and city style hard surfaced open spaces. The pattern of courts will create a distinctive district in the manner of the Smithfield area across the Liffey and of Fleet Street's law courts in London.
2. New routes south off James's Street are needed to make the city block penetrable to pedestrians. These routes need to offer sightlines through to Rainsford Street and Bellevue so as to improve navigation and perceived safety.
3. Rainsford Street should be opened to public thoroughfare to liberate new frontages for development.
4. The street connecting Bond Street to Rainsford Street should be opened up for public thoroughfare to liberate new frontages for development.

Strategic Layout



Precedent Images

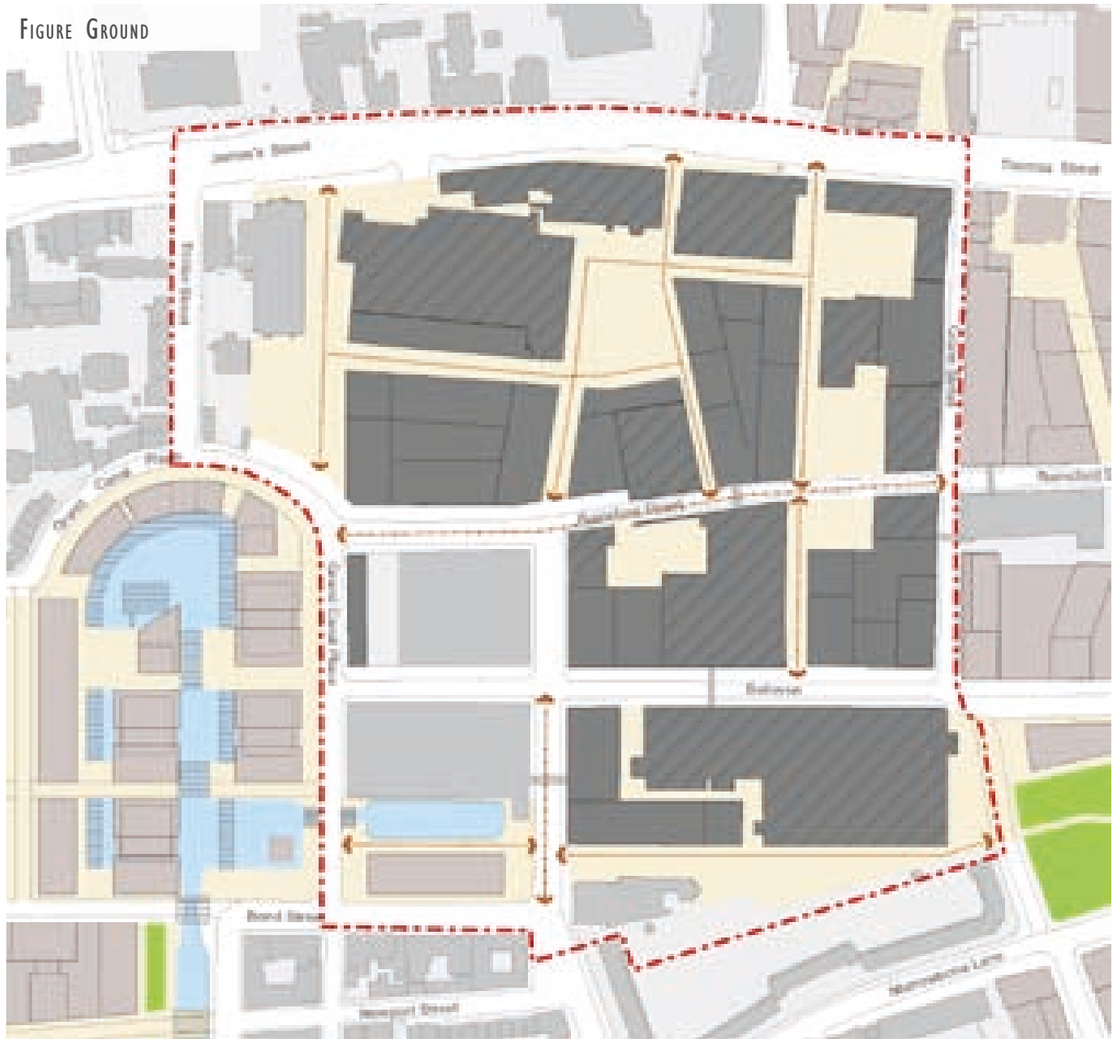




Objectives

- Protect the setting of the listed structures, these must be preserved and enhanced and used as inspiration for high quality sympathetic modern development.
- Undertake a detailed Conservation Assessment and Archaeological Appraisal for the Grand Canal Harbour Site. Record and evaluate all structures, and lodge with the National Inventory of Architectural Heritage. A statement of archaeological significance to be devised for the Guinness South lands according to the method used in the National Inventory Architectural Heritage and the DICHR, taking account of its historic connections with Guinness Brewery.
- Improve north south linkages with new pedestrian routes and streets.
- Improve east west links by opening up private roads to public access.
- Create a series of very high quality courtyards within the city blocks.
- Provide active frontages and overlooked public spaces so as to make walking a pleasant and safe experience; encourage appropriate land use to achieve this.
- Provide sites for city wide cultural attractions to complement the Storehouse and nearby Vicar Street Theatre: International Cultural Festival on the lines of the Edinburgh Festival.
- Improve pedestrian movement connections across James's Street to the Digital Hub, and Victoria Quays and southwards to Marrowbone Lane.
- Encourage diverse small scale land uses that are complementary to the established and emerging tourist, business and creative industries economies.
- Provide a range of accessible open spaces of different characters.
- Enhance the tourist appeal of the area though the promotion of a rich mix of street level activity such as complementary retail and food outlets, street markets and performance venues.
- Densities should respond to the existing fabric. Heights should be respectful to the skyline profile and not intrude into the Phoenix Park View Corridor.
- Provide shared surfaces that give pedestrians priority.
- Prepare a feasibility study in conjunction with the masterplan, which demonstrates how particular elements of the site complex are to be incorporated into new settings with an emphasis and evaluation of the best use of the site and its historic structures and their setting. Development proposals for Guinness South lands are to be accompanied by an archaeological impact statement to assess the impact and make recommendations for an appropriate mitigation strategy.

Figure Ground

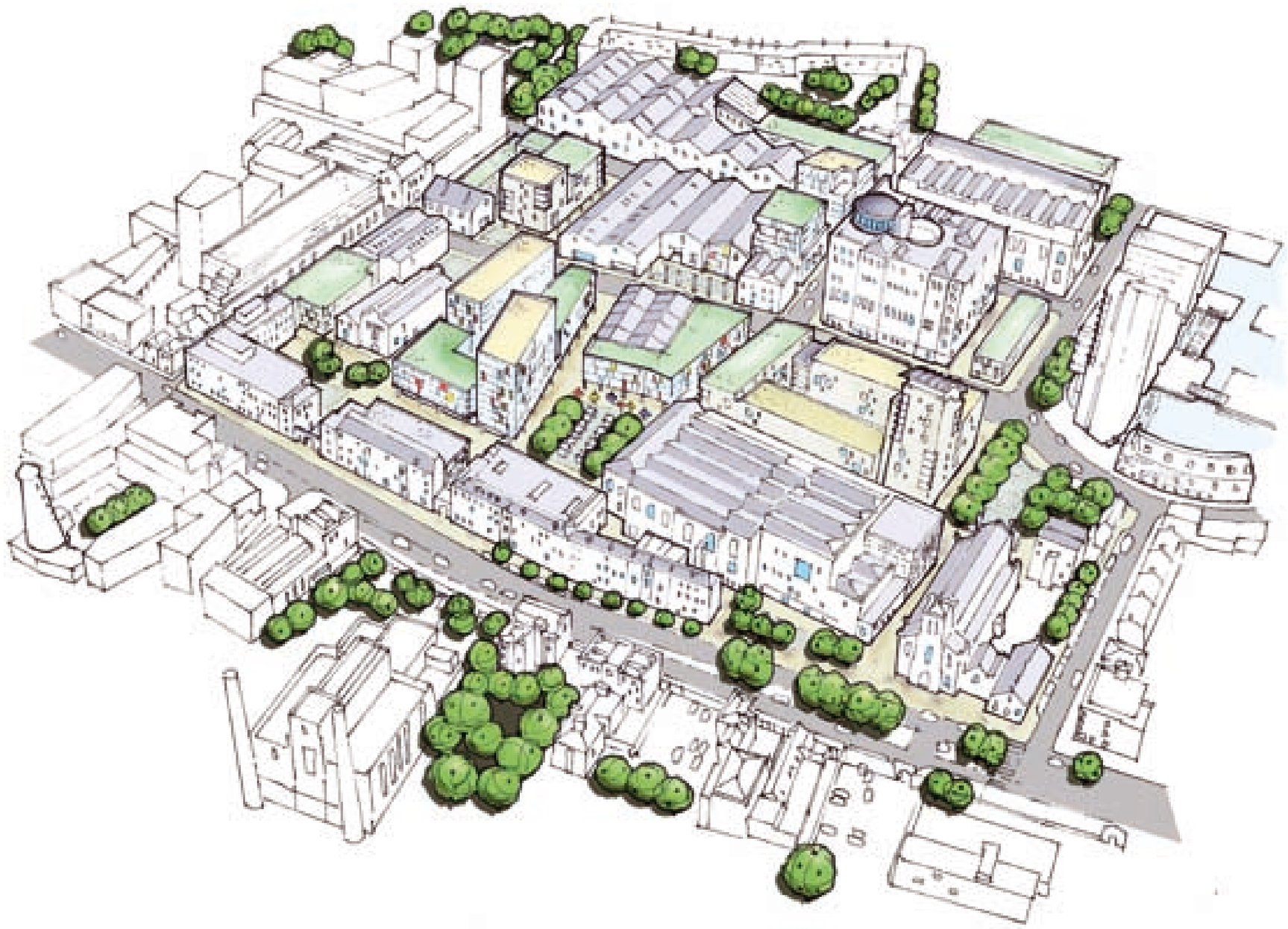


Precedent Images



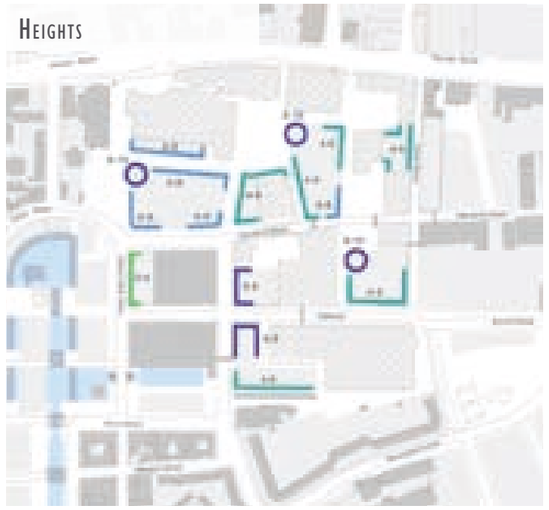
SIGNIFICANT REDEVELOPMENT SITES

3D Sketch



SIGNIFICANT REDEVELOPMENT SITES

Heights

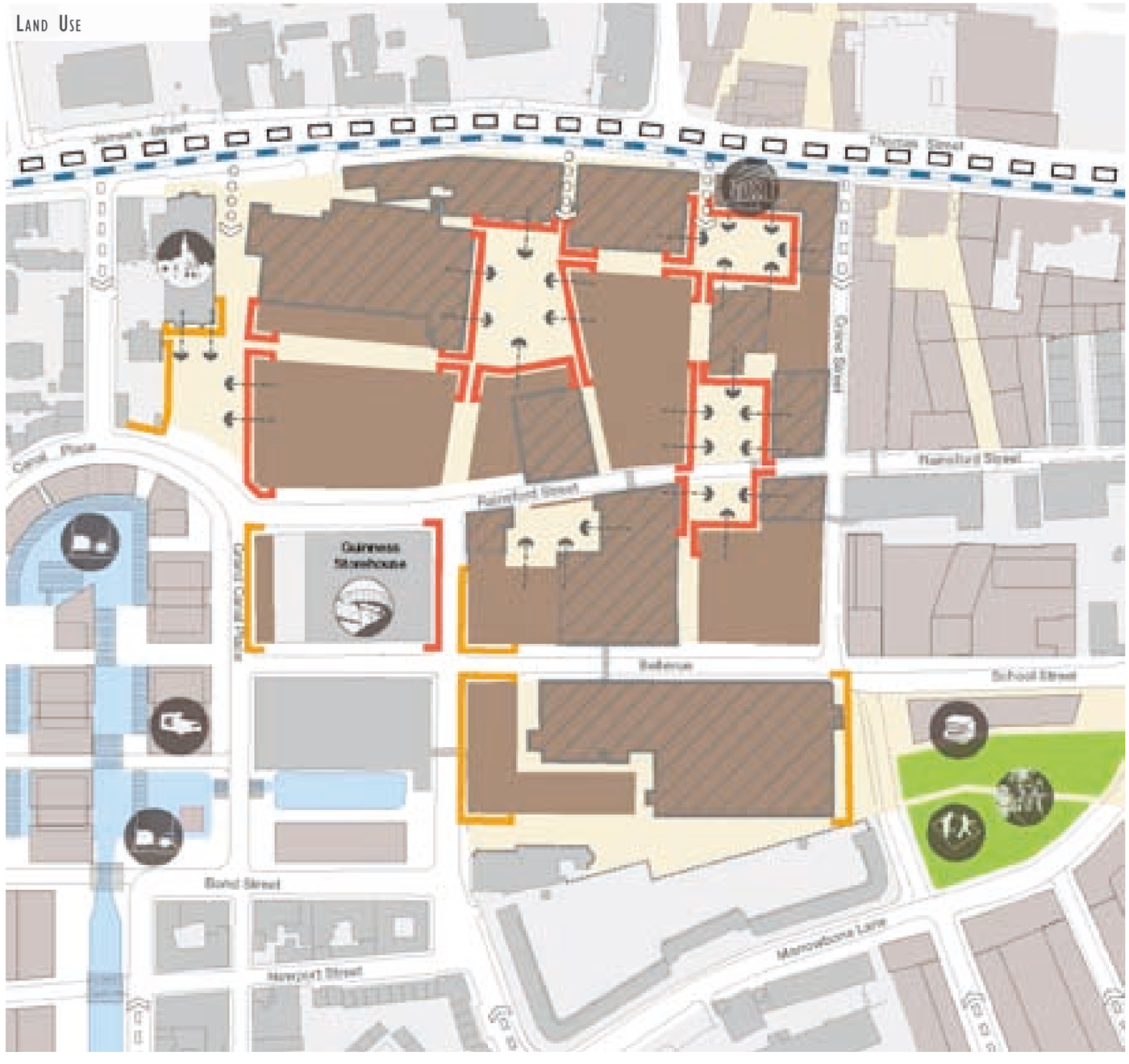


Key

Storeys:
(storey height: assume 4m gr. floor + 3m upper floor heights)

- 8 - 11
- 6 - 8
- 4 - 6
- 3 - 4
- 2 - 3

Land Use



Key

- Guinness Storehouse
- Church
- Cultural
- Library
- Recreation
- Hotel
- Civic Space
- Local Connection
- Pedestrian Connection
- Prospect
- Highly Active Frontage
- Moderately Active Frontage
- Proposed LUAS Line F
- Key Heritage Landmarks
- Mixed Use
- Green Open Space
- Existing Buildings
- Re-Use of Existing Building e.g. Mixed Use

7.11 Digital Hub

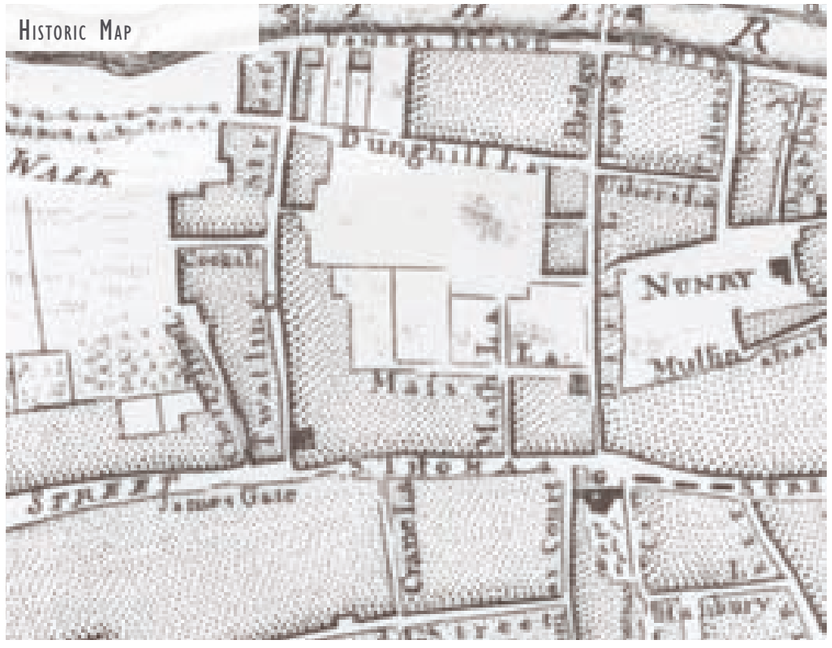
The Digital Hub area has a strong industrial heritage formed by the previous warehousing uses and manufacturing processes characterizing this area of the Liberties. Whilst the bulk of this industrial legacy is of significance and should be retained and reused, there are opportunities to complement and enrich this setting with the insertion of new buildings of high architectural merit, particularly within the largely unstructured backlands sites and infilling gaps within the street frontage.

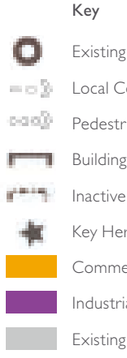
The redevelopment of the two main sites either side of Thomas Street will provide the Digital Hub with a strengthened identity when completed. The LAP sets out an overview for the urban design for these sites, building on the two existing proposal which were recently granted planning permission, and establishes a distinctive public realm by reconfiguring backland yards into interconnecting courtyards and laneways. These new routes and public spaces through two sites coupled with the wide range of refurbished existing warehousing and new mixed use accommodation generated, provides an appropriate setting for the expansion of the digital and creative industries.

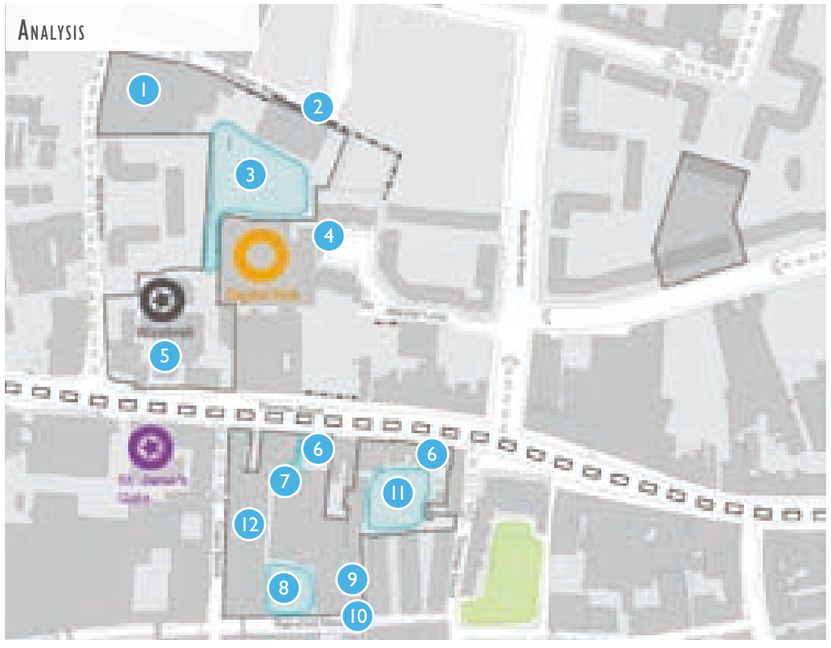
The small infill nature of the development sites within a heritage setting precludes the use of significant height other than in the form of local landmarks. The location and design guidance for these potential tall buildings is covered separately in the Liberties heights strategy.

Analysis

1. Location of historic 19th century warehouse with overt heritage value. A full conservation report should be encouraged and integration of the historic structures within any new development considered.
2. Existing high blank walls give a feel of dereliction. Lack of overlooking, area feels unsafe. Currently this area encloses the private car park of the Digital Hub, which once redeveloped can be opened up to provide enhanced permeability in the area, connecting Island Street and Quays directly with the Digital Hub.
3. Existing informal surface car park, on a sloping, terraced site is a low grade and inappropriate use in this location.
4. Marshall Lane leads into a residential cul-de-sac. This route could act as a route to the Windmill and future Digital Hub development is visible from here. A pedestrian connection could be provided to aid permeability in the area.
5. The area fronting Thomas Street and surrounding the historic Windmill has been subject to a recently granted planning application and forms the major gateway into the Digital Hub north of Thomas Street.
6. Currently derelict sites within the historic façade of Thomas Street. It is generally







expected that existing buildings of value characteristic of the area's heritage will be conserved and integrated into any new proposals.

7. A courtyard is accessible through a historic gateway of the listed existing building.

8. Existing car park accessible from Rainsford Street is currently enclosed by tall blank walls. The street is poorly overlooked, uninviting to walk along and gives a feeling of dereliction. It is directly opposite the car park entrance of the existing Digital Exchange building, which provides a much used back entrance to the facility.

9. The site boundary straddles the narrow back gardens of existing two storey terrace housing. Any proposal must respond to the low rise building and an appropriate approach to protecting their rights to light and avoiding overshadowing must be demonstrated.

10. The re-development site boundary includes a significant stretch of the historic Thomas Street frontage, which is part of the areas rich heritage giving the Liberties its unique character. The scale and grain of these valuable historic assets must be protected and any new development should respond with appropriate sensitivity.

11. Confined site with existing informal surface car park in back yards adjoining existing two storey terrace housing to the south and historic buildings forming Thomas Street frontage to the north.

12. Location of a recently permitted planning application for remodelling VAT House 7, the first phase of the Crane Street Digital Hub re-development. It provides an example of refurbishing and integrating a historic warehouse with a contemporary extension.

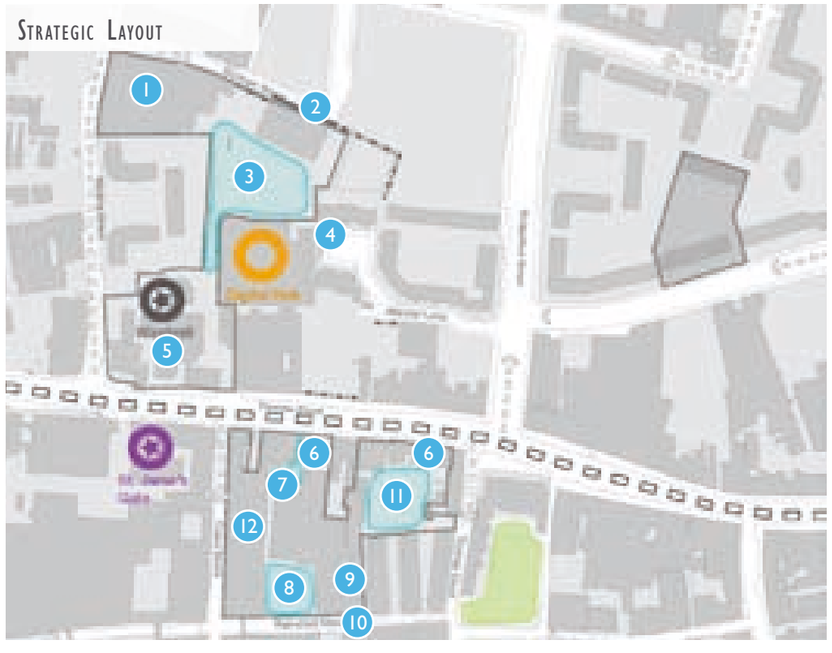
AERIAL



SIGNIFICANT REDEVELOPMENT SITES

Strategic Layout

1. Proposals to provide clear active street frontages onto Waiting Street and Bonham Street. A considered approach responding to the existing residential buildings to the north and south should be demonstrated. Measures to mitigate impacts on daylight, overshadowing and overlooking should be demonstrated.
2. Forming new connections north south connecting the Digital hub with the Bridgefoot Street Development and further north to the quays is seen as essential. The proposed connections are pedestrian routes and should be animated with active frontages as indicated in the land use diagram.
3. A well contained and overlooked open space is formed at the confluence of connecting routes.
4. A possible extension east of Marshal Lane could be integrated into the scheme.
5. The layout for the Windmill area is established by the recently granted planning permission of this site. The outline is indicated in the Figure Ground and Land Use diagrams. It forms the gateway and first of the set of courtyards in this area of the Digital Hub.
6. The currently derelicts sites within the characterful Thomas Street façade should be redeveloped in a contemporary approach, that responds to the historic scale and grain of the existing street frontages. A high level or architectural quality in articulation, composition and materials is expected. At street level these in-fills announce the location of the Digital Hub behind the veneer of historic buildings and guide pedestrians into the site.
7. A well contained and overlooked courtyard provides an intimate open space which opens up when entering the site through the narrow underpass of the existing listed building. It sits at the confluence of three lanes that provide permeability through the site. Frontages onto the courtyard should be of active nature.
8. A new lane provides access through the site. It should be well overlooked, well lit at night and have active or moderately active frontages encouraging a vibrant environment.
9. An appropriate massing approach must be demonstrated to ensure the existing residential terraces are not adversely effected by proposed development on this site. Approach to mitigating overshadowing, loss of daylight and overlooking must be demonstrated. The height diagram indicates a maximum parapet height of 4 (residential) storeys immediately west of the terrace houses. An adequate distance should be observed to minimise overlooking.
10. Proposed building edges should continue the Rainsford Street edge, which should be moderately active. Measures to draw people into the Digital Hub area should be considered, such as landscaping, lighting or widening the entrance space into the new lane.
11. The constraints of this site require a more sensitive approach to development as it is a very confined site immediately adjoined by low rise residential terraces to the south the historic fabric of the Thomas Street buildings to the north. It is not seen as an appropriate site for significantly tall buildings with large commercial footprints.
12. The remodelling of the VAT House provides the first step if significant re-development of this part of the Digital Hub, which is predominantly of commercial land use.



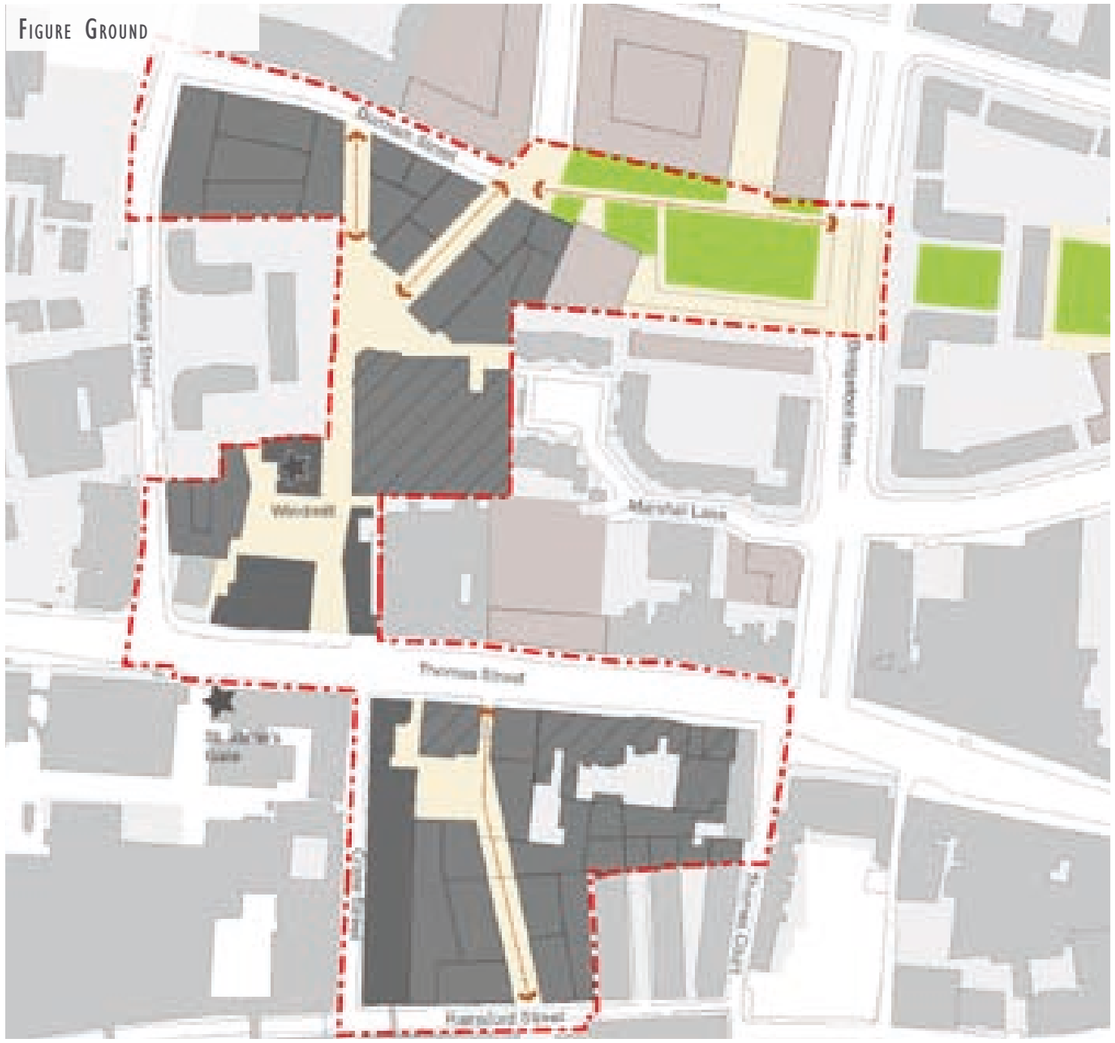
Objectives

- Provide a network or routes and open spaces across the site and integrate these with the emerging street network of the Liberties area.
- Deliver a new highly vibrant quarter with digital media and enterprise as its main driver.
- Demonstrate a sensitive response to the heritage of the area. The emerging character should be a dynamic mix of restored historic buildings and contemporary, contextual development.
- Respect the setting of the historic windmill.
- Building typologies should explore the provision of a mix of uses, such as commercial, live-work, residential, retail and recreation providing a rich 21st Century city environment.
- Signal the digital quarter with the quality of architectural treatment, appropriate height, soft and hard landscape and contemporary signage linked to digital media.
- Provide active frontages along key walking routes and facing key public spaces.
- Deliver high standard of material to the soft and hard landscaping of the publicly accessible or visible spaces. Stone pavement, semi-mature trees and discrete, but adequate lighting should be proposed.

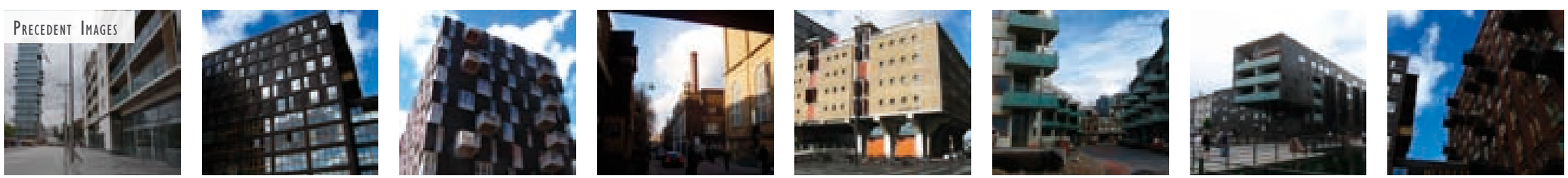
Key

- Area Boundary
- New Connections
- Green Open Space
- Pedestrian Priority
- Proposed Development
- Proposed Re-Use of Existing Building
- Sites with Planning Approval
- Proposals in adjacent Area
- Existing Buildings

Figure Ground



Precedent Images

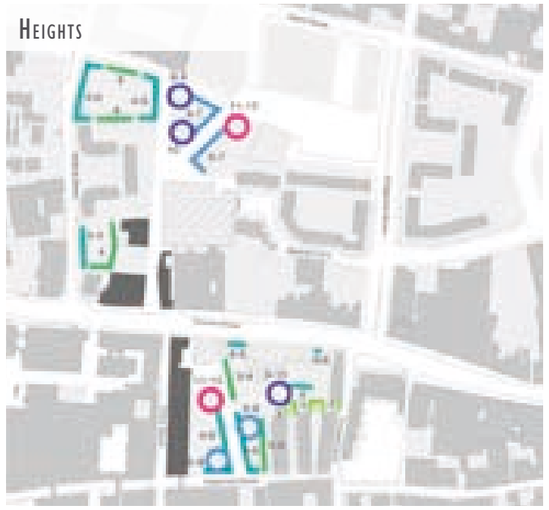


SIGNIFICANT REDEVELOPMENT SITES

3D Sketch



Heights



Key

Storeys:
(storey height: assume 4m gr. floor + 3m upper floor heights)

- 15 +
- 11 - 15
- 8 - 11
- 6 - 8
- 4 - 6
- 3 - 4
- 2 - 3

Land Use



Key

- Community
- Recreation

- Local Connection
- Pedestrian Connection
- Prospect
- Highly Active Frontage
- Moderately Active Frontage
- Key Heritage Landmarks

- Residential
- Mixed Use
- Commercial
- Green Open Space
- Sites with Planning Approval
- Existing Buildings
- Combination of Uses, e.g. Residential/ Commercial
- Re-use of Existing Building e.g. Mixed Use

SIGNIFICANT REDEVELOPMENT SITES

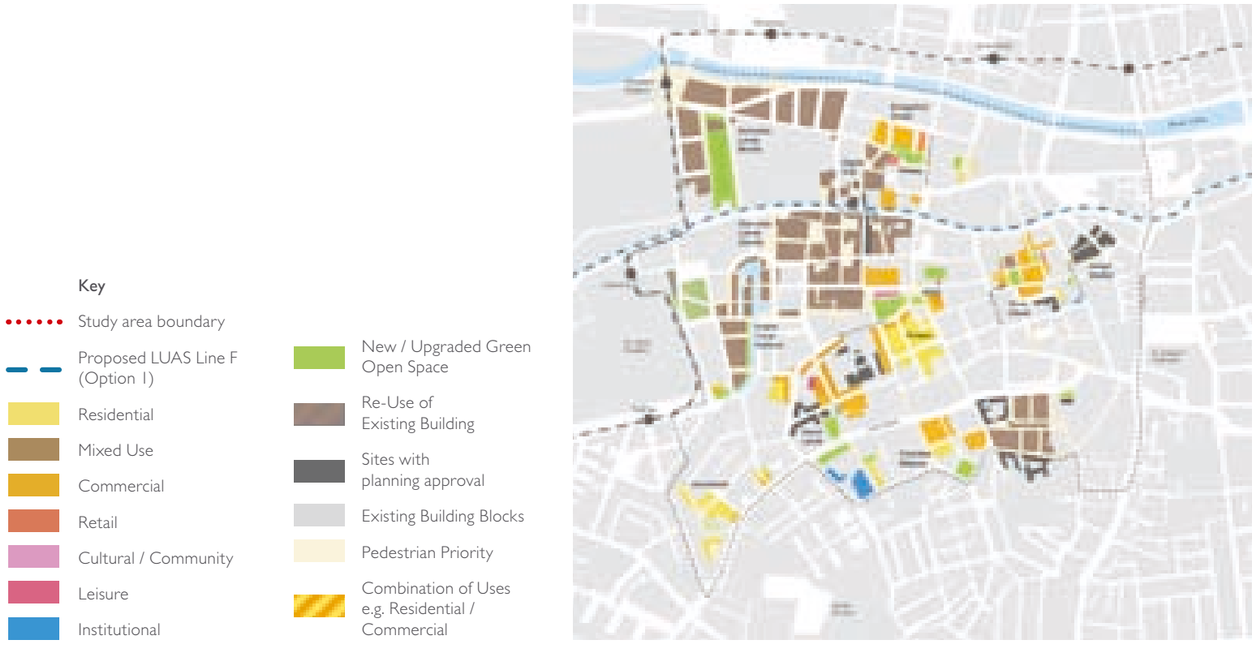
7.12 Redevelopment Sites

All the significant potential redevelopment sites within the Liberties have been assessed and analysed to produce a comprehensive and interlinked set of proposals that deal with the area as a whole.

The scale of the former industrial sites under consideration within the Liberties offers the opportunity to create new or substantially enhance existing character areas. These changes can be harnessed to support existing social and economic communities, and assist in building a vibrant and distinct identity for the area.

The Significant Redevelopment Sites uses are also directed towards the enhancement of the social infrastructure through the provision of an improvement to existing and creation of additional community and cultural lands, open space and leisure uses, positioned strategically through the Liberties to assist existing communities.





7.13 Predominant Land Uses

The varied range of manufacturing industries that have characterised the Liberties since its medieval origins as an artisan area on the edge of the city walls has rapidly diminished over the last 50 years. Modern processes of production have dictated that inner city sites and traditional building forms are unviable for the scale and logistics needed. This shift in viability has triggering a wave of secondary uses to spring up in the area, with some sites finding success with high grade and appropriate C21st digital and creative industries generating local economic activity. Many other sites of former industry though remain underutilises given the inner city context and as such represent
a latent opportunity for growth and change that can assist the regeneration of the area as a whole.

The changes in the overall land use diagram (existing and proposed) reflect the recommendations made in the redevelopment site layouts. The colours have been simplified to show one colour as predominant land use to highlight the general emerging shift in the land uses distribution and urban grain. It deals with three main concerns:

1. **Appropriate Uses** – for the area, it's surroundings and it's location in the city.
2. **Balance of Uses** – to meet the current and predicted demand of the area and in line with the city's overall policies on sustainable development
3. **Distribution of Uses** – that provide suitable critical masses of compatible development and assisting in the viability and vitality of the area

The major changes of land use are focussed around 4 key moves:

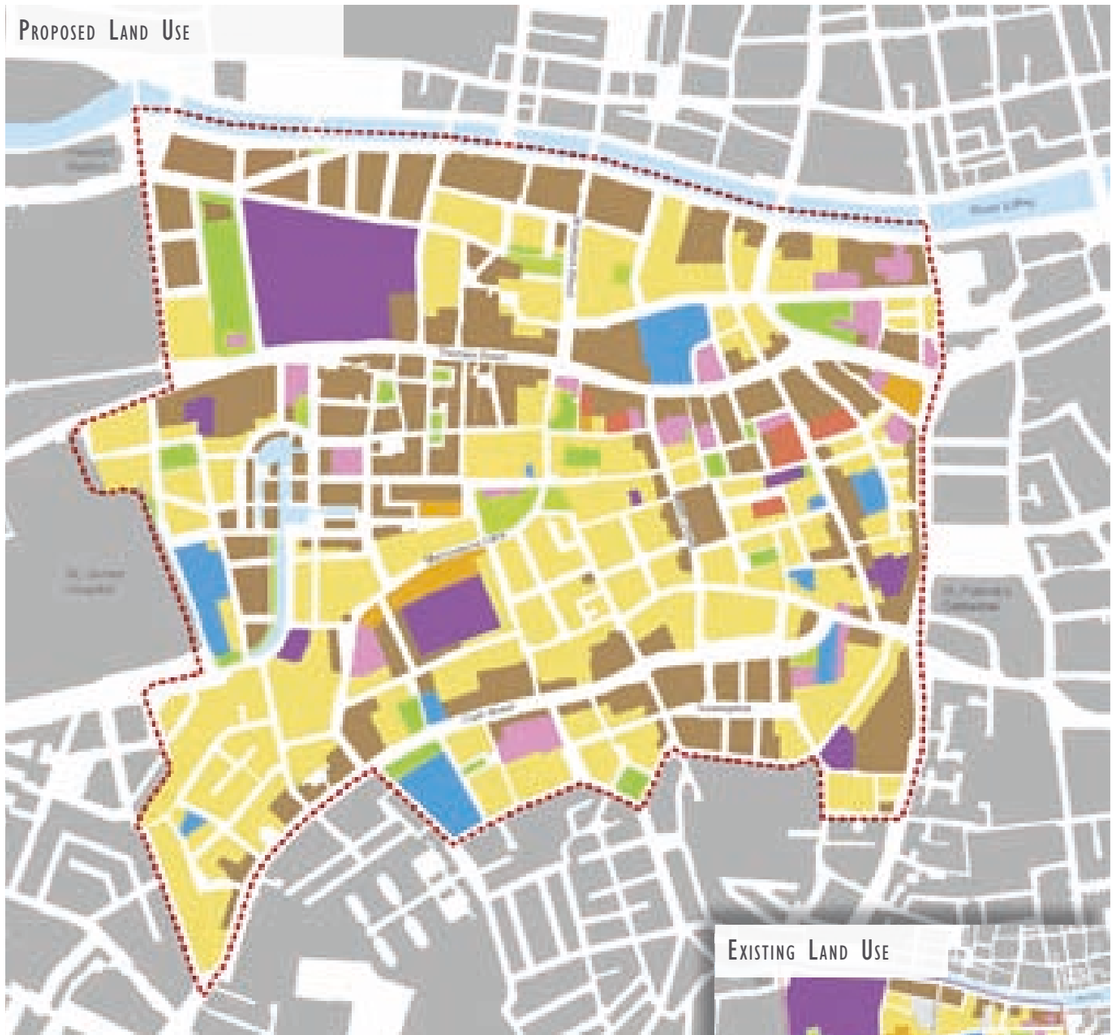
a. The extension of the traditional Thomas Street mix of uses westwards to activate the St James Gate and Harbour area frontages and hinterlands.

b. The Liffey quayside opened up by the reduced Guinness operational area will be activated by the addition of mixed use development

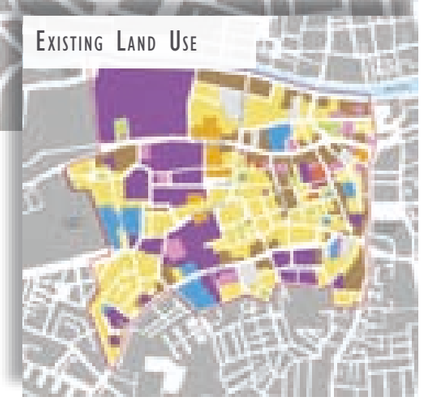
c. The activation of the large former industrial sites of the Digital Hub and Newmarket are opened up to mixed use.

d. The addition of significant new linkages through the Liberties is enhanced with additional and enhanced public open space.

Proposed Land Use



Existing Land Use



Key

- Study area boundary
- Residential
- Mixed Use
- Commercial
- Retail
- Cultural / Community
- Institutional
- Green Open Space
- Industrial / Utility
- Water

1 INTRODUCTION

2 THE VISION

3 POLICY AND PLANNING CONTEXT

4 STUDY AREA DESCRIPTION

5 CHARACTER AREAS

6 LAP DEVELOPMENT STRATEGY

7 SIGNIFICANT REDEVELOPMENT SITES

8 PHASING AND IMPLEMENTATION

A APPENDICES

Liberties Regeneration Area seen from the south

8 PHASING AND IMPLEMENTATION

8.1 Phasing and Implementation

8.1.1 Phasing & Implementation

The Liberties LAP outlines strategic objectives for the Liberties area as well as specific objectives for key redevelopment sites. Dublin City Council will take an interdepartmental approach, engaging with the Department of the Environment Heritage and Local Government, Department of Education and Science, Health Services Executive, the Office of Public Works, Waterways Ireland and other agencies to coordinate the delivery of key infrastructure in the LAP area.

This section of the LAP sets out the measures required in order to ensure the full implementation of the LAP Strategy.

These are as follows:

- Phasing
- Planning Applications
- Community Gain – Direct Provision
- Community Gain – Indirect Provision
- Land Use Zoning Recommendations
- Preservation of Architectural Heritage
- Construction Phase
- Taking in Charge
- Monitoring & Reviewing
- Transitional Arrangements

8.1.2 Phasing

The LAP does not prescribe an area wide phasing sequence as each of the key redevelopment sites can generally proceed independently. However, the proposed replacement of the City Council's flats at Vicar Street, Pimlico and Basin Street will require a phasing strategy that allows existing tenants the opportunity to move directly into new accommodation close to their existing homes if they so wish. Draft phasing proposals for replacement housing have been developed by the City Council in consultation with residents as part of the LAP proposals however additional consultation with residents is required before the replacement housing programme can be finalised.

Some sites including Digital Hub, Bridgefoot Street and Newmarket are available for redevelopment immediately. Other sites including the Guinness Lands and parts of Newmarket will only become available once existing industrial operations are relocated or reorganised. The proposal for the Interconnector below the Guinness land on Victoria Quays will also impact on the development programme as land will be required to accommodate tunnel boring rigs and associated plant.

Key

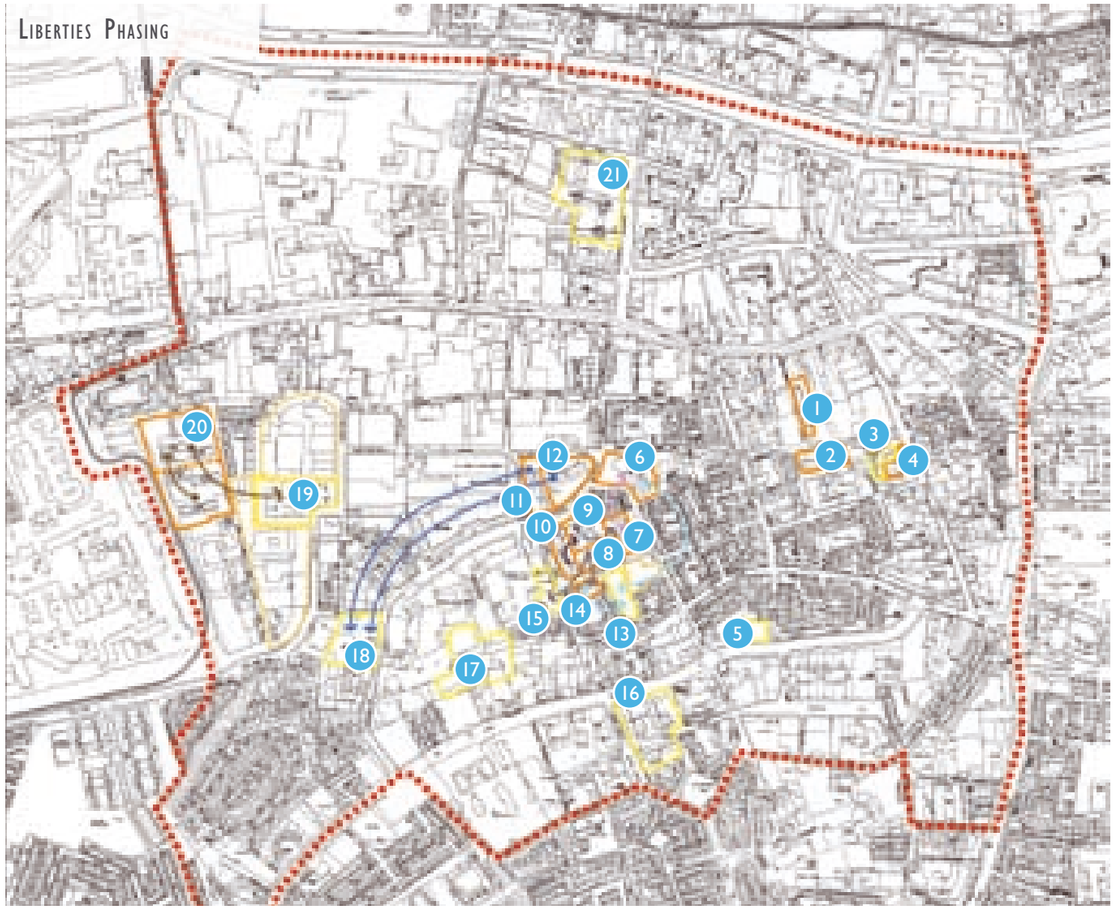
- DCC - occupied sites
- DCC - development sites
- Privately owned sites - potential land swap

Indicative Sequence:

- Phase A
- Phase B
- Phase C
- Phase D
- Phase E
- Independent Phasing

DCC Site Ownership

1. Michael Malin House, (Vicar St.= 20 Units)
2. Michael Malin House, (Swift's Alley=30 Units)
3. Garden Court, (Derelict)
4. Garden Court, (Francis Street=18 Units)
5. Cork Street/Brabazon Street, (Under Construction =30 Units)
6. Meath Place (30 Units)
7. Pimlico Terrace (30 Units)
8. Braithwaite Sth. (42 Units)
9. Braithwaite Nth. (42 Units)
10. Summer Street, (40 Units)
11. School Street (40 Units)
12. Thomas Court, (40 Units)
13. Pool Street Playground/ Green
14. Braithwaite Street OAP (9 Units)
15. Summer Street (Depot Lands)
16. Weavers' Square
17. Allingham Street
18. Marrowbone Lane (Paving Depot)
19. Bond Street/ Grand Canal Harbour
20. Basin Lane Flats
21. Bridgefoot Street



PHASING AND IMPLEMENTATION

The LAP identifies area wide improvements to the social infrastructure, public realm and parks that are intended to support a substantially increased population within the Liberties. As each key redevelopment site comes forward the Planning Authority will require a phasing schedule setting out the improvements to be delivered in relation to the amount of floorspace to be provided for each use. The Planning Authority will adopt a sequential approach rather than a time-specific approach. A 'Roll-Over' mechanism may operate between any two phases. This is to facilitate flexibility and allow for changing market conditions over time whilst ensuring the objectives of the LAP are achieved.

8.2 Planning Applications

The objectives of this LAP will be largely achieved through individual development proposals lodged in accordance with Section 34 of the Planning and Development Act 2000. Dublin City Council will consider each application on its individual merits with particular reference to the achievement of the general and site-specific objectives set out in this LAP. The delivery, operation and costs associated with the provision of new community and social infrastructure shall be the subject of detailed negotiations between the developer, the Planning Authority, statutory agencies and key stakeholders.

The physical Liberties model, which was developed during the production of the LAP should be used as a planning tool to monitor implementation and to assess the effectiveness of the LAP development proposals. All new planning applicants on key development sites and/or which exceed 1000m2 in any part of the Liberties will be required to supply a model of their application to a scale of 1:500 which can be incorporated into the existing Liberties model to demonstrate the impact of their proposed development on the area. This should be carried out using perspex for any new development proposed and wood for existing/retained structures. If granted permission, the submitted model shall become the property of the City Council to display with the overall Liberties model.

8.3 Community Gain – Direct Provision

It is a fundamental objective of this LAP to secure, for the benefit of the local community, the significant provision of new high quality community and social infrastructure as part of the redevelopment of the identified key development sites.

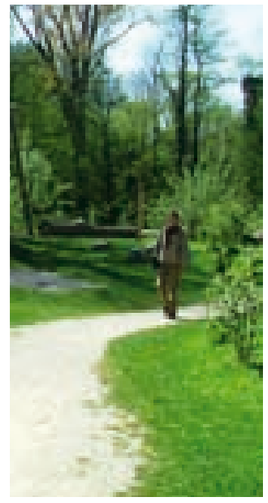
It is critically important that the LAP delivers a balanced approach to the future development of the Liberties and a 'win – win' outcome for the local community and key landowners. This can be realized by facilitating the achievement of an appropriate quantum of new development to generate an appropriate financial return which will underpin investment in, and support the viability of the key physical, community and social infrastructure needed in the Liberties.

It is considered reasonable that each of the identified key development sites shall contribute to the provision of new community and social infrastructure to serve the LAP area. Chapter 7 of this LAP sets out a series of site-specific objectives for each of the identified key development sites and includes requirements for significant community and social infrastructure provision.

Educational Facilities

The improvement of existing schools and provision of new facilities is a key element of the LAP social strategy. Detailed proposals for schools will be developed in consultation with the Department of Education and Science and with local schools. Initial discussions have identified the need to provide up to 720 new primary school places within the LAP area. Whilst some of these may be accommodated in existing schools, which are currently undersubscribed, there is likely to be a requirement for a new primary school once the Guinness lands are substantially developed. This new school should be located close to the catchment area it is intended to serve to encourage walking to school. A location close to the LUAS and Interconnector would also be a significant advantage in promoting sustainable transport for the students drawn from the wider area. A number of locations for enhancing existing schools have also been indicated within the proposals for Grand Canal Harbour.

Should it become apparent during the lifetime of this LAP that the provision of certain educational facilities would not be achievable or viable, the Planning Authority shall liaise with the relevant stakeholder with a view to achieving an alternative appropriate use for the identified sites.



Public Realm

Planning applications for all identified key redevelopment sites shall include detailed proposals for new, privately funded high quality public realm as an integral part of the overall development proposals. A public realm strategy incorporating the principles and proposals illustrated in the LAP shall be agreed in principle during the pre-application process.



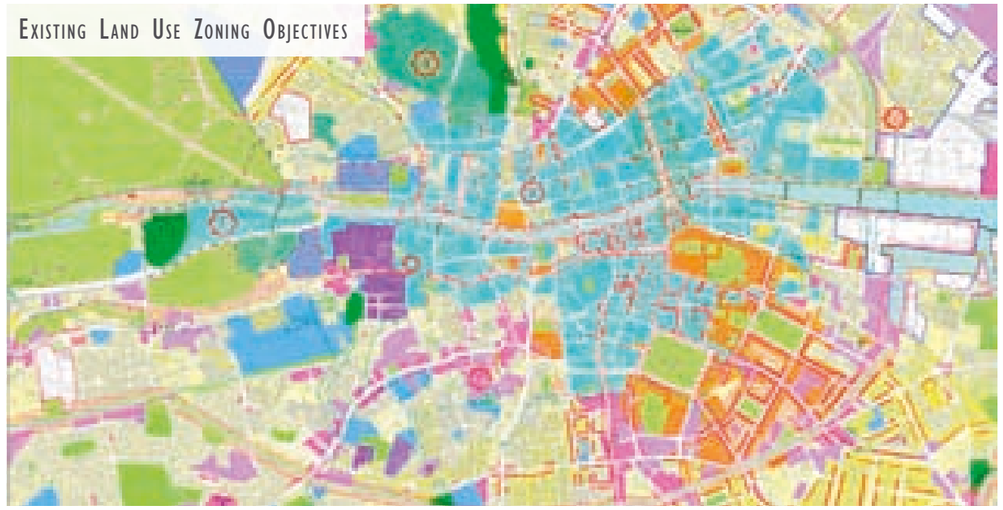
Social and Affordable Housing

All residential and mixed use development will be required to comply with the Dublin City Housing Strategy as prepared under Part V of the Planning and development Act 2000. In addition the City Council will also provide new social housing units to replace those scheduled for replacement within the LAP and may consider using Part V to assist in funding provision of new social housing on its lands in the area. Replacement of social housing units at Pimlico, Vicar St and Basin Lane forms a key part of the LAP proposals. Phasing will be designed to accommodate all existing residents who wish to remain in the area in new homes close to where they live now. As sequence of demolition and construction has been developed by consultants and discussed with residents. The proposal involves building new social housing on the existing paving depot site on Marrowbone Lane as a first development phase.

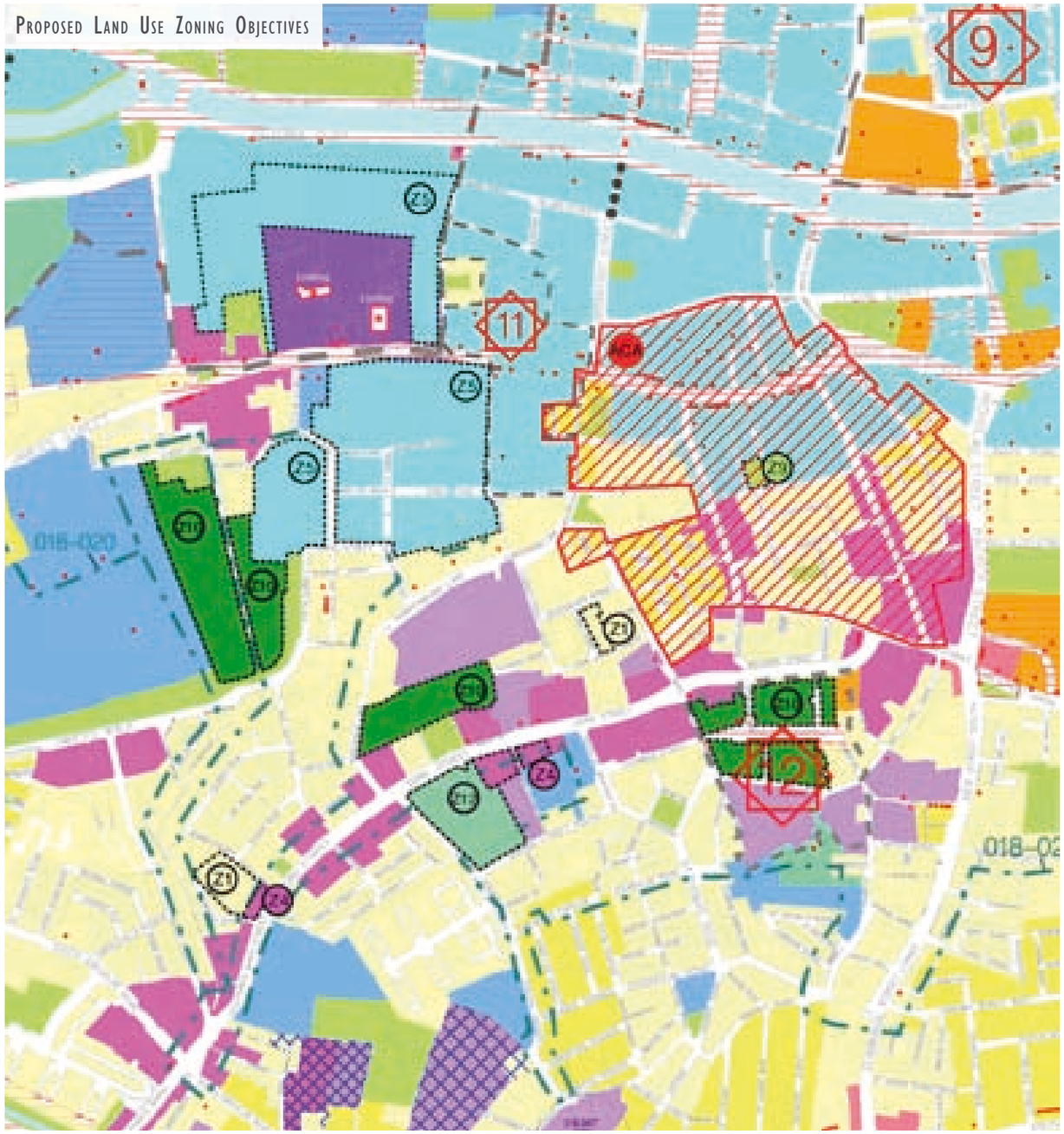
Childcare Provision

For new housing developments the provision of childcare facilities (crèche) should be provided at the recommended standard of one 20-place facility per 75 dwelling units. Childcare provision must have regard to the existing geographical distribution of childcare facilities, the incremental phasing of residential development and the emerging age profile of the new population.

Existing Land Use Zoning Objectives



Proposed Land Use Zoning Objectives



Key (taken from the Dublin City Development Plan for 2005-2011)

- Z1 — To protect, provide & improve residential amenities
- Z2 — To protect and/or improve the amenities of residential conservation areas
- Z4 — To provide for and improve mixed services facilities
- Z5 — To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design, character and identity
- Z6 — To provide for the creation and protection of enterprise and facilitate opportunities for employment creation
- Z7 — To provide for the creation and protection of industrial uses and facilitate opportunities for employment creation
- Z9 — To preserve, provide & improve amenity & open space
- Z10 — To consolidate and provide for the creation of inner suburban sites for mixed-use development of which office, retail and residential would be the predominant use
- Framework Development Areas

Redevelopment Sites	Location	Existing Zoning	Recommended Zoning
Arran Street (Square)	Arran Street Square	Z5	Z5
Newmarket	Newmarket	Z5	Z10
Guinness Lands / North	Excluding Manufacturing Site	Z1	Z5
Guinness Lands / South	Entire Site	Z1	Z5
St Jame's Harbour (Grand Canal Harbour)	Habens Hollow	Z10	Z5
St Jame's Harbour (Grand Canal Harbour)	Basin Street Flats	Z1	Z10
St Jame's Harbour (Grand Canal Harbour)	Christian Brothers School	Z10	Z10
St Jame's Harbour (Grand Canal Harbour)	Brandon Terrace	Z1	Z10
St Jame's Harbour (Grand Canal Harbour)	Mater Dei Primary Girls School	Z10	Z10
Depot Lands	Albingham Street Extension	Z5	Z10
Depot Lands	Bru Caomhain	Z10	Z10
Depot Lands	Brickfield Lane / Cork Street	Z5	Z4
Portobo	Poole Street	Z5	Z1
Maryplands	Vauxhall Avenue	Z5	Z1
Maryplands	Vauxhall Avenue / Cork Street	Z5	Z4

8.4 Community Gain – Indirect Provision

Section 48 Development Contribution scheme

Consistent with city-wide planning practice all development proposals within the Liberties LAP area will be subject to general financial levies as set out under the Dublin City Council Contribution Scheme made under Section 48 of the Planning and Development Act, 2000. Contributions will fund works to be undertaken by the City Council including roads, water and drainage schemes, open spaces, cultural / arts projects and other amenities that facilitate development. It is considered reasonable that all new development in the Liberties regeneration area shall contribute to the provision of new community and social infrastructure to serve the entire LAP area Central to the overall success of the LAP will be the delivery of the following area wide community facilities:

- Civic Centre containing a library and arts centre at Pimlico
- One or more new pedestrian bridges linking the Quays to Croppy's Acre
- Swimming Pool on Guinness (Diageo) lands.
- New public parks at Pimlico, Marshalsea / Bridgefoot Street, Vicar Street, Guinness Park(s) and refurbishment of parks/open spaces at Oscar Square, Park Terrace, St James's Graveyard and St Catherine's Park.
- Extension of the fibre optic infrastructure within the Liberties to provide connectivity between key development sites
- All weather pitch and extended gym at St. Catherine's Leisure Centre
- Community Law Centre
- Primary Care Centre at Pimlico
- New and Improved community childcare and youth facilities in accordance with the requirements of Dublin City Council's Childcare Committee.
- Contemplative Garden with new centre for CREATE on Earl Street South with provision for an archaeology dig in the future at former Thomas Abbey.

The Planning Authority will give consideration to the inclusion of the strategic social and community infrastructure provision in the general financial levies as set out in the city-wide contribution scheme, or alternatively, a specific scheme may be prepared for the Liberties LAP Area. In terms of public realm improvements, in all instances, it will be the preferred approach of the Planning Authority to require individual development proposals to contribute directly to public realm improvements in the general interface between private and public ownership. However, the Planning Authority is cognisant that significant residual areas of the LAP Area will not benefit from these direct interventions. It is considered desirable that the quality of the public realm throughout the LAP area should benefit generally from large-scale new development in the LAP Area. Accordingly,

Dublin City Council will give consideration to the inclusion of such area-wide public realm improvements in the city-wide, or alternatively, area specific Section 48 Development Contribution Scheme.

The Liberties Regeneration Office, as part of Dublin City Council, will continue to project manage the regeneration of the Liberties Area to oversee the implementation and monitoring of the LAP. Dublin City Council will continue to liaise via the existing mechanism of the Public Forums.

Section 48(2) (c) Development Contribution Levies

In all cases it will be the preferred approach of the Planning Authority to reach consensus with landowners by agreement with regard to the direct funding and provision by agreement of particular infrastructure, which would benefit a development proposal and where there are specific exceptional costs not covered by a section 48 scheme. However should this not be achievable the Planning Authority will utilise its powers under Section 48(2) (c) to recover these costs.

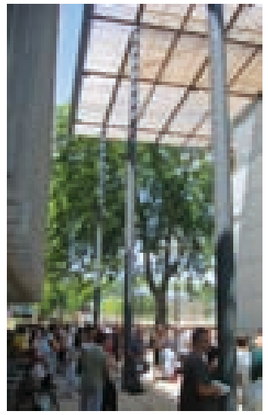
Section 48 Development Contribution Scheme for Social and Community Infrastructure Improvements

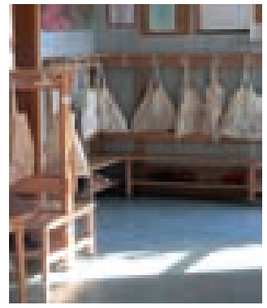
It is considered reasonable that each of the identified key development sites shall contribute to the provision of new community and social infrastructure to serve the entire LAP area. Central to the overall success of the LAP will be the delivery of the following area wide community facilities:

- Civic centre containing a library and arts centre at Pimlico
- One or more new pedestrian bridges linking the Quays to Croppy's Acre
- Swimming pool at Watling Street
- New public parks at Pimlico and Marshalsea/Bridgefoot Street
- Extension of the fibre optic infrastructure within the Liberties to provide connectivity between key development sites.
- All weather pitch and extended gym at St Catherine's Leisure Centre
- Community Law Centre
- Primary care centre at Pimlico
- Contemplative Garden with new centre for CREATE on Earl Street South with provision for an archaeology dig in the future at former Thomas Abbey.

Section 48 Development Contribution Scheme for Public Realm Improvements

Dublin City Council will give consideration to the preparation of a further Section 48 Development Contribution Scheme in order to fund public realm improvements throughout the LAP area, which would include detailed costings to form the basis of a proposed Development Contribution Scheme to be decided by elected members after a statutory consultation process. In all instances, it will be the preferred approach of the Planning Authority to require individual development proposals to contribute directly to public realm improvements in the general interface between private and public ownership in the vicinity of a proposed development.
However, the Planning Authority is cognisant that significant residual areas of the LAP area will not benefit from these direct interventions. It is considered desirable that the quality of the public realm throughout the LAP area should benefit generally from large-scale new development in the LAP area.



Section 49 Supplementary Development Contribution Scheme

Rail Interconnector
A large part of the Liberties LAP area, including all of the Key Development Sites, falls within the area covered by the Proposed Section 49 Supplementary Development Contribution Scheme for the Interconnector project.

LUAS Line F
It is Dublin City Council's policy to promote the provision of a Luas Line F from Lucan to Dublin City in accordance with current Government Policy under Transport 21. It is an objective of this LAP that this project will proceed in order to deliver important community benefits to the residents of the Liberties.

The Planning Authority is cognisant that should this project be implemented it is likely that a further Section 49 Supplementary Development Contribution Scheme will be adopted. As a result, the LAP area could be subject to two separate Supplementary Development Contribution Schemes for major new public transport infrastructure.

8.5 Land Use Zoning recommendations.

In order to enable the redevelopment of a number of key redevelopment sites for mixed- use development and institutional uses including community facilities in accordance with the LAP strategy and objectives, a number of variations to the land use zoning objectives of the Dublin City Development Plan will be required. The LAP does not include any rezoning proposals but does set out a series of land use rezoning recommendations, which will enable the LAP strategy to be implemented. It is anticipated that the rezoning of key redevelopment sites would be subject to a separate future statutory variation process in accordance with section 13 of the Planning and Development Act 2000.

The recommended land use rezoning is illustrated on the Proposed Rezoning Plan. Future development of key redevelopment sites will be required by the Planning Authority to be subject to the site specific objectives as set out in this LAP. This is to ensure that release of these lands for new development is balanced with a significant delivery of community, social and recreational infrastructure and a tangible planning gain to the local community.

The re-zoning of the Guinness Lands North and South shall be subject to confirmation by Diageo of the specific requirements of the consolidated brewery site and the preparation of a masterplan in order to protect the industrial land-use at this location in the interim period.

8.6 Preservation of Architectural Heritage

This LAP includes a Built Heritage Action Plan for the Liberties area, which outlines both the actions for the future of the historic built environment and the strategic reasoning that led to them. A key objective of the LAP is to preserve the unique heritage of the area and to encourage the re-use of historic spaces and structures.

Under the plan it will be an objective to assess the area of Thomas Street and Environs as an Architectural Conservation Area and examine the potential, in consultation with the local community, for the designation of further Architectural Conservation Areas. A reappraisal of the Record of Protected Structures for the Liberties Area will also be carried out. It is considered that these actions represent an appropriate balance between conserving the significant built heritage of the area whilst permitting the achievement of an equally appropriate quantum of new urban development.

8.7 Construction Phase

Dublin City Council recognises the negative impacts, albeit short term, that large scale construction projects can have on the local community in terms of traffic generation, dust, noise and other nuisances.

All major planning applications for large scale development will be required to be accompanied by a construction management plan to mitigate against any adverse impacts on the local community.

8.8 Taking in Charge

Dublin City Council is committed to the taking in charge of the public areas of all completed developments, including where appropriate new community, social and recreational facilities. The taking in charge of all completed developments will be in accordance with the Policy for the Taking in Charge of Housing Developments (2007) prepared by Dublin City Council.

The overall approach to the taking in charge of completed developments shall be agreed in advance with the relevant stakeholders during the individual site masterplan preparation process.

8.9 Monitoring & Reviewing

This LAP will have effect for a period of six years in accordance with the Planning and Development Act 2000. A local area plan can be amended at any stage during the lifetime of the plan and thereafter, the plan will be reviewed as appropriate to assess whether it is necessary to re-new the life of the plan in order to achieve the overall objectives."

Dublin City Council is committed to taking a proactive approach to the preparation, in consultation with key stakeholders, of individual site masterplans for the identified key development sites as required in this LAP. The Planning Authority shall undertake to regularly review the relevant individual site masterplans as appropriate to reflect any changed circumstances and altered market conditions in order to ensure the overall objectives of the LAP are achieved in full.

Dublin City Council will seek to re-commission the Well-Being Survey of Individuals, Households and Neighbourhoods in the Liberties Regeneration Area, 2008 (or a similar type study utilising the same methodology) five years subsequent to the adoption of the Liberties LAP, to assist in monitoring the effectiveness and impact of the regeneration process.

8.10 Transitional Arrangements

Once formally adopted, this LAP will apply to all planning applications lodged with the Planning Authority in the Liberties LAP area.

In the interim period prior to the formal adoption of this LAP, the Planning Authority will assess each planning application on its individual merits, having regard to Development Plan policies including the area's designation as a Prime Urban Centre. The Planning Authority will also have regard to the content of this LAP and may refuse planning permission where it is considered that a development proposal materially contravenes an objective of this LAP.

1 INTRODUCTION

2 THE VISION

3 POLICY AND PLANNING CONTEXT

4 STUDY AREA DESCRIPTION

5 CHARACTER AREAS

6 LAP DEVELOPMENT STRATEGY

7 SIGNIFICANT REDEVELOPMENT SITES

8 PHASING AND IMPLEMENTATION

A APPENDICES

APPENDIX A: BIODIVERSITY AND OPEN SPACE ACTION PLAN

APPENDIX B: SPORTS AND LEISURE ACTION PLAN

APPENDIX C: ARTS AND CULTURE ACTION PLAN

APPENDIX D: ENVIRONMENT - WASTE, ENERGY & RECYCLING

APPENDIX E: BUILT HERITAGE

APPENDIX F: COMMUNITY PLANNING

A

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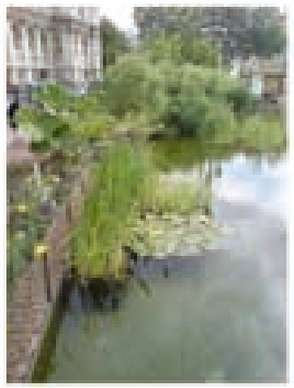
Liberties Local Area Plan | Appendix A

Biodiversity and Open Space Action Plan

Summary

September 2008

Mary Tubridy and Associates
Deirdre McDermott, DMD




Contents

Acknowledgements	2
Summary	3
1 Background	3
2 Biodiversity and Open Space Action plan	4
Vision	4
Objectives and Actions	4/5
3 Implementation	6
Conclusions	6

Acknowledgements

Particular thanks are due to the members of the Biodiversity and Open Space Focus Group who ensured that the plan was informed by local knowledge and needs.

1.0 Background

Brief

To prepare an audit of the open space and biodiversity, identifying the presence of DCC Biodiversity Action Plan priority species and to develop a strategy to deliver an enhanced network of well used and safe open space and biodiversity within the Liberties area.

Summary

The plan is the first of its kind in Ireland to integrate biodiversity and open space. This document presents a summary of the results. Fieldwork confirmed that green space provision in the area is remarkably low. There is widespread support for development. The plan proposes a strategic network of green spaces (public and private) comprising core sites and linking areas. The network will be established through the redevelopment of existing poor quality public spaces for amenity and biodiversity, the provision of new sites as development gains, adherence to new area specific biodiversity guidelines by developers, a new street tree planting program and the establishment of a local "greening"/ amenity service.

1 Background

The action plan was informed by an evaluation of existing "green space", a policy review, analysis of local opportunities and constraints and widespread consultations. In this study "green space" is defined as public and private space which supports some form of biodiversity and/or allows for amenity use. All blocks of green space including parks, derelict sites, grounds of institutions, apartment blocks and gardens were directly examined and given an overall rating based on their biodiversity and amenity value. A habitat map, street tree, bird and bat surveys provided further information on biodiversity. The policy review examined requirements and best practice in biodiversity management and open space provision including current proposals for the area. A focus group, attended by an average of nine members met eight times between February and June. Children in St Brigid's NS provided illustrations and comments on existing and preferred play spaces.

Figs 3 and 5 show the location of the 8.8ha of green space and summarise the principal results of the audit.

Principal findings:

Hard surfaces associated with private buildings and yards or public streets or play areas cover 91% of the area. This is significantly higher than the city average. Green open spaces which are accessible to the public cover only 2%.

The majority of green space is private or semi-private and is associated with derelict sites, institutions, apartment blocks or private houses i.e. gardens. Derelict sites form the largest category of green space. Traditional parks/ playgrounds accessible to the public cover 1.74 ha.

Most green spaces are of low quality for biodiversity and amenity. Play areas are not considered safe for children. Much of the public or semi-public green space is covered in a uniform type of low value grassland which provides a low level of visual amenity. Higher quality sites, many of which are derelict sites, provide feeding for a range of birds/insects and are more attractive for passive recreation. The highest quality biodiversity sites have a diversity of habitats, including small amounts of dense shrubbery. The Liffey, Bru Chaomhán, the HSE home opposite Bru Chaomhán, older gardens, mature derelict sites and a school garden off Basin Street Lower fall into this category. The Foyer astro facility and the small church yard off Meath Street are awarded three stars, on the basis of the access afforded to the public and the level of management employed. An area of exceptional biodiversity quality (four star) is associated with the derelict graveyard behind St James's Church. Ten bird species are found at this ancient green space and it provides the only site for mature native trees, ash and yew.













Liberties Regeneration Project
FIGURE 3

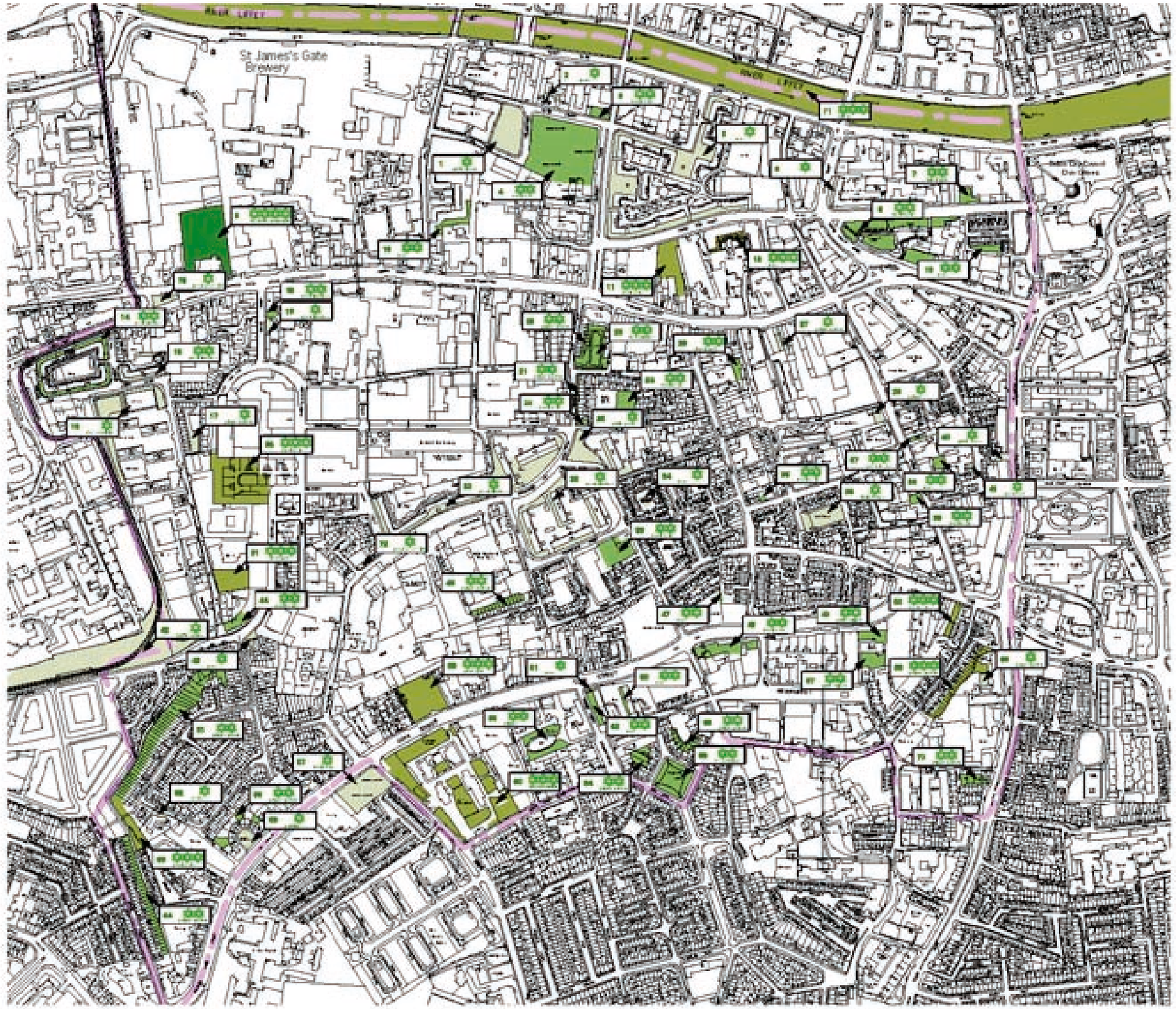
EVALUATION
of green spaces for BIODIVERSITY

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Scale 1:5000 @ A0

Key





Scale 1:5000

Urban Design Planning Conservation Architecture

Fig. 4 Habitat Map

STUDY AREA

Liberties Fossitt ID

- BC2 Horticultural land
- BC4 FLower beds and borders
- BL1 Stone walls and other stone works
- BL3 Buildings and artificial surfaces
- ED2 Spoil and bare ground
- ED3 Recolonising bare ground
- GA2 Amenity grassland
- GS1 Dry calcareous and neutral grassland
- GS2 Dry meadows and grassy verges
- MW4 Estuaries
- WD1 (Mixed) broadleaved woodland
- WD5 Scattered trees and woodland
- WL2 Treelines
- WS1 Scrub
- WS3 Ornamental/Non-Native Shrub

Fossitt ID	Percentage	Total Study Area : 142.83 Hectares
BC2	0.0302	
BC4	0.1651	
BL1	0.0045	
BL3	91.3426	
ED2	0.0448	
ED3	0.7967	
MW4	1.9588	
GA2	3.4710	
GS1	0.2810	
GS2	0.7430	
WD1	0.3888	
WD5	0.1219	
WL2	0.0066	
WS1	0.0070	
WS3	0.6380	

N

0 50 100 200 Metres

1:5,000

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Date: 15/08/08 Coordinate System: ITM 99 Author: AD File: I:\Dimension 2\Projects\Pimms Projects\Liberties\Layout_Final_v6.mxd

2 ACTION PLAN

***VISION** The Liberties will become more attractive to existing and new communities as it will contain a network of safe green spaces designed to provide for passive and active recreation as well as a diversity of wildlife. The people of the Liberties will become champions of biodiversity and will actively promote an increase in the quantity, quality and diversity of flora and fauna in their area. The area's many open spaces and parks will be managed and maintained to a high standard and will be much used by local people and visitors to the area.*

Objectives
The network will have these principal components: Fig.9 illustrates the actions required to realize the network.

O1
Provide a network of public parks some large and some small "pocket parks" that are attractive for recreation and wildlife and which are well managed and maintained.

A hierarchy of publicly accessible open spaces concentrated at locations likely to undergo considerable redevelopment. This will include large and small parks "pocket parks" in redeveloped public spaces and new sites.

Some new parks will be provided on publicly owned land and some on private lands.

Additional large public green spaces are proposed in the vicinity of Marrowbone Lane / Summer Street and within the environs of the HSE sites on Cork Street. Numerous publicly accessible "pocket" parks are required at locations shown on Fig. 9 (P2). Prescriptions are provided for all the pocket parks to maximise their biodiversity and amenity value. Actions relate to the protection of existing biodiversity values, their integration with new development through appropriate landscaping, their development as local amenities and use of porous surfaces.

Action 1
Provide three major new parks, on Diageo Lands near St James Graveyard, at Pimlico and near Bridgefoot Street.

Action 2
Provide semi-private garden / contemplative space on the site of part of St Thomas Abbey

Action 3
Seek to deliver pocket parks / amenity areas at:
- Forbes Lane in conjunction with the development of the former Roads Depot. This will also enhance the setting of the existing Foyer facility on Marrowbone Lane.
- Francis Street ESB frontage incorporating traffic calming and street tree planting.
- Victoria Quay.

O2
Upgrade and enhance existing parks.
Works specified by the plan (elaborated in the complete version), include improved spatial planning in their vicinity, changes to access arrangements, improve security and landscaping. A native woodland is specified along St James Walk/Basin St.

Action 4
Enhance existing public open spaces at Bonham St., St Catherine's/CORA park, St Audoen's, Vicar St., Park Tce, Oscar Square, the Foyer / St Catherine's and St James Walk / Basin St.
- Provide enhanced access to St Catherines Graveyard / Park to the rear of CORA.
- Seek to establish native woodland planting along St James Walk / Basin Street.
- Provide direct access to St Luke's Graveyard at rear of church from St. Brigid's NS playground.

Action 5
Seek to provide for "greening" to Newmarket open space through the provision of raised beds or/and street trees and through appropriate planning policy/development strategy.

Action 6
Provide enhanced landscaping to former Coombe Hospital entrance/ portico, including the establishment of colourful shrubbery and wildflower planting in existing flower beds, the appropriate removal of railings, etc.

Action 7
Seek to seek to re-establish vegetation near surviving mature trees and remove parking in partnership with owners/ neighbours, on Cork Street/Vauxhall Ave site.

Action 8
Deliver additional astro sport pitch behind the Foyer facility on Marrowbone Lane in conjunction with DCC Depots restructuring

O3
Integrate biodiversity and open space provision within developments through requirements for developers to include biodiversity friendly features, or publicly accessible open space in new developments, particularly when developing derelict sites which currently provide an element of biodiversity for the area.

Action 9
Require developers to submit their strategy in relation to the environment, open space and biodiversity when making planning applications for developments in the Liberties.

Fully exploit the potential of planning legislation and development contributions to provide strategic and practical support for the delivery and maintenance of biodiversity.

Provide for green roofs - DCC to provide guidelines and advice for green roofs in appropriate schemes, the use of green roofs will help in the provision of biodiversity to the area and help to link green spaces at ground level.

Action 10
Incorporate porous surfaces in car parks and yards where appropriate

Collaborate with DCC Engineering Depot to deliver 1.1ha of porous paving on their restructured Depot yard area.

Establish porous surface on Dillon Place South public open space and plant additional native trees and shrubs.

Action 11
Seek the retention of semi-natural vegetation / existing biodiversity on
- Long's Place derelict site and its incorporation within adjacent public amenity area.
- Oliver Bond Street delerict site as part of any redevelopment.
- Maryland derelict site.

2 ACTION PLAN (contd)

O4
Provide a network of linkages joining the new and improved green spaces. These links will feature street tree planting and landscaping and will provide for pedestrian and other slow transport modes such as horses and cyclists. See fig.9.

Action 12
Increase the level of street tree planting along major roads, particularly Cork Street, Thomas' Street and along the proposed Strategic Pedestrian Route from St Stephen's Green to Heuston Station.

As a first step in the implementation of this action a feasibility study should be commissioned to obtain information on all utilities (one of the principal constraints, together with parking) in these areas.

Action 13
Seek the provision of a network of horse troughs along the proposed Strategic Pedestrian Route to support the local carriage industry.

O5
Promote ownership and use of the public realm, biodiversity and open space network through a programme of education, empowerment and active participation.

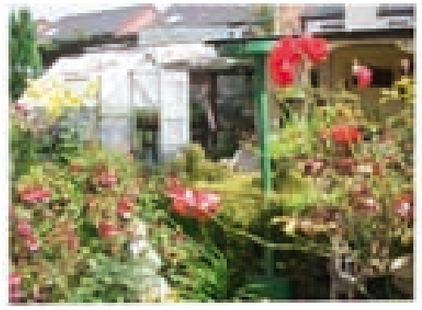
New parks will be successful if:

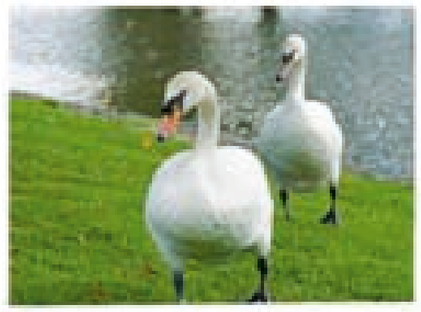
- Community consensus is forthcoming for their development and consultation with neighbours continues throughout their development, despite long gaps between design and delivery.
- Best practice in spatial planning helps to maximize overlooking, safe access for children and particular provision for pedestrians, cyclists and horse drawn carriages.
- Appropriate amenities particularly for young children and the elderly are encouraged.
- Measures are incorporated to enhance and improve biodiversity values through soft landscaping using native plants to produce species rich grasslands, shrubberies and wetlands.
- Dedicated resources are provided for on-going management so that local communities particularly children and the elderly make the maximum use of them.
- A locally based "greening" service is set up which offers advice and skills based training on gardening (for food and biodiversity), supports local schools to maximize use of public spaces for environmental education and carries out landscaping and management works in derelict sites.

Action 14
Facilitate the landscaping (by the BOSS Focus Group) of a derelict site along Mamowbone Lane Close as a pilot project demonstrating how privately owned derelict sites, with the agreement of owners, can be greened cheaply.

Action 15
Seek the establishment of a locally based 'greening service'.

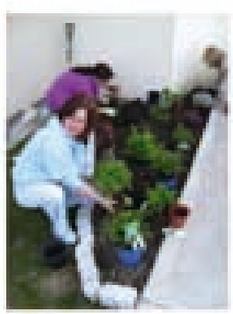


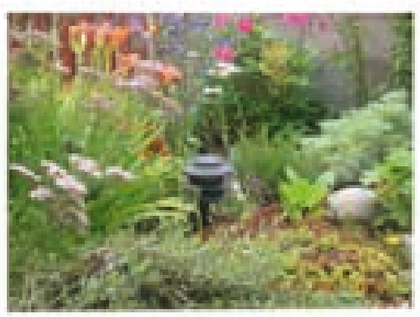














Liberties Regeneration Project
FIGURE 9

ACTION PLAN

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scale 1:5000 @ A3

Key

P1. Enhancement of Public / Open Spaces / Biodiversity areas

P2. Create Addition Open Space / Biodiversity areas / Public parks

P3. Retention and/or enhancement of Open Space / Biodiversity area as a condition of development

P4. Manage Urban Nature Reserves

P5. Link Open Spaces / Biodiversity areas through:

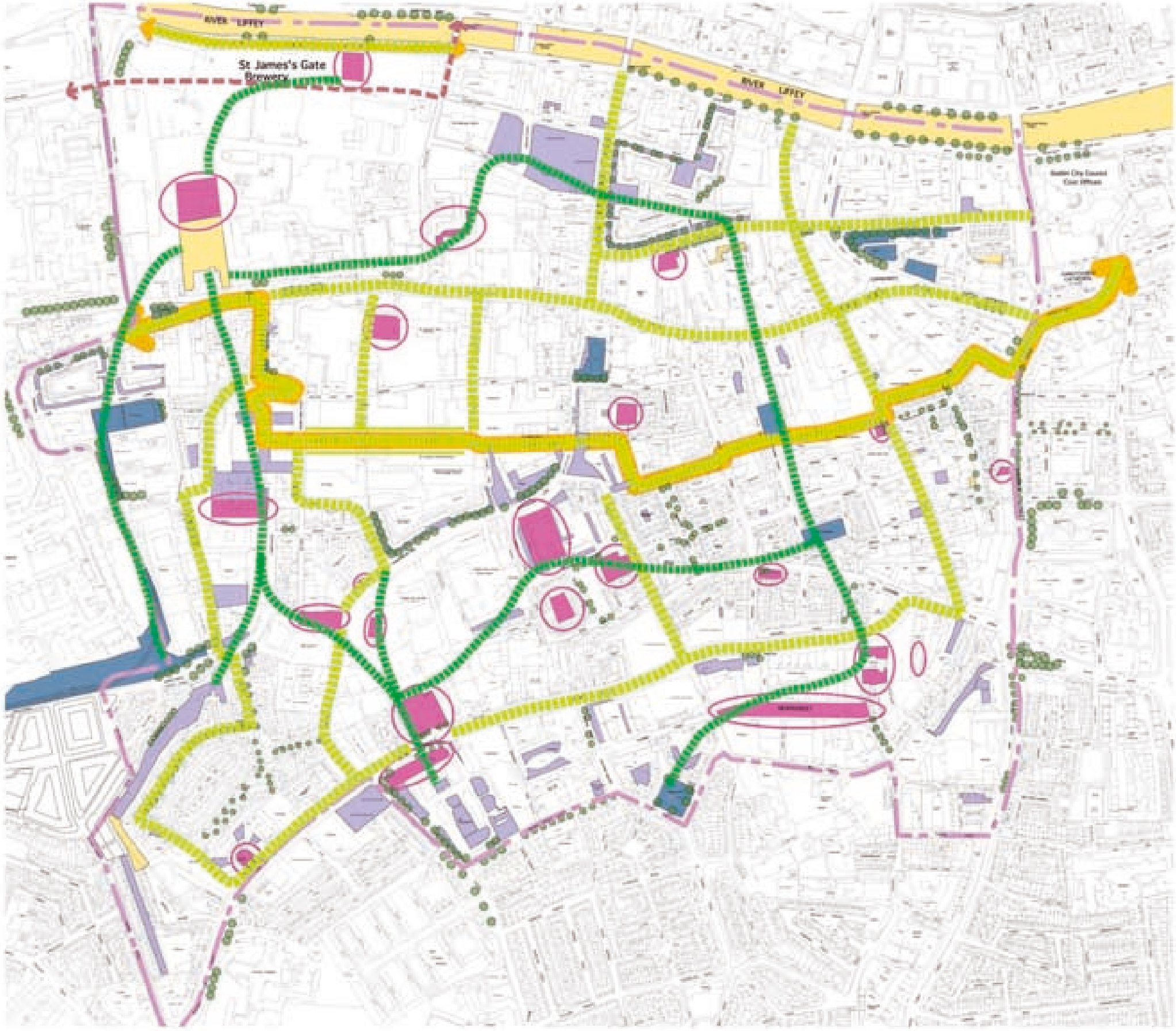
Street tree corridors

Container rows / shrubs

Green buildings / landscaping / soft surfaces

Proposed pedestrian route

Liberties Regeneration Strategy 2003



SSC 1:5000

0 50 100 150 200 250

© Urban Design Planning Conservation Architecture

3 IMPLEMENTATION & CONCLUSIONS

Implementation

Implementation requires the insertion of specific policies within the LAP related to community consultation, biodiversity and open space.

Policy statements should refer to

- The importance and rarity of green space and its current value as shown by the audit.
- The objective of creating a network based on core sites, linking features and greening of buildings and surfaces.
- The value of landscaping using native plants, creating habitats which are rare in the Liberties and using biodiversity guidelines to influence private development.
- The importance of engaging in on-going consultations to maximize the amenity and biodiversity value of the proposed network.
- The allocation of development levies to support works required to implement the action plan.
- The development of a local biodiversity advisory service

If proposals are submitted to redevelop sites within area, planning policy/ development control should state the requirement to incorporate or enhance biodiversity/amenity value as a condition of development. Developers will have to abide by biodiversity guidelines and options will be offered to meet these obligations.

These will include

1. A biodiversity method statement to incorporate or enhance biodiversity/amenity value and allow for direct or indirect public appreciation.
2. Creation of habitats which are rare in the Liberties such as tall shrubberies, wildflower meadows and wetlands using native species
3. Installation of a green roof or/and green walls (following DCC
4. guidelines, in prep.)
5. Provision of porous surfaces
6. Addition of bird nest boxes/ bat boxes, overwintering sites for invertebrates to buildings and walls
7. Provision of water butts which will encourage gardening
8. Provision of communal spaces to promote gardening/composting by the community
9. Provision of opportunities for active living

Conclusions

The strategy and action plan are based on the quantifiable measure of the low cover of green or public amenity areas, the potential for improvement throughout the Liberties, and the difficulty of providing large areas of new green space at any one location. Hence the approach adopted is to dedicate resources to a large number of small spaces, both public and private which should be managed as part of a network.

The action plan recognizes the value of all the remaining green spaces identified in the audit such as "green" gardens, the green surrounds of institutions, derelict sites and poorer quality public open spaces.

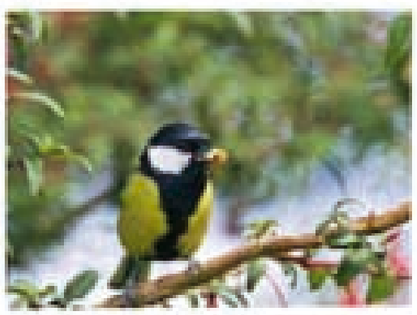
This is a draft Action Plan which recognizes the importance of raising awareness of this issue as a local development priority and supporting the community to contribute to this initiative.

porous pavement and suds system









APPENDIX A: BIODIVERSITY AND OPEN SPACE ACTION PLAN

APPENDIX B: SPORTS AND LEISURE ACTION PLAN

APPENDIX C: ARTS AND CULTURE ACTION PLAN

APPENDIX D: ENVIRONMENT - WASTE, ENERGY & RECYCLING

APPENDIX E: BUILT HERITAGE

APPENDIX F: COMMUNITY PLANNING

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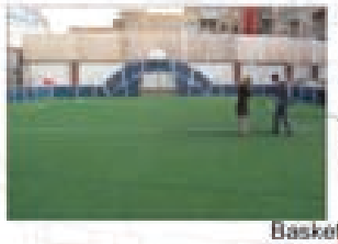
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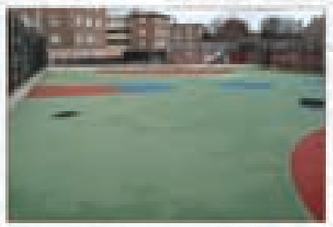


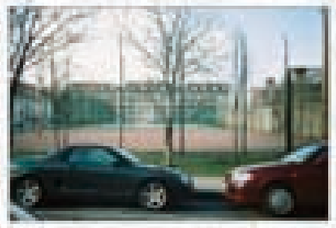














Guinness Swimming Pool
(25 metre/5 lanes)
Open to:
Guinness employees;
employees from other bodies in immediate locality;
local schools;
limited open membership (250)

Basketball
Emmet House

Bridgefoot St Temporary Sports Area
Bitmac Surface

Playground
Emmet House

Playground
Usher Street

Catholic Youth Council
Youth Club

Oliver Bond St Muga
Soccer/ basketball
Artificial grass surface

Playground
Oliver Bond

Oliver Bond Youth Group
Youth Club

St Audeons NS
Mixed primary school

St Audeons Park

Park at Civic Offices

CORE Church at St Catherines

Park at St Catherines

Iveagh Fitness Centre + Swimming Pool (14metre)
members only

Basin St Muga
Painted bitmac surface & lights and Oisin Kelly Park

Playgrounds
Basin St
3 locations

Basin St Tennis Court
Painted bitmac surface & lights

Fountain
Youth Project

St Thomas Community Centre
Youth Club

Family and Resource Centre

Francis St School

Playground
Vicar St

Liberties College

St Endas
Mixed primary school

Playground
Marrowbone Lane

Playground
Thomas Court

Pimlico Youthreach Centre
Youth Club

Vicar St Muga
Soccer + small basketball pitch
bitmac surface

Scoil na mBrathar
Primary school for boys

Liberties College

St Patricks Park & small playground

Marrowbone Lane Muga
Soccer + basketball
Bitmac Surface & Lights

Braithwaite St Playground

St Patricks
Mixed primary + secondary school

Scoil Seamus CBS
primary school &
Mater Dei
Primary school for girls/infants

St. Catherine's Sports Centre
Sports, Gym, Activity Rooms and small muga

Braithwaite St Muga
Soccer + basketball
Bitmac Surface

St Brigids (Holy Faith)
Primary school for girls/infants

Dublin Institute of Technology Swimming Pool
(18 metre/4 lane)
Open to students
public membership
local schools

Iveagh Trust
Youth Club

Park at Oscar Square
(gates locked)

Cabbage Patch Muga and Park
Soccer/bitmac surface & lights

Pleasant Street Youthreach Centre
Youth Club

Mercy Family Centre
Youth Club

Childs Play Montessori & After School

St Teresa's Gardens Playground

Former grass pitches

Donore Youth & Community Centre
Indoor Hall & Activity Rooms

Presentation Convent
Primary school for girls/infants

Presentation College
Secondary school for girls
+ tennis ground

Santa Maria
Primary school for boys

Synge St CBS
Secondary school for boys

St Teresa's Gardens Muga
Soccer & basketball
rubber surface

Scoil Treasa Naofa
Mixed primary school

NOTES

Key

- Muga
- Park
- Swimming pool
- School
- Youth centre
- Playground
- Study area boundary

Liberties
Sports, Leisure & Recreation
Action Plan

Audit of Facilities

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Preface

Scott Wilson was commissioned by Dublin City Council in 2008 to prepare a Sport, Leisure and Recreation (SLR) Action Plan as part of the Liberties Area Regeneration project.





Terms of Reference

The Terms of Reference for the SLR Plan embrace:-

- Undertaking a detailed audit and assessment of baseline SLR provision and activity in the Liberties involving a combination of desk-top research, site visits, and an individual key stakeholders consultation programme;
- Reviewing relevant policies, plans and existing proposals;
- Developing a prioritised 5 Year SLR Action Plan for the Liberties;
- Identifying and facilitating the implementation of selected action recommendations *(for targeted delivery by February 2009)*;
- Developing and facilitating a SLR Focus Group (2008-2010) with the remit of assisting in the development of proposals for the SLR Action Plan and selected action implementation as well as *"championing and representing"* this aspect of regeneration at the Liberties Regeneration Co-ordination Group;
- Participating in a broad communication process including:-
    - Liaising with the other Action Plan project teams
    - Administering and chairing regular SLR Focus Group meetings;
    - Attending the Community Forum meetings and presenting the outcomes of the SLR audit findings and Action Plan recommendations.







The Liberties Area – Sport, Leisure & Recreation Audit Summary

STRENGTHS

- Recognition by Dublin City Council (DCC) and the local community of the importance of SLR – facilities and participation programmes;
- The existing range of youth/juvenile SLR programmes delivered in the Liberties provides a good baseline of local engagement and participation opportunities;
- St Catherine's Community Sports Centre generally seen as "common ground" for local access to, and use of, a range of SLR facilities by residents from throughout the Liberties area *(particularly for promoted activity programmes);*
- The DCC Development Contribution Scheme for levying contributions from private residential and commercial developers towards facilities *(in accordance with Section 48 of the Planning & Development Act 2000)*. This includes contributions towards the provision of open spaces, recreational and community facilities and amenities as well as pedestrian/cyclist facilities infrastructure.

WEAKNESSES

- No suitable sized soccer pitches (natural grass or all-weather) located in the Liberties servicing club or development based needs. This impinges upon club sustainability eg necessitates additional travel time, cost organisation and personnel;
- No significant recreational open space area (eg public park) in the Liberties providing mix of SLR opportunities;
- Perceived access barriers to sport, leisure and recreation engagement:-
  - swimming participation;
  - "territorialism" *(although the St Catherine's Community Sports Centre appears an exception - particularly for DCC and FAI development programmes)*;
  - cost
  - availability of school facilities outside school hours for community use
  - limited SLR participation/development programmes for sections of the community – other than children and youths eg for older people, adult women;
- Varied consistency to standards and quality of existing SLR provision eg Multi-Use Games areas (MUGA's);
- Few SLR sites and locations in the Liberties have an appropriate management structure in situ;
- Lack of volunteers (adults and youths) to assist in sustaining and developing Club based activities and development programmes;
- Limited Youth Service outreach work in facilitating and developing SLR participation in the Liberties area – existing SLR development work being primarily facility based;
- Lack of provision within the Liberties regeneration area for specific activities – eg boxing and snooker.

OPPORTUNITIES

- St Catherine's Community Sports Centre:-
  - provides an existing Liberties community focus for enhanced SLR facility and programme provision;
  - has spare operating capacity (particularly weekdays 9am to 4pm)
  - has existing facility management and development officer resources;
- All-weather pitch provision located in the Liberties appropriate for soccer club based needs and enhanced DCC/FAI development programmes;
- Development of Liberties SLR programmes targeting specific market sectors eg Children & Youths (12-18 years), Active Retirement programme (Senior Citizens), Women and Ethnic Minorities;
- Negotiated local community access agreements *(on pay-as-you-go basis)* with private sector led swimming pool developments in the area;
- Continued programme of upgraded children's neighbourhood play facility provision (under 12's) within the Liberties;
- Development of walking and cycling opportunities – providing better recreational and sustainable transport links through, and around, the Liberties;
- Development of appropriate quality (and qualified) voluntary assistance in club based and other community SLR programmes;
- Provision of comprehensive and co-ordinated information on SLR provision in the Liberties;
- Annual Liberties Festival – enhanced SLR programme content;
- Maximise private sector developer contribution to the provision of SLR facilities and amenities in the Liberties.

THREATS

- "Do nothing" (or minimal) approach to future development of SLR activity in the Liberties will undermine the core objective of achieving a sustainable community;
- Growth in Liberties residential population living in high-density developments - linked to a failure to provide sufficient SLR facility and amenity provision;
- The proposed replacement of the 2 x natural grass soccer pitches (as part of the St Teresa's area regeneration project) will only service teams who most recently used the pitches prior to their closure – and will not service other soccer teams in the Liberties area;
- Failure to reduce/remove key barriers to SLR participation by sectors of the community – other than children and youths. These barriers include:-
  - cost
  - lack of facilities, difficulty of access
  - lack of programmes – specific to their needs
  - lack of information relating to activities, events and courses
  - lack of key support infrastructure eg crèche provision
- "Nuisance activities" and vandalism of SLR facilities and infrastructure in the Liberties (existing and future provision) – if no appropriate management mechanism is set in place where provision is made;
- Failure to secure the necessary stakeholder partnership commitment (including community support) *and/or* the necessary funding to implement the SLR Action plan proposals.

The Sport, Leisure & Recreation Action Plan Vision

The overall vision for the Liberties Sport, Leisure and Recreation Action Plan is:-

"To provide high quality and accessible SLR opportunities which are valued by all Liberties residents and which will help to secure a long-term sustainable community in the Liberties Regeneration project area".

The Sport, Leisure & Recreation Plan Actions

Key SLR Action Plan action recommendations are presented under the following six Action Plan Themes. Details of ***all*** the recommended Action Plan actions are included in the full SLR Action Plan document.

1. Improving the Scope & Quality of SLR Facility Provision

Action 1
Provide same all-weather surfaces for all MUGA areas (eg synthetic grass or polymeric rubber) and floodlighting to provide consistency in standards and quality of provision – whilst respecting the amenities of nearby residents and the character of each neighbourhood locality.

Action 2
Continue to upgrade and develop pocket-parks in the regenerated housing areas over the life-cycle of the Action Plan providing directly accessible neighbourhood level open space in built-up areas. This should include neighbourhood play area facilities that cater for the varying needs of different child age groups and which are within suitable (and safe) walking distance of residences.

Action 3
Provide a floodlit, 7-a-side scale, all-weather pitch principally for soccer club training, development and casual public use located within the Liberties regeneration project area boundary. The recommended location would be on the east side of the St Catherine's Community Sports Centre site. The choice of all-weather surface should allow for mixed sports use.

Action 4
Investigate local walking route links that could connect to the following existing Strategic Pedestrian Routes which are already identified in the Dublin City Council's City Development Plan (2005-2011*) "for development/consolidation"* and which traverse the Liberties area:-

- St Stephen's Green to Heuston Station;
- Heuston Station to Parnell Square;
- Sir John Rogerson's Quay to Heuston Station (along south side of the Liffey).

and

Develop safe cycle route opportunities within the Liberties – including those routes already identified in the City Development Plan (2005-2011) as forming part of Dublin's Strategic Cycle Network eg:-

- Grand Canal West/Luas Suburban Route (the section alongside the Luas alignment from Fatima to the junction with Basin Street Upper);
- Dolphin's Barn St-Cork St-Ardee St-The Combe-Dean St-Kevin St inner city cycle route;
- Marrowbone Lane-Thomas Court inner city cycle route.

Action 5
Dublin City Council to maximise the opportunities for private sector developer contribution to the provision of new or upgraded/renovated SLR facility provision in the Liberties through the Council's Development Contribution Scheme *(in accordance with Section 48 of the Planning & Development Act 2000).*

2. Maximising Social Inclusion in the Use of the Liberties SLR Facilities

Action 6
Develop a community programme of "Come and Try" events – centred at, and organised by, the St Catherine's Community Sports Centre. This could be included as part of the recommended expansion of the SLR content of the annual Liberties Festival *(see Action 8).*

Action 7
Organise an annual "inter-Centre" event hosted at the St Catherine's and Donore Centres on an alternate basis and consisting of a selected range of activities eg badminton, basketball, indoor bowling, dancing etc – with a central event ethos of fun, social enjoyment, community integration - and involving a cross-section of community age groups (young and old).

Action 8
Expand the current SLR content of the annual Liberties Festival.

Action 9
Collate all information on SLR facilities, development programmes, events, clubs and other initiatives into a single database and translate into a free public SLR directory to be distributed to all Liberties households and also made available at all sports and community facilities, youth service and other community programme offices.

3. The Development of SLR Participation Programmes

Action 10
Develop sport leisure and recreation participation programmes for specific sectors of the community involving existing public sector and community based organisations in the Liberties with a sport leisure and recreation interest in delivering their service strategic objectives. In addition to children (under 10's) and girls, potential programmes could include:-

- *Active Retirement* – eg centred at St Catherine's Community Sports Centre (weekday mornings/afternoons) and providing a range of participation opportunities such as indoor bowls, dancing, yoga, computer learning, "coffee and chat"
- *Women (18+ years)* – eg centred at St Catherine's Community Sports Centre (weekday mornings/afternoons) and providing a range of participation opportunities such as aerobics/gym, badminton, yoga, "coffee and chat" etc
- *Foreign Nationals* – Produce selected foreign language versions of proposed Directory of Liberties sport leisure and recreation facilities, development programmes, events, clubs etc and make available at all DCC and other community service organisation premises in the Liberties
- *Disability Groups* – ensure that future sport leisure and recreation programmes facilitate the integration of people with a physical or mental disability.

Action 11
Support the Dublin City Council Sports Development Officer in developing (and funding) the scope of annual outdoor adventure days and residential outings allowing young Liberties residents the opportunity to experience SLR opportunities not available within their own community environment and enhancing the potential for developing inter-personal skills, self-confidence, life experiences, responsible behaviour and respect for self and others.

Action 12
Target Liberties private sector developers for voluntary sponsorship contributions to support the delivery of new SLR participation programmes.

4. Evolve Effective Management Arrangements for the Future Development & Use of SLR Facilities in the Liberties

Action 13
Organise a one-day Seminar involving public sector and community based organisations in the Liberties with a SLR delivery remit *(or where SLR is seen as a vehicle in delivering community organisation strategic objectives)* with the aim of developing a more co-ordinated resource approach to the future community engagement in sport leisure and recreation participation *(see also Actions 16 & 18)*.

Action 14
Initiate discussions with the St Catherine's Community Sports Centre Manager, the Dublin City Council Sports Development and Sports & Recreation officers in facilitating, co-ordinating and delivering the development of SLR participation programmes in the Liberties area.

Action 15
Continue existing, and initiate additional, SLR facility/programme baseline and monitoring measures eg:-

- User profile and trends at St Catherine's Community Sports Centre
- Uptake for evolved development programmes
- Events participation
- Qualitative surveys of facility users (occasional attitude surveys)

- Ongoing facility condition benchmarking.

5. Supporting Responsible & Sustainable Use of SLR Provision in the Liberties

Action 16
Use the Seminar *(see Action 13) to commence the* development of a promotional/communications strategy to highlight the diverse personal and collective community benefits which can be gained from SLR participation eg participation enjoyment, promoting health and well-being, encouraging socially acceptable behaviour, developing inter-personal skills, creating improved self-esteem and sense of community through local club membership and representation in competition.

Action 17
Capitalise upon existing youth and other community programmes eg the Crib Youth Cafe at St Catherine's Community Sports Centre, the various Community Development Projects, SICCDA, Liberties Youth Services organisations, Family Centres, the CORE Church etc as vehicles in co-ordinating and delivering the promotional/communications strategy *(see Action 16)*.

6. Involving the Liberties Community in the SLR Action Plan Delivery

Action 18
Use the Seminar *(see Action 13)* to initiate the development of a strategy geared towards attracting and facilitating enhanced, quality, community voluntary involvement in the future delivery of SLR activity in the Liberties - eg coaching, club management and development, mentoring, providing support assistance to the Dublin City Council Sports Development and Sport & Recreation Officers in programmes delivery (in and beyond the Liberties), and fundraising.

Action 19
Develop a Liberties SLR Forum comprising a representative partnership of key stakeholder volunteer interests eg the resident community (adults, youths and local club/group officials), DCC officer and elected member, An Garda Síochána, and "umbrella" community organisation (eg SWICN) - to lobby, advise etc in the ongoing development of SLR provision, access and needs in the Liberties - for the 5 Year Action Plan duration.

APPENDIX A: BIODIVERSITY AND OPEN SPACE ACTION PLAN

APPENDIX B: SPORTS AND LEISURE ACTION PLAN

APPENDIX C: ARTS AND CULTURE ACTION PLAN

APPENDIX D: ENVIRONMENT - WASTE, ENERGY & RECYCLING

APPENDIX E: BUILT HERITAGE

APPENDIX F: COMMUNITY PLANNING

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Summary Arts and Culture

'Culture provides insight and has so many impacts; it is the prism through which urban development should be seen.'

Charles Landry (*The Creative City)*

The Liberties is home to a combination of established arts and cultural organisations, institutions and venues, such as CREATE, NCAD, The Digital Hub; galleries such as Mother's Tankstation, MonsterTruck, The Cross Gallery, Zozimous Gallery, Bad Art Gallery and La Catedral Studios; the Liberties Festival; performing arts spaces such as the Tivoli Theatre, Vicar Street and other small-scale local spaces for activities, hobbies - the production, making and participation in the arts.

This combination of established arts and cultural organisations, institutions and venues which co-exist with the more temporary and vulnerable spaces leased by artists and community groups gives the place a unique energy. Artists, community groups, students alongside small-scale creative practices such as antique shops, galleries and creative industries contribute greatly to the mix of vitalities here. They offer scope for new initiatives and further developments of inter-agency networks from creative communication strategies, community programmes and progressive public art projects that can support ground up initiatives of artistic ambition and engagement.

The presence of the Digital Hub and DIAGIO (who, like CREATE and NCAD) have already established programmes within the community, present possibilities for an emphasis on new media, technology and art. New Market and the Iveagh Market continues a tradition of trading and food, making connection to specific and wider cultural communities and artistic programmes.

A critical challenge for the arts and cultural action plan is to support, strengthen and deliver what is often vulnerable and easily lost within regeneration frameworks. A further challenge is to build on the significant and wide-reaching potentials that the arts and cultural sector can (and do)bring to this place. An audit of arts spaces and arts and cultural organisations demonstrate that commitment to the place is clearly evident. However, vulnerable leasing arrangements of many small galleries located here makes their continued presence insecure.
Concerns highlight the importance of spaces for the arts, especially those 'lost or under threat or the demise of voluntary or church community resources. Over the last years venues, especially in performing arts and music have been lost to the City – Mother Red Caps (the Liberties), SFX, Toners and Rupert Guinness (Liberties) have all closed.

There is a steady demand for smaller scale spaces for creative industries, artists' studios and production and postproduction studios. There is a demand for good quality community spaces for multi-purpose usage, performance, rehearsal, hobbies and activities from singing, knitting, craftmaking and dancing.

The new Library and Park, also offers scope for the inclusion of quality exhibition spaces for the community. Existing venues such as St Nicholas of Myra offer scope for serious upgrades. Presently, there is no student accommodation here, with NCAD students commuting and living elsewhere.
Other organisations and agencies such as Theatre Forum, Visual Arts Ireland and Independent Music Company, not currently based here, seek designated spaces and venues in the city. The Liberties with its artistic and cultural edge, offers prospects within the city, for such (re)locations and for considered new policies such as 'living over shops' for artists. Investment in arts and culture brings other benefits, like a 'domino effect', nightlife, animated public space and personality. (see map).

Summary Actions

A. Increase and improve physical space for the arts – professional, community and voluntary sector

To assist Digital Hub with the development of a high quality dark exhibition space for Digital Cinema and art installations, small conferences and product launches at Windmill site owned by the Digital Hub.

To input into the inclusion of a community exhibition space and arts spaces as part of the new library and park at Pimlico.

To explore links between VAI, Dublin City Council, NCAD and Digital Hub or other arts groups for the development of top quality studio spaces also with production and post production facilities for video, film, music, sound at Watkins' Factory and adjacent ground floor shop units. The integration of NCAD into the area would be supported by increased students' presence with student accommodation.

To explore feasibility of Rupert Guinness Theatre/ or a space at Diagio for the adaptation or new build of a top quality performing arts space.

To advocate for the inclusion of *Living over the Shop* schemes for artists with Dublin City Council.

To advocate for ground floor units in new developments to be used for small-scale galleries, studios, workspaces for creative industries, small shops in design, fashion, craft, music at lower rents and low management and services charges.

To explore the possibility of a good quality community arts space either through upgrade of existing or as new space.

To provide CREATE with support – lands and some finance – to enable them to build over and above proposed development and facilitate artist-residential accommodation and garden space.

To establish a Post Box system between Dublin City's area arts officer and area planner on the demands and needs for arts spaces in this part of the city which can avail of any possible/feasible developments.

B. Deliver an engaged model of public art investment relevant to the Liberties.

To work with area arts officer (Sheena Barrett) and Dublin City Arts Office on the development of a strategic approach to Public Art for the Liberties that supports an inverted model of ground up and ground breaking initiatives.

To put in place a system of checklisting to maximise application for Percent for Art and negotiate with planners.

To work collaboratively with Biodiversity Consultancy and NCAD on a proposal for a significant art work for ESB – exploring collaboration between a gardener (Vertical Garden) and an artist. Taking light, electricity, digital technology as material/conceptual source

To assist 2010 Dublin with exhibition spaces and contribute towards a curated project budget and with other supports that would be of assistance – permissions, offices space, etc.

C Neighbourliness: Communications, Networks and Exchanges

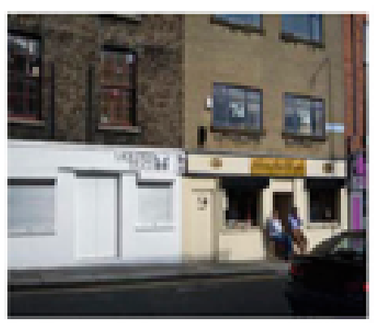
To establish with key organisations and individuals a strategy for creative networks and exchanges that can include: Monster Meetings, generate ideas and advocate for solutions; Websites, art maps, printed matter, information and guides.

Establish a Bursary Award for Training in Leadership and Ideas through go see awards, specific training courses, or mentoring system.

D Dublin City Council Development Levies/ Planning Gain

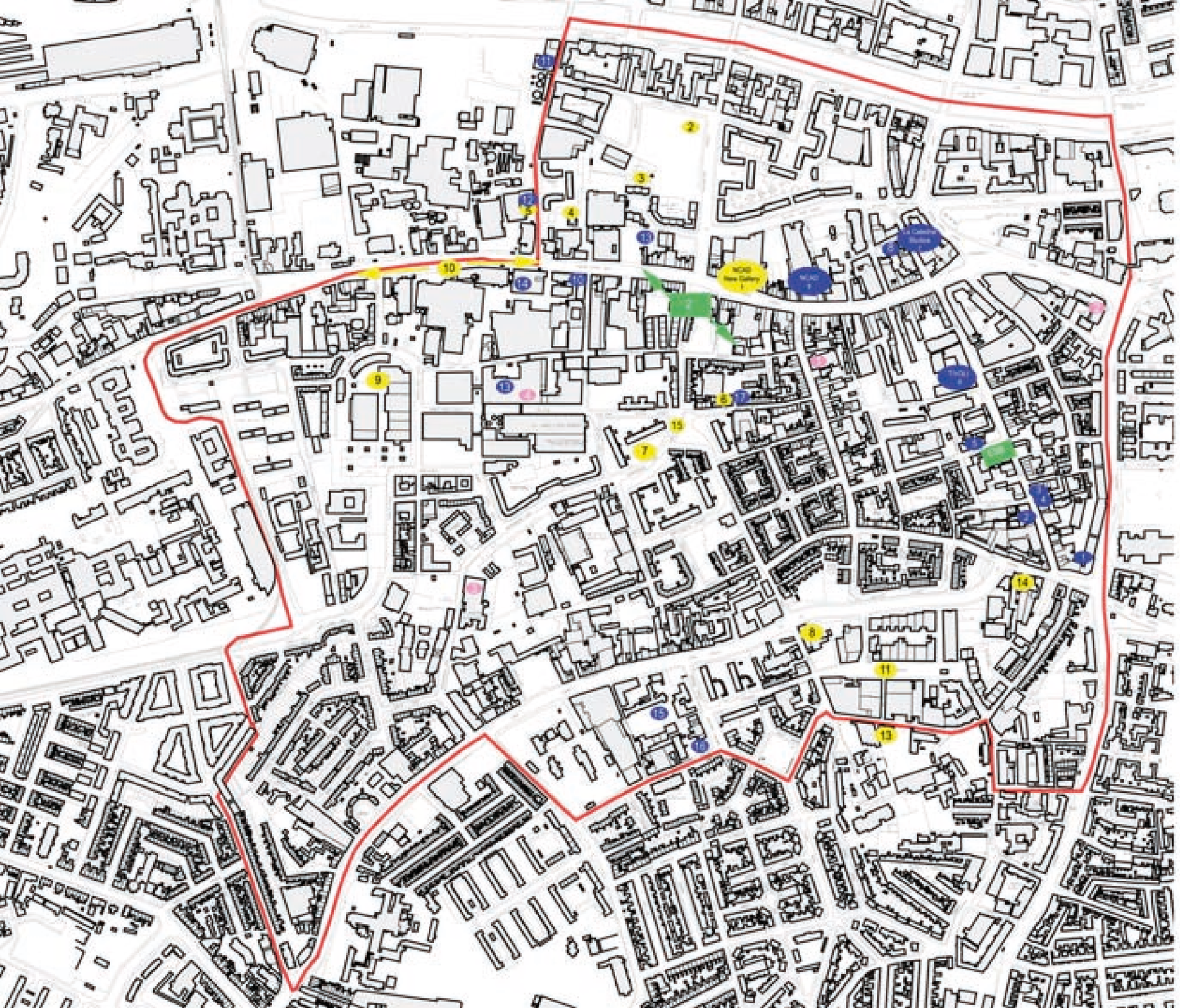
To create a system for Dublin Arts Office to ensure on-going inclusion of arts and cultural items within this scheme







Sarah Searson & Cliodhna Shaffrey, June 2008



Key:

Existing Spaces/ Venues/ Organisations

1. MonsterTruck Gallery
2. Bad Art Gallery
3. The Cross Gallery
4. Zozimos Gallery
5. St. Nicholas of Myra
6. Tivoli Theatre
7. La Catedral Studios
8. Grad Cam
9. NCAD
10. Vicar Street
11. Mother's Tankstation
12. Rupert Guinness Theatre
13. Digital Hub
13. Digital Hub Digital Exchange
14. Digital Hub Warehouse
15. Sophia Housing Projects
16. CAST Broze Foundary
17. CREATE

Proposed New Spaces/ Potentials

1. NCAD Gallery (on site)
2. Bridgeford St. / Community Space
3. Student Accomodation (Diagio/ NCAD)
4. Windmill/ Digital Cinema + Art
5. Rupert Guinness / Theatre House / Music
6. CREATE/ Upgrade and Extension
7. Library/ Community Exhibition Space Arts Library
8. Watkins Buildings/ Studios and media production facilities
9. Grand Canal Basin/ Cultural Initiatives
10. Area Scheme- Live over shop
11. New Market Square/ Small units for fashion, design, craft, music
12. St. Nicholas of Myra Upgrade for Community Culture
13. 10 Mill Street, Arts Admin. (eg. Poetry Ireland or VAI and AAI)
14. St. Bridget's Convent/ Artist's Studio
15. New Park Pimlico

Public Art/ 2010

1. ESB Proposed Public Art
2. 2010 Dublin Visual Arts Event

Culture and Arts Activities

1. Liberties Festival
2. Dance School/ M. Kennedy
3. Arts and Sports
4. Liberties Radio

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How the Environmental Action Plan was produced

Patel Tonra Ltd., Environmental Solutions (www.pateltonra.com) was commissioned by Dublin City Council to develop an Action Plan for the theme *Waste, Recycling & Energy*.

The Action Plan was produced in consultation with people who live and work in the Liberties area. Proposals and plans were developed in line with a series of Public Meetings and Focus Group Meetings. Views were initially sought on the perceived environmental issues in the Liberties area. Patel Tonra Ltd. thereafter considered potential initiatives and projects to address these issues.

Consensus was sought from the Environment Focus Group on the projects which were deemed to be:

- of most valuable to the community,
- important from an environmental viewpoint, and
- feasible from an operational and management perspective.

Patel Tonra Ltd. undertook extensive consultation with a range of individuals and groups within the Liberties Area, and consulted others involved in environmental management and service provision within the Liberties. The objective of this consultation exercise was to ensure ownership and the commitment of those who may be involved in participation and delivery of proposed environmental projects and services.

The consultees included a range of Dublin City Council departments, including Housing, Waste Management Services and Planning, local business interests, energy action groups and sustainability organisations. A full list of consultees is provided in Appendix 1.



The Liberties' Vision for a better Environment

Our vision for the Liberties is to redevelop the area into a clean, green and healthy environment for residents and visitors to enjoy. We want to set an example of leadership in sustainability and good environmental practice, in terms of energy, waste management and recycling. Managing and improving the environment in the Liberties will result in improved quality of life for residents and act as a catalyst for innovation, job creation and tourism activities.

Why develop an Environmental Action Plan?

With Ireland's recent economic boom and rise in population, particularly in city and urban centres, environmental issues have come to the fore. We are faced with environmental risks from increased traffic flows and the need for increased water supplies, sewerage, energy and waste disposal facilities and services.

Environmental issues range from local, regional or global environmental issues. 'Climate change' is a term with which we have all become familiar and it is recognised as the most serious and threatening global environmental problem. While natural variation in climate over time is normal, humans are contributing to climate change through the emission of substantial amounts of greenhouse gases. To run cars and provide heat for our homes, business and industries, fossil fuels such as petrol, diesel, oil, coal, peat and gas are burned. This leads to emissions of carbon dioxide (CO_2 – the main greenhouse gas) being released into the atmosphere.[1]

Coupled with this development, maintenance and management of buildings, including housing can have a negative environmental impact. Resources used to build, refurbish and maintain buildings impact on the local and global environment, but the greatest impact is derived from living in the buildings, which results in significant carbon emissions.

There are many localised environmental issues facing the residents of and visitors to the Liberties. Large-scale construction, demolition and refurbishment projects bring environmental issues in the form of noise, dust, traffic, waste generation and litter. The planning and design stage of new buildings and redevelopment projects provide an ideal opportunity to consider environmental design features, e.g. energy efficiency, insulation, waste storage areas. How easy is it for residents and businesses in the Liberties area to recycle; and what are the options for disposing of bulky wastes, like mattresses or old washing machines? They often end up discarded at the side of the road or on derelict sites or disused open spaces. There are other environmental issues like litter and street cleaning – have you noticed all those extra cigarette butts on the street since the smoking ban; and what about dog litter on green spaces near your home – is it safe for children to play here?

Sustainable development is about striking the right balance between the economy, social issues and the environment, so that we are able to enjoy economic prosperity, social progress and a high quality environment (natural and built) - both now and in the future. It's about getting these three elements working together for a better overall quality of life, instead of gains in one area being offset by losses in another.[2]

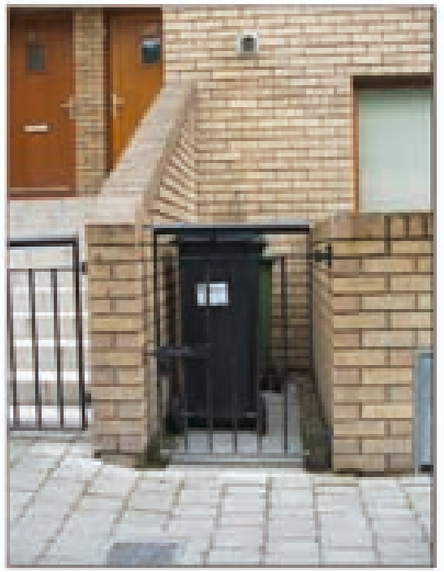
This Environmental Action Plan is a step towards creating a more sustainable Liberties Area, which examines environmental issues relating to waste, recycling and energy. In line with its regeneration programme, the Liberties Area is uniquely placed to become a leader in environmental and sustainable issues.

What do we mean by 'Policy Context' and why is it important?

There are a range of local, national and international drivers which affect environmental policy and decision-making. It is crucial that we 'tap into' these policies in terms of environmental strategies for the Liberties, to ensure that we are in broad compliance with their sustainability objectives. As an absolute minimum we must comply with all relevant legislation in force in the jurisdiction.

In terms of this review, we have also been mindful for forthcoming legislation, which will be enacted within the next number of years. An example would be in the area of energy management and energy efficiency. It would be our objective to ensure that the Liberties is 'leading the way' in terms of energy efficiency, and meeting some of the statutory obligations ahead of schedule in terms of planned energy efficiency measures. We consider that all new build projects, for example, should be designed to the highest environmental standards, so that they are 'future-proofed' for many years to come.

In this context, we have examined a range of appropriate policy, legislation and guidance applicable to the Liberties Regeneration project. The assessment has been carried out to identify best practice, including existing and planned legislation, which can be implemented on a practical level during the regeneration period.





Waste storage areas in the Liberties: (a) townhouse and (b) on-street bins for collection at multi-occupancy dwelling

[1] Department of Environment, Heritage and Local Government

[2] Department of Environment, Heritage and Local Government. *Making Ireland's Development Sustainable*

Ref.	Action	Details	Implementation Timeframe
ENVT-1	Designing Buildings and Homes for the Environment Environmental issues must be considered at the **Planning and Design** stage of all developments proposed in the Liberties area and buildings must comply with high standards of sustainability as prescribed in legislation and best practice guidance.	Sustainability features to be included in new developments will include designing in the following measures, as appropriate, e.g.: • Energy efficiency measures; Renewable energy sources; Energy efficient space and water heating systems • Provision for waste and recycling facilities (including space within apartments) • Materials selection and sourcing	Estimated 2009-2010
ENVT-2	Construction & Demolition Management Plans during the Building Phase Require developers/building companies to submit a **Construction & Demolition Waste Management Plan** as part of planning applications and commencement notices	The requirements for Construction & Demolition Waste Management Plans are defined by the Department of Environment, Heritage and Local Government and the National Construction & Demolition Waste Council in the policy document *Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (July 2006)*. The plan will define issues such as volumes of waste, contractors, recycling, neighbour issues, a nominated person on site to deal with waste management issues.	2008 onwards
ENVT-3	Develop a 'Considerate Builders' Charter Develop a code of practice or charter to ensure that all builders/developers operating in the Liberties **act in a responsible manner** and with consideration for neighbours.	The 'Considerate Builders Charter' will be developed with the objective of obtaining the firm commitment of builders, contractors and developers to minimise and control issues which may affect neighbour residents or properties. The Charter should address the following issues (non-exhaustive list): Noise and vibration, Dust, Traffic management, Responsible contact person on site, Safety and security, Litter management, Clean and tidy site, Hoardings, Maintenance of pedestrian routes at/outside the development site.	Draft Charter before end of 2008; Fully roll out the Charter in 2009
ENVT-4	Making Recycling and Waste Management Easy Define an appropriate **waste collection and recycling service plan** for the Liberties area to ensure that all householders, businesses premises and other properties are offered suitable waste services.	Definition of waste and recycling services to include: • Defining service frequency – what are the frequencies of collection service – weekly, fortnightly or monthly? • Ensuring that a full range of services are offered to all residents; Planning for 'brown bin' collections; Bulky waste collection service for individuals who have difficulty transporting bulky waste • Expanding the range of kerbside recyclables'; Education & information; Access to recycling banks	2008 and ongoing
ENVT-5	Keeping The Liberties Clean and Tidy Adopt anti-litter approaches and implement appropriate levels of street cleansing services **to address local litter issues**, and provide the local resources to react to litter problems as they arise in the Liberties.	Managing litter will involve the implementation of a number of different types of approaches, for example: • Regular and frequent street cleaning; Street washing of main thoroughfares and laneways, toilets, dog litter, vomit, grease; Clean-up relating to street /casual trading; Sweeping between parked cars • Increased presence of Litter Wardens on patrol; Tackling illegal dumping; Anti-litter/dumping signage • Responsibility for removing cigarette butts, especially outside pubs/clubs; Addressing litter associated with fast food outlets	2008 and ongoing
ENVT-6	Sustainable Public Library Design and build of a **sustainable public building** in the Liberties that will act as a flagship demonstration project of best practice in sustainable design.	The sustainable building or 'eco-building' is one that uses and is heated with renewable energy, maximises energy efficiency and is 'carbon neutral' or minimised carbon footprint. It will act as a flagship building for the Liberties and demonstrate to users and visitors its sustainable features.	Medium-term; 2009-2010
ENVT-7	Sustainable Demonstration Home Design and build a **'show' home to demonstrate various sustainable principles** and concepts to local residents and the community.	Refurbishment of one-off housing to include sustainable features to act as a demonstration home for interested parties. • Energy efficiency; Solar panels – water heating/lighting; Solar lighting; Insulation and draught-proofing • Waste segregation and storage areas; Water conservation and water harvesting	Medium-term; 2009-2010
ENVT-8	A New Recycling Centre for Residents of the Liberties Establish a new **Recycling Centre in the Liberties** to allow members of the public to conveniently deposit a range of waste materials/recyclables, which are generally outside the scope of 'kerbside' collection schemes. Certain bulky waste items will also be collected at this facility.	Recycling centres accept everything from glass, cans, paper, plastics, and textiles to fridges, mobile phones, batteries, other waste electrical items and household hazardous materials. Bulky items could include furniture and fixtures, large metal items, white goods, etc. Recycling centres are usually staffed to ensure the safe control and management of the site at all times. Opening hours should be flexible to suit the requirements of users in the community. Generally there is a disposal charge for some bulky items.	Medium term; Estimated 2009-2010
ENVT-9	Underground Recycling Banks The installation of a modern **underground recycling bank system** in the plaza of the new proposed library.	Trial of an underground banking system for mixed dry recyclables/3-colour glass/drinks cans. Underground banking systems mean that small waist-high posting units are the only visible part of the bank, with the main collection container located directly underneath. The discreet design allows for a neater visible finish on the surface and they are protected from vandalism. Using standard waste disposal vehicles the emptying process is fast and safe.	Medium-term, 2009-2010
ENVT-10	How Energy-efficient is Your Home? Undertake **energy surveys** in existing homes and buildings (phase I) and complete recommended corrective actions for **improved energy efficiency** (phase II).	It is proposed that residents of the Liberties are offered the opportunity of having an energy audit conducted on their home at a subsidised rate. The audit shall identify and cost recommended corrective actions to improve energy ratings. The scheme can also be extended to include business/commercial properties. If Government or other grants are available, every effort will be made to avail of these for the Liberties Regeneration project.	Phase I: 2009 Phase II: 2010
ENVT-11	Supporting Socio-economy Environmental Projects in the Liberties Support and develop existing and new **socio-economy projects involved in environmental initiatives** in the Liberties in order to foster community involvement, local employment, development of skills and training, whilst contributing to overall environmental performance.	There are established socio-economy projects at work in the Liberties in the fields of energy management, waste and recycling. The Liberties Regeneration team should work closely with these organisations to further the sustainability goals of the project. There is also the potential for the establishment of new socio-economy projects or the establishment of a 'recycling network' to co-ordinate networks for like-minded groups to share information and ideas in relation to establishing and operating wider socio-economy environmental project(s) in the Liberties area.	2009-2010

APPENDIX A: BIODIVERSITY AND OPEN SPACE ACTION PLAN

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APPENDIX E: BUILT HERITAGE

APPENDIX F: COMMUNITY PLANNING

A

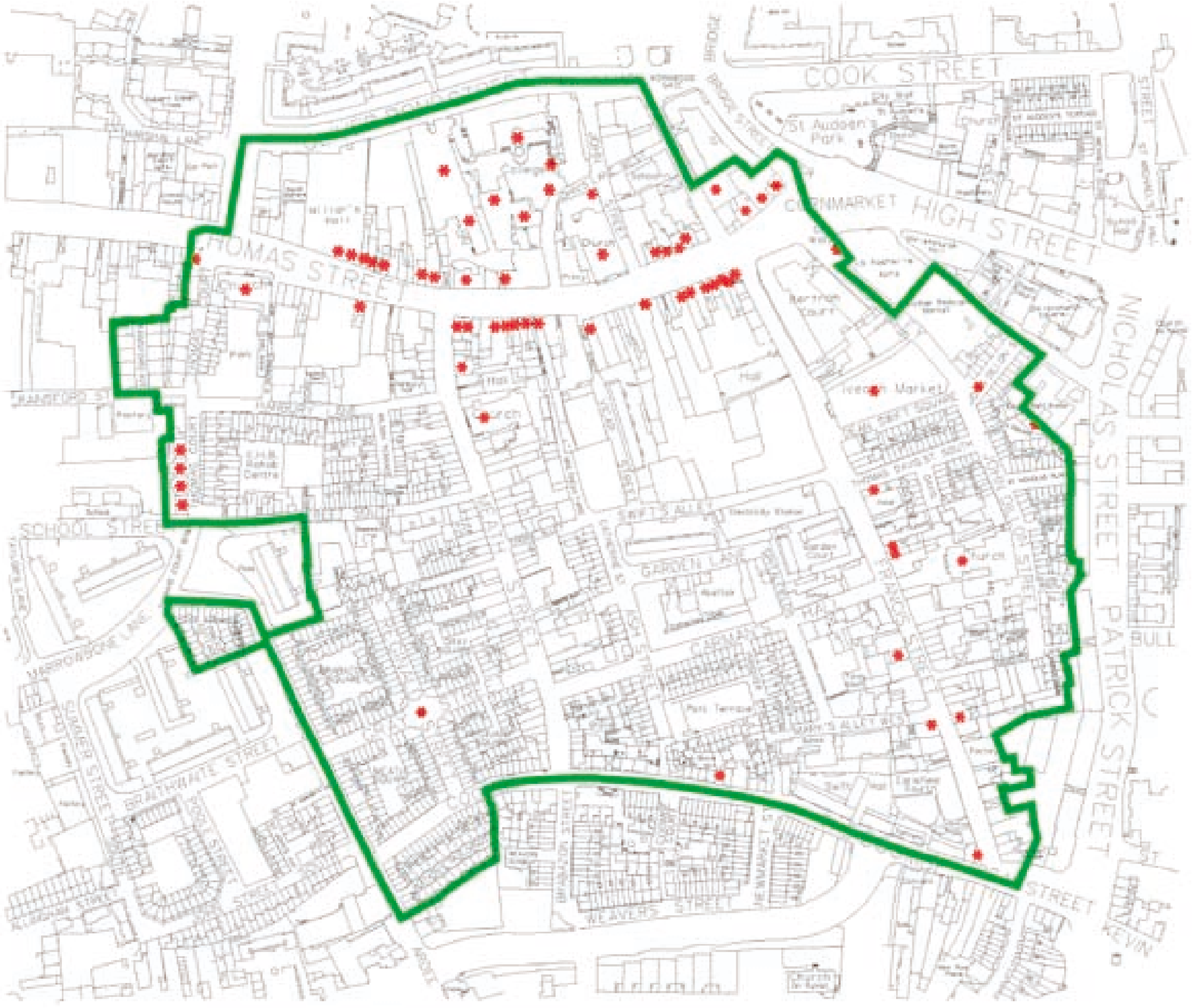
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PROTECTED STRUCTURES IN
PROPOSED ARCHITECTURAL
CONSERVATION AREA
(THOMAS\MEATH\FRANCIS STREETS)

Preface

Dublin Civic Trust was commissioned by Dublin City Council in 2008 to draw up the Liberties Built Heritage Action Plan as part of the Liberties Regeneration project.

Role of the Built Heritage Action Plan

The Built Heritage Action Plan for the Liberties area is a specific document that outlines both the actions for the future of the historic built environment and the strategic reasoning that led to them. It is intended that these measures be implemented throughout the course of the Liberties Local Area Plan.

This Action Plan has been drawn up in consultation with, and complimentary to, the other Action Plans in this Local Area Plan. It was done during a public consultation process with local residents, businesses, interested groups and professionals.



Objectives

The aims of this document are to:

1. **identify the significance** of the built heritage of the Liberties area within a local and national context;
2. assess the current approach to **built heritage conservation** and identify aspects for improvement,
3. **prepare a programme of actions** involving the residents, businesses, interested groups and Dublin City Council to sustainably use the built heritage for commercial, residential and community purposes;
4. **create opportunities** for the built heritage and tourism stop-overs that both relate to the evolution of the area and create employment potential
5. and to **respectfully integrate the historic building stock** to any future development in the Liberties, which will contribute an attractive urban form to residential, tourism and commercial opportunities.

Significance of Liberties Built Heritage

The Liberties area is synonymous with industrial and mercantile trading activity. Indeed, some of Ireland's most internationally renowned companies were established in the Liberties area in the 18th century, Guinness's and Jameson's. From medieval times to the 20th century industry and trade has left the largest stamp on built environment of the Liberties – from the philanthropic housing endeavours of the industrialists to the more individual structures of the mercantile class. Because of this, it retains a unique character of an urban village which has long been a provider for Dublin City and foreign markets. It should be noted that as information keeps coming to light, the Liberties area contains a rich tapestry of layers and needs further study.

The Liberties developed in the 12th century and became one of the most important suburbs of 'Dubline' city. The main street was Thomas Street. It took its name from the Augustine St. Thomas Abbey. The street ran along a ridge parallel to the Liffey centring on the ancient route, the Slighe Mhor. James Street also took its name from a parish church founded a little later in the 13th century. Francis Street also had ecclesiastical origins from the Franciscan monastery along its path and ran along an ancient highway, the Slige Chualann. St. Thomas was attracted to this spot by the waterways and open fields necessary for profits. They acquired all the land and the revenue from the cultivation was given to them. It is not just in the evolution of the streetscapes that the ecclesiastical settlements left their mark. Contemporary records show St. Thomas was 'renting at least some of its mills by 1272'. The area lays claim to a rich ecclesiastical heritage today, boasting Christchurch Cathedral and St. Patrick's Cathedral. Dotted nearby are the gems of medieval St. Audeon's ; St. Augustine's Church designed by Pugin in 1844 and St. Catherine's Church (1769) on Thomas St; St. Nicholas of Myra (1834), Francis Street and St. Catherine's on Meath Street.

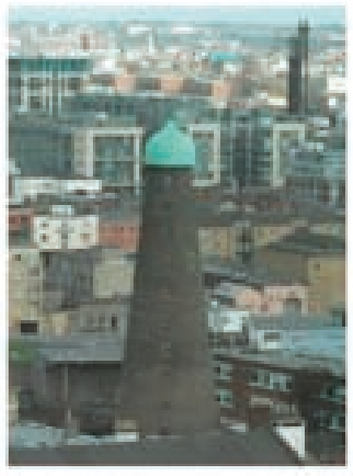
The eastern end of the Liberties was established as an important mercantile centre in medieval times. The Fairgreen, between the city ditch and Francis Street, was a well known international market holdings an annual 15 day fair. Markets continued to be a characteristic of the Liberties. The Glib and Commarket of Thomas Street influenced the modern streetscape. One of the most distinctive commercial buildings in the area is the Iveagh Markets, built by the Iveagh Trust in 1907. Mercantile activity thrived in this area and merchants' houses were typical of Meath, Francis and Thomas Street in the late 18th – 19th century. Using the ground floor as shops or trading units, the backlands of these streets were used for productions, storage and access for carts. Once of the most notable is No.100 Francis Street, owned by Matthew Kehoe, an 'export merchant'.

Once the dissolution of the monasteries happened in 1539 the Brabazon family acquired all the land in this area. However, they did not begin to develop it until the late 1600's after the parliamentary act of 1662 for 'Encouraging Protestant Strangers and others to settle and plant in Ireland'. This enticed Hugenot settlers countrywide but in the Liberties area they were again attracted to the natural resources of water and land to establish silk and linen weaving industries. The development around Newmarket where these products were sold is reflected in the street names of Weaver's Square and Mill Street. With the French and Flemish influence came a new architectural style - the Dutch Billie. It became synonomous with this area and indeed Dublin in the late 17th – 18th century. Few remain, although the legacy of their curvilinear gables is reflected in the domestic architecture of the area.

The 18th century saw major infrastructural improvements with the Grand Canal constructed between 1756 -1803. This was one of the factors that encouraged the large breweries and distilleries in the area. William Jameson & Co on Marrowbone Lane (late 1700's – 1920's), Roe's Distillery (1757 – 1926) and, most famously, Guinness's (1759 – present). They left a physical stamp on the area with industrial and domestic architecture, and are indeed, a significant national landmark. The philanthropic endeavours of the industrialists to eradicate the slums in the area in the 19th century were largely in the form of the Iveagh Trust and the Artisan Dwelling House Company. They left a positive legacy on the residential architecture in places such as John Dillon Street and Coombe Square which today contribute to the distinctly characteristic area that is the Liberties.





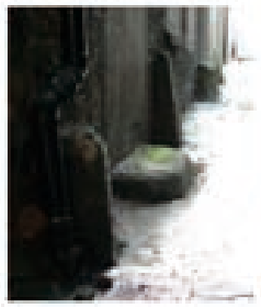


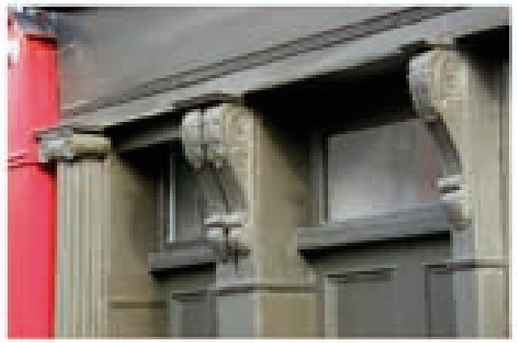
Strengths & Opportunities:

- **Distinctive identity** connected to the built heritage of main streetscapes, back lands and the residential quarters
- **Architectural quality of the built environment**, particularly on Thomas Street, with imposing signature buildings, Victorians commercial premises and religious institutions.
- Large percentage of industrial archaeological buildings in area creates **potential for innovative, sustainable adaptive re-use of structures** while introducing economic potential into the Liberties.
- **Individualistic character of retailing** contributes to the low visual impact to shopfronts.
- **Large percentage of national cultural and religious assets** hosted in the Liberties – NCAD, Tivoli, Guinness's, Pugin's St. Augustine's Church, St. Nicholas of Myra, St. Catherine's.
- Enhancement of built environment can positively contribute to the **tourism initiatives of the 'Church Quarter'**
- Building on and protecting the imposing character of Thomas Street, when rejuvenated , will act as an attractive conduit to all other streets and **form a focal point for the area** .
- **Imaginative re-use of derelict medieval alleys, passages and back land spaces** characteristic of the area.
- **Incentivise businesses to start up in area** , sustaining long-term interest in the Liberties. Thematic centres such as historic bookshop hub of Heath Street and food/ trades of the area around Newmarket and old Glib Market.
- **Potential development of aesthetic of 'urban village'** akin to other historic industrial centres such as Bradford and Covent Garden.
- **Future re-development of historic industrial complex** of Diageo sites around Thomas St and Victoria Quay.

Threats & Weaknesses:

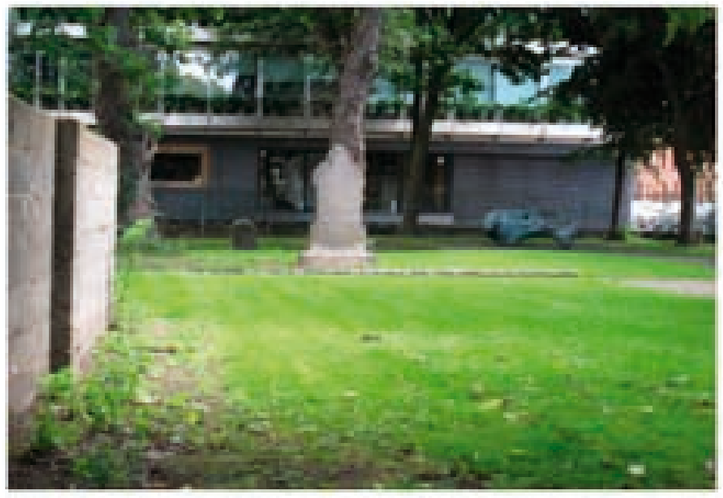
- **Long-term economic and social difficulties** experienced in area
- **Increasing development and inappropriate infill** on historic streetscapes, particularly Francis Street and Heath Street
- **Dereliction of sites** sometimes found to be connected accumulation of sites for speculative development
- **Pressures to increase densities** in the form of multiple high rise blocks have the potential to erode the character of area if not dealt with sensitively.
- **Historic lack of commitment to building repair and conservation** amongst property owners, and the absence of grants to undertake conservation work to historic structures that are not Protected Structures.
- **Lack of awareness** on behalf of residents of conservation grants and where to access information on materials, craftsmen and appropriate advice and products for their historic structure.
- **Increasing level of inappropriate works** to historic structures and public realm, sash windows replaced by uPVC which causes damp in many unventilated buildings
- **Public realm damaged by service works** . Historic paving and street furniture removed, medieval cobbled laneways covered with concrete etc
- **Poor financial incentives or systems currently in place** to enhance public realm, e.g. BID's to help maintain the setting of the building stock.
- **Low commercial activity at night time** , shuttering contributing to poor appearance of buildings.







BUILT HERITAGE ACTIONS

Protection of Built Heritage

Action 1:
To develop Thomas Street and its Environs as an Architectural Conservation Area

Action 2:

To assess the major industrial archaeological complex on the Diageo/Guinness

Action3:
A re-appraisal of the Record of Protected Structures for the Liberties Area be carried out.

Setting

Action 4:

To enhance the streetscape and individual properties by developing a programme of incentives for the replacement of inappropriate materials concentrating on facades of key streets and squares within the ACA

Action 5:
To commission a study of identification and assessment regarding historic plots in the Liberties, followed by the development of appropriate new building typologies for the plot ratios.

Action 6:
To compile a palette of materials for new buildings which will be mandatory within the ACA and which will also be applicable when reusing existing buildings throughout the Liberties LAP area.

Action 7:
Identify the most sustainable and reversible uses for historic structures with particularly reference to structures that had an original industrial purpose. This action will be a pilot programme for countywide industrial structure re-use to follow on from Dublin City Council's Built to Last study and will consider the future commercial, cultural and tourisms drives in the Liberties area.

Typology

Action 8:
Identify an industrial archaeological structure for study of sustainable adaptive re -use using energy efficient methods. Recommendations and designs for best practice in this industrial archaeological rich area should follow.

Action 9:
To assess the extent of the remaining Dutch Billy structures in the Liberties area and to evaluate their significance for the heritage of Dublin city.

Public Realm

Action 9:
Sufficient efforts must be made to retain historic street paving and lighting when works are being carried out in the public realm. The economic and long-term cultural merits must justify the feasibility of alternative use to historic materials.

Action 10:
When undertaking improvements to the public realm wherever possible a key objective is to retain historic street paving, furniture, signage and lighting.

Action 11:
To vest St James's Graveyard in Dublin City Council and to develop and implement a Conservation Plan for the graveyard.

Sustainable Development

Action 12:
To ensure that new development within the Liberties area takes into consideration the siting (positioning), form, scale, bulk, design and detailing in order to enhance the character of the area and encourage good modern architecture which is sympathetic/ complementary to the historic environment.

Action 13:
Audit to be carried out by Sustainable Energy Ireland of all historic structures in the area to assess the energy rating of buildings.

Action 14:
To assess the effects of the forthcoming Energy Perform ance of Buildings Directive, 2009 through a pilot scheme which will take account of the need to adapt a selected historic structure in the Liberties to energy efficient methods.

Education & Conservation

Action 15:
To create awareness and ownership, at all levels, of the significance of the Liberties through various different media:
- training publications to enhance Liberties' locals understanding of their area
- research based publications of the archaeological and historic architectural typologies and patterns of the area that have yet to be fully understood
- encouragement of education through mixed media.

Action 16:
Establishment of oral history archiving process to record history of built heritage. Irish Film Institute Commission will carry out workshops to train local community groups to systematically record and archive information subject to the proposed new public library at Pimlico.

Action 17:
Development of educational workshops and seminars aimed at stakeholder businesses and developers in the Liberties to educate on the economic and social benefits of retention of built heritage.

Use & Function

Action 18
Enhance relationship of A.W.N Pugin & G. C. Ashlin designed Church & Priory of SS. Augustine & John with national ecclesiastical and cultural centres (proximity to NCAD).

Action 19:
Re-roof the old school on Meath Street, with a possible link with the Liberties Crèche, to house an interpretative and multi-use stopover centre for the Liberties.

Action 20:
In area of St Catherine's/ Hanbury Lane, establish a resource centre researching and interpreting the *'global definition of a 'republic'*

Action 21:
Establish in Vicar Street area a centre of training in traditional crafts - e.g. joinery, plasterwork, brickwork –to be associated with the NCAD or Liberties College to encourage the a stimulate a skills base and local employment.

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APPENDIX F: COMMUNITY PLANNING F

Community Meetings

After the initial stages of Community Consultation, Dublin City Council held meetings with Landowners which resulted in land to the north of Thomas Street and up to the River Liffey could be included in this study. The parameters for regeneration and in turn consultation were widened and a series of local area meetings were held to include local people from the extended study areas in the process.



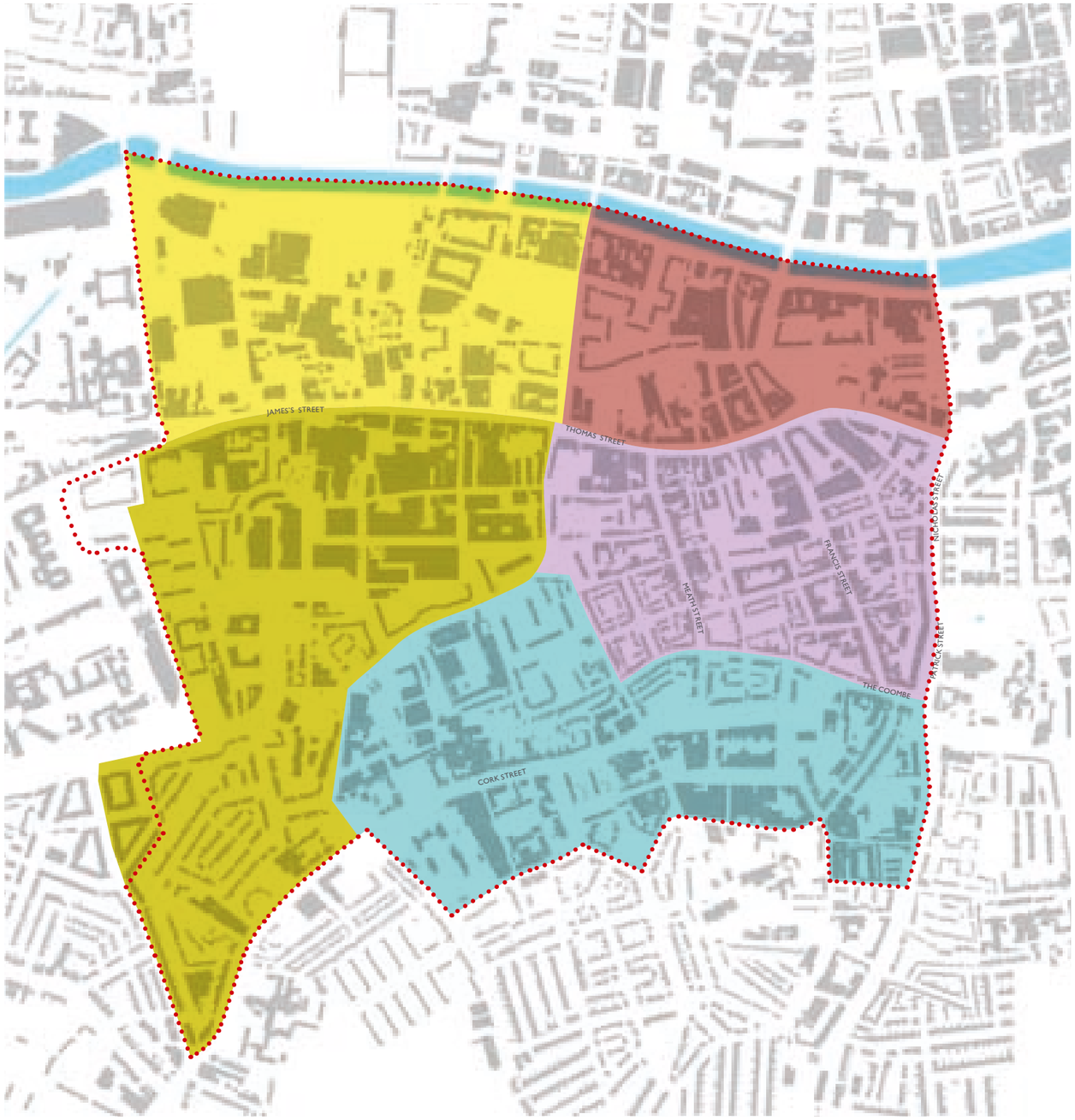






Liberties Regeneration Area

This image outlines the study area as well as the voting areas or wards that Dublin City Council use to decipher 'local areas'. The Ushers B and Merchants Quay A and C areas to the far north and south east of the image were part of the extended regeneration and consultation areas.



- Study area boundary
- Ushers B
- Ushers C
- Merchants Quay A
- Merchants Quay B
- Merchants Quay C

APPENDIX F: COMMUNITY PLANNING







Oliver Bond Neighbourhood Meeting

The first of the Neighbourhood Meetings was with the residents of Oliver Bond. The meeting was held on ..... in the Oliver Bond Community Room. The meeting was informal and comprised of a workshop asking local residents what the problems were facing Oliver Bond specifically as well as the wider North East Liberties area. The discussion was then moved onto looking at the dreams and aspiration people had for the area.

The opinions below emerged from the Oliver Bond Neighbourhood Meeting:

Problems

- Area lacks new social housing
- Rents too high
- Total revamp of Oliver Bond needed
- Lack of facilities- Poor-quality open space
- Lack of play areas for children
- Lack of pedestrian crossings
- Residents feel unsafe

Good things

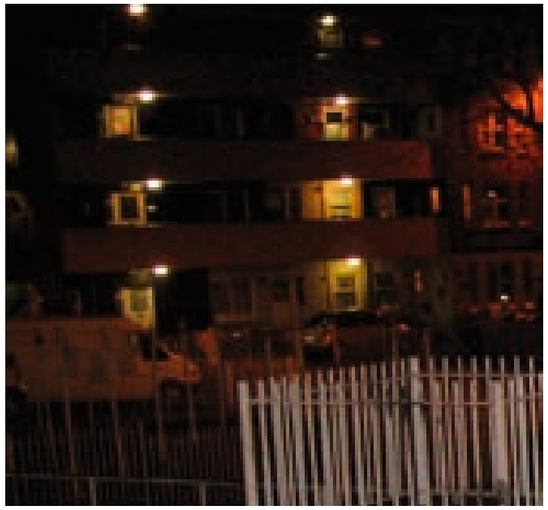
- "Brilliant Location" near city centre
- Strong community spirit; community "sticks together"
- Neighbours gather frequently

Dreams

- Open space to enjoy
- Improve flat interiors- Football pitches with running tracks
- Cinemas & theatres
- LUAS on Thomas Street- Iveagh Market open & thriving
- New Pimlico library
- Childcare facilities- CCTV
- Safety throughout neighbourhood
- Liffey accessible-
- Swimming pools

What should the area be like?

- Larger, better-planned open space for residents
- Larger living space standards
- Self-contained shops- New playground
- New youth centre- Functioning community centre
- New cycle lanes, clean streets
- Village atmosphere with nice new buildings
- Good quality primary schools & people graduating from college
- "Something like Waterford"







APPENDIX F: COMMUNITY PLANNING

Maryland & Newmarket Neighbourhood Meeting

The initial Maryland and Newmarket Neighbourhood meeting took place on 12 March in The Auditorium of The Digital Exchange on Crane Street. Local people from the Newmarket and Maryland area were encouraged to attend by invitation letter. The event began with a presentation by Dublin Civic Trust that looked at the history of Newmarket and Maryland. After the presentation local people were split into two groups; Tenterhooks and Maryland, to discuss their issues and ideas further.

The issues below were expressed by local people at the consultation event:

'Tenterhooks'

- Residents wanted more information about the project
- People liked the original and historic shape of Newmarket
- Improved access is needed across Cork Street to Newmarket
- New housing should emulate local Georgian housing in scale
- There should be mixed-uses; with active ground floors and housing above
- Another meeting to be held in the near future
- The traffic on Cork Street needs addressing
- Residents expressed concern over lack of historic preservation & protection

Maryland

- There needs to be basic maintenance for roads, pavement & lighting
- The Anti Social Behaviour problems
- There should be a Community/Leisure Centre
- Lack of health facilities like a Health Board Clinic
- Develop a multi use community facility
- What is happening long-term to the area? Specific information is needed.
- Learn from Fatima Housing
- Re-vamp footpaths - a focus for Anti Social Behaviour: Consider opening to cars
- Impact from proposed development: Parking – Residents' Permit
- Older people's apartments with a dedicated social room and a communal community green
- Mews court perhaps to add a mix of housing types and spaces





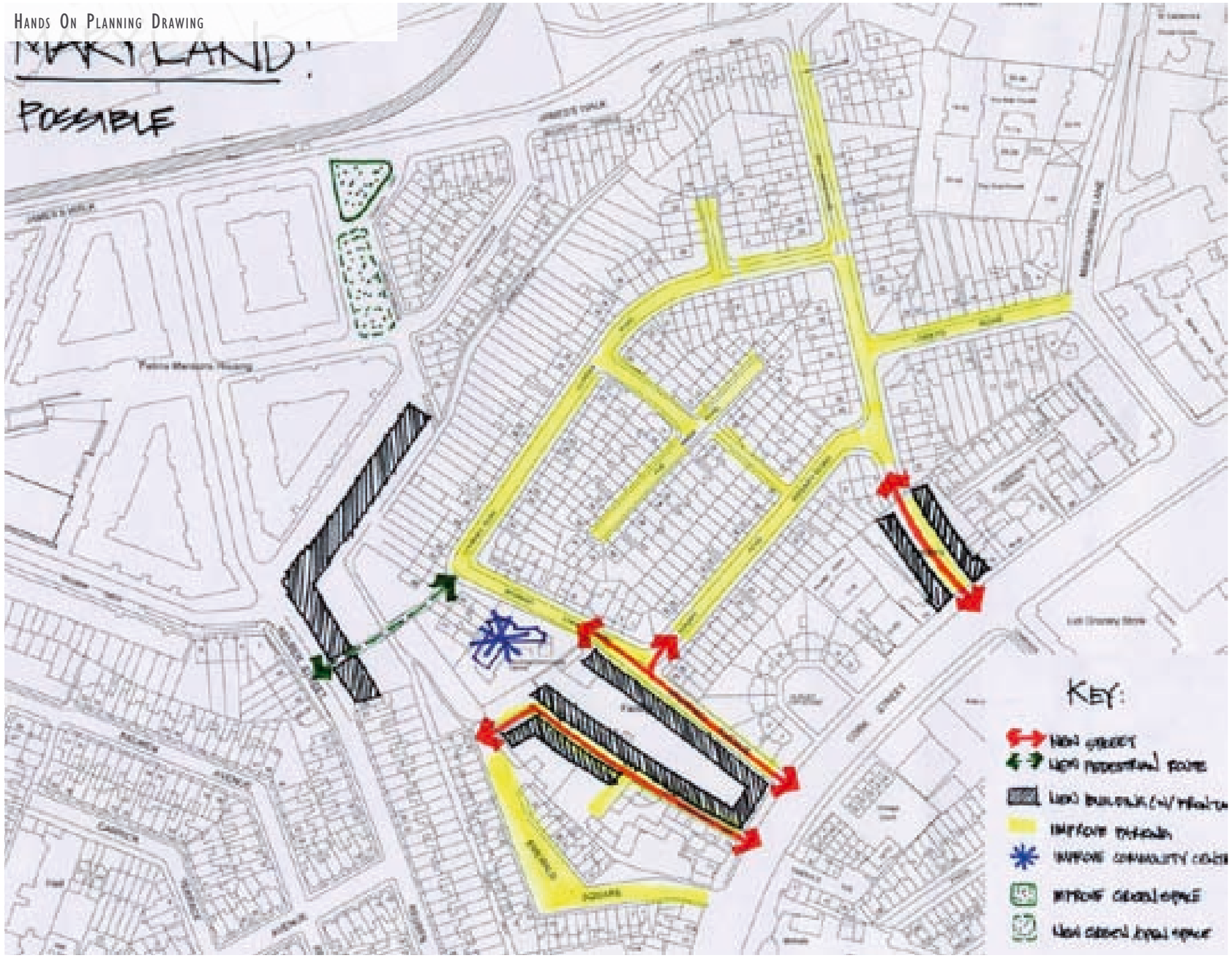








Hands On Planning Drawing



APPENDIX F: COMMUNITY PLANNING

Community Planning - Neighbourhood Meetings

It was decided that a second Newmarket and Maryland area meeting was to be held on the 13 May to get some more in depth input to inform the proposals for this historic area. The second event had a more formal structure and was held in the Organic Food Co-Op right in the heart of Newmarket. The Afternoon/Evening comprised of a workshop session asking local people what they felt the local issues facing the specific area were before moving onto what the active solutions were that could tackle the issues raised. Local people were split into groups and went on walkabouts of the area and worked around plans with the design team.

Below is a list of the issues and actions that emerged from the second Newmarket & Maryland meeting:

Issues

- Lack of 'decent' shops/retail
- Lack of artists' studios/workspaces
- How will this affect the local traders in the area? Who will sell fruit and vegetables?
- Maryland it on its own; feels left-out
- Too many cars, not enough parking
- Unclean, dirty area
- Anti-Social Behaviour, drugs etc
- Traffic congestion, parking
- Lack of transport links
- Lack of softness in the area
- Newmarket Area: Too much hardness; need lots of landscaping; more feminine emphasis on softness
- Lack of open/communal space
- Lack of green spaces
- Need for parks in the area
- Need for public area for children

"Newmarket has a history of events & entertainment; it should be like this again"









Actions

- Integration- use public space as a public space!
- Connect Newmarket with the Liberties
- Encourage specialist retail to the area, like the food co op
- Mixed-Use/Maximise outdoors
- Permanent space for open-air entertainment
- Fountains and soft landscaping
- Street markets; create an innovative, green, pedestrian plaza
- Build a exemplar for urban & sustainable living
- Recycling underground (like Plaza Central in Pamplona, Spain)
- An adventure playground; family-oriented
- (Free) moveable seating like in the Jardin des Tuileries, Paris
- Oscar Square to be returned to the way it was thirty years ago when it first opened; more turf; kept locked at night

"Newmarket needs a purpose; shops, cafes – people"

Three groups were formed in the latter part of the Newmarket and Maryland Neighbourhood Meeting. These groups were made up of local traders, investors and residents and each looked at different aspects of regeneration in the Newmarket and Maryland area.

Each group created a 'Hands on Plan' which illustrated some of the earlier issues raised concerning Newmarket and Maryland as well as design solutions for these issues.

Each group nominated a spokesperson who reported back to the rest of the public what their group had discussed. The over all consensus was that Newmarket needed to be restored to the once thriving area it was, with mixed uses, low cost work spaces and an open space for social enterprise and possible 'open air' entertainment. The more residential area of Maryland required more community based facilities and both areas felt that better links across Cork Street to Meath Street and beyond would be invaluable to success of both areas.

After the event, the design team from JTP analysed and summarised the feedback from the event. This information was translated into a presentation that was reported back to the wider community at the Liberties Public Forum in June. Those who attended the Newmarket and Maryland event were invited to the forum along with a leaflet drop to the entire regeneration area.







APPENDIX F: COMMUNITY PLANNING

Community Planning - Neighbourhood Meetings

In addition to holding a second Newmarket and Maryland meeting it was also decided that as the consultation area had been widened it was important to consult a greater amount of people in the North East Liberties area too. The North East Liberties Area meeting was aimed at not only at the residents of Oliver Bond but the residents and traders of nearby John Dillon Street, Francis Street and Thomas Street as well as residents living nearer the river Liffey. The event was held on Monday 19 May from 4pm – 8pm St Catherine's Church (CORE) on Thomas Street. The event began with a workshop session asking local people what they felt the local issues facing the local area were before moving onto what active solutions could tackle the issues raised. Local people were split into groups and went on walkabouts of the area around the new Iveagh Market and Tivoli Theatre. Groups then returned to the venue to work around plans with the design team..

Below is a list of the issues and actions to emerge at the event:

ISSUES

- Lack of street lighting
- The pavements are in need of resurfacing
- Whilst there is a good range of shops, there lacks food stores
- Street drinkers and anti social behaviour in public green spaces
- Worries over the impact of construction on the reinstated Iveagh Market
- Lack of community facilities in the area, Nicholas of Myra is in need of some refurbishment
- Lack of green spaces and safe places for young people to play
- Too many apartment blocks have led to a 'hidden population' – you don't who your neighbours are
- Future of Frawleys Quality of elevations on new apartments _ not acceptable for historic area

ACTIONS

- Improve street lighting and resurface roads – that way the areas that aren't getting completely regenerated will be brought up to the same standard
- This area is historically rich and should continue to draw people in to visit
- The LUAS line would really help the traffic congestion as more people would use public transport
- Create assisted living centres like Sophia House
- The area is thought as a good place to live, not too noisy and with good neighbours – this needs to be protected and built upon.
- All new developments should be respectful of the area, its history and the people who already live here
- The Iveagh Market should support local producers & retailers not detract from them
- A skate park for young people - something that has an activity









"We have to do our main food shopping in town – it would be great to use the Iveagh Market for this instead"

"Apartment blocks stop people interacting with each other, we have a good, strong community and apartments don't support this"

APPENDIX F: COMMUNITY PLANNING







Community Planning - Neighbourhood Meetings

Only one Hands on Planning group was formed in the latter part of the North East Liberties Meeting. The group was made up of local residents mostly from the John Dillon Street area. The group were primarily interested in the appearance of the area and maximising green space provision in the North East Liberties.

The 'Hands on Plan' that emerged illustrated some of the earlier issues raised concerning the local area as well as design solutions for these issues.

After the event, the design team from JTP analysed and summarised the feedback from the event. This information was translated into a presentation that was reported back to the wider community at the Liberties Public Forum in June. Those who attended the North East Liberties event were invited to the forum along with a leaflet drop to the entire regeneration area.

APPENDIX F: COMMUNITY PLANNING

Community Planning -Neighbourhood Meetings

The creative industry that is encouraged through the hub is an important factor in the regeneration of the Liberties. Therefore it was vital to speak with the tenants of the Digital Hub and explore what working in the Liberties area is like and how regeneration could benefit people who not only live in the Liberties but visit it for work purposes too. The meeting was held on Wednesday 7 May between 12.30pm and 2.30pm in The Auditorium of the Digital Hub on Crane Street. The session was an informal drop in or clinic and was organised over lunchtime to maximise the opportunity for as many people to attend as possible.

The issues and action below were raised over the drop in session:

ISSUES

- Lack of amenities – other than the Guiness Brewery – people don't come to the area for anything else, there needs to be a 'weekend life' for the area too
- St Catherine's feels very cut off
- Dublin in general lacks on activities for families, this area could really try to attract them
- There aren't enough childcare faculties for workers in the area
- The shopping situation here requires a 'face lift'
- There is no reason to stay in the area after work
- There is a lack of cycle lanes in the area – it is not safe to travel by bike
- Thomas Street would be great if it was pedestrian only – there are too many cars

ACTIONS

- Shops should have their own area - to create an area of interest
- There could be more flow between attractions, make the spaces between organisation more attractive
- Vicar Street seems like a nice venue – not like Temple Bar – this should be encouraged
- The emphasis for nightlife should be cafes and restaurants not nightclubs and bars
- The area really needs a gym or recreation centre for workers at lunch time and local people to utilise too
- More police presence would make people feel safer to move around the area
- Gated communities won't help the community integration – housing developments should have public walkways and lanes to encourage cohesion

After the event, the JTP design team analysed and summarised the key points from the meeting and fed them back to the community at the Liberties Public Forum in June.





