



DUBLIN CITY DEVELOPMENT PLAN | SDRA 12 | DEVELOPMENT FRAMEWORK FOR ST. TERESA'S GARDENS AND ENVIRONS

June 2017

As adopted by Council

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CONTEXT

June 26th 2017

SOUTH CIRCULAR ROAD

PLAYERS WILLS LANDS

BAILEY GIBSON LANDS

COOMBE LANDS

DEMOLISHED FLAT BLOCKS

DCC LANDS

DONORE AVENUE

SDRA 12

AERIAL VIEW | PRE DEMOLITION

June 26th 2017

INTRODUCTION

The Development Framework for the Strategic Development and Regeneration Area 12 lands has been prepared by Dublin City Council Planning and Property Development Department and the Housing and Community Department. The purpose of the Development Framework is to translate the requirements and principles of the current City Development Plan on the Planning and Development of the SDRA 12 lands.

The Strategic Regeneration and Development Area 12 Lands

The SDRA 12 lands form a large urban block of approx 11.65 hectares comprising Dublin City Council Lands, lands currently controlled by the receivers acting for NAMA (known as Players Square / Players Wills and Bailey Gibson lands) and the Coombe Hospital Lands. The lands have common internal boundaries; the SDRA land block has boundaries onto South Circular Road, Donore Avenue, Cork Street and Rehoboth Place with existing access points from these and other streets. Various existing developments complete the outer edges of the entire block which is bounded by the South Circular Road / Cork Street and Donore Avenue. Existing development comprises a mix of residential housing ranging from early 20th century redbrick two story terraces, single storey cottages, ecclesiastical and educational complexes and more recent higher rise mixed use and residential development on Cork Street.

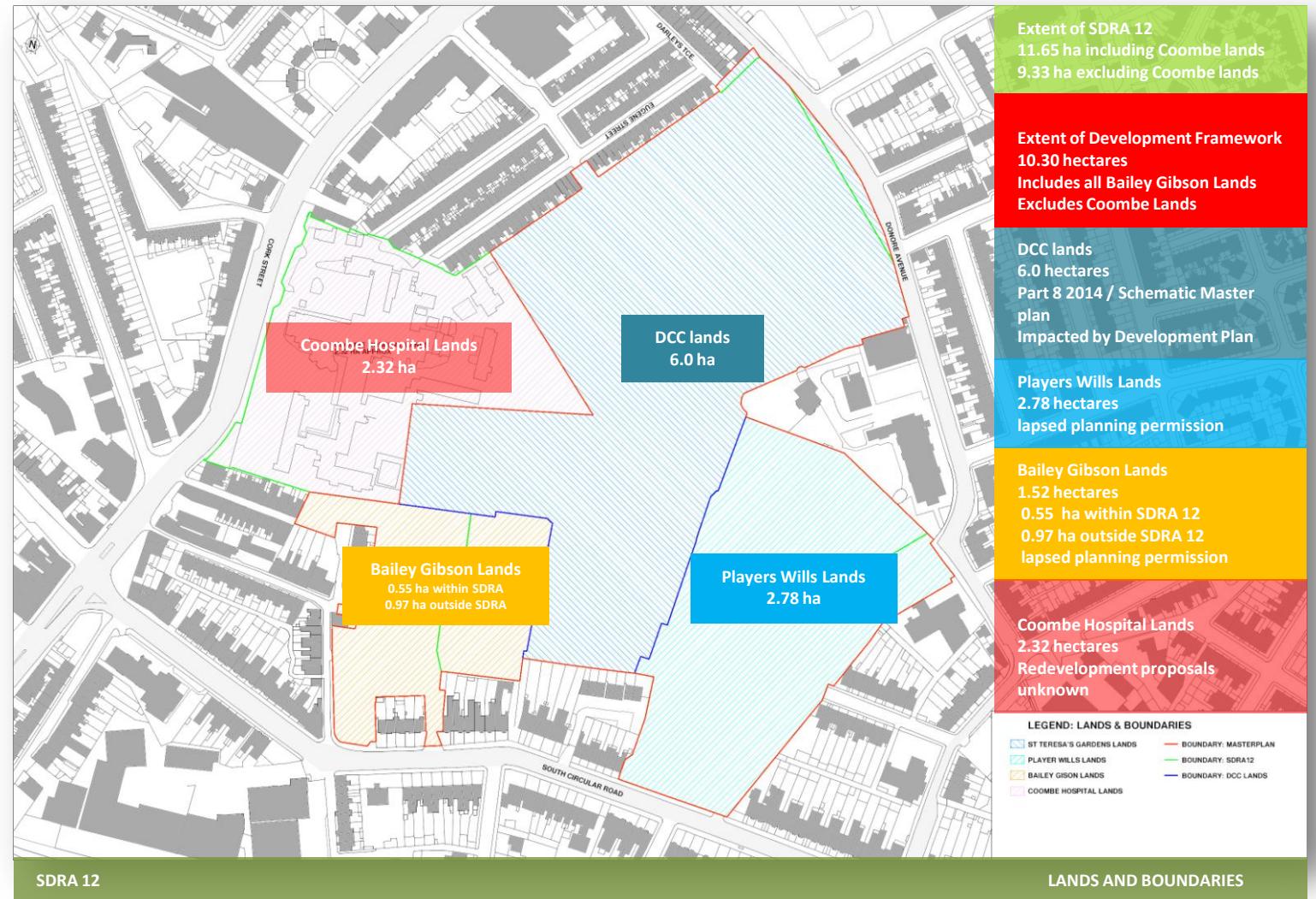
Planning context

Dublin City Council has been active in seeking the regeneration of this area via framework development plans, schematic master plans, land use zonings designation as an SDRA etc. and various planning measures adopted over the past three City Development Plans. The Development Framework seeks to address the planning issues arising from the current Development Plan principally the increased public open space land requirement within the SDRA - 20% including a provision for zoned land sufficient to accommodate a large multisport playing field c. 130 x 80 metres.

In 2005 John Thompson and Partners was appointed by Dublin City Council to prepare a Framework Development Plan for Dolphin's Barn. The recommendations of this report guided subsequent Planning and Development practice and also the City Council's master plan schematic for St. Teresa's Gardens which was an element of the 2014 Part 8 for the development of 50 new build residential units on the lands and the demolition of 10 no. flat blocks.

The adjacent Players Wills and Bailey Gibson lands were the subject of a number of planning applications resulting in separate planning applications permitted by An Bord Pleanála in 2008 for a significant scale of mixed use development on the lands - primarily residential development. The permissions have now lapsed as applications for extensions to duration of permission were refused on grounds of material contravention of the 2011-2017 Development plan which has since been succeeded by the current Development Plan adopted in October 2016.

The current City Development Plan has had a significant impact on the future proper planning and Development of the SDRA lands including DCC's 2014 Regeneration Proposal / Master plan for the St. Teresa's lands. It is clear the initial indicative master plan for SDRA 12 requires significant revision in the context of the guiding principles for development contained in the current Development Plan and in relation to the existing Part 8 on the DCC lands. The Development Framework is founded on the Development Plan Guiding principles and the City Council's aspirations for the development of a new residential and mixed use quarter in Dublin 8.



Designed in the 1930s - constructed in the late 1940s / early 1950's.

St. Teresa's Garden's a 346 unit flat complex was essentially a pre war response to housing need. The internal planning of the units as originally designed does not meet modern living standards. The design and layout of the complex has given rise to issues re anti-social activity, child safety, security, car parking etc. Residential accommodation is not in compliance with current Building Regulation standards or the aspirations of the Dublin City Development Plan.

2005 - 2006

John Thompson and Partners was appointed by Dublin City Council to prepare a Framework Development Plan for Dolphin's Barn. The redevelopment of St. Teresa's Gardens is a key component of the Plan.

2006 - 2009

Various initiatives for regeneration were proposed – including joint venture / PPP type projects with the owners of adjacent sites (Player Wills site and Bailey Gibson Site), this process was inconclusive given the economic climate at the time.

2010 - 2013

Dublin City Council in partnership with the DECLG, St. Teresa's Regeneration Board and the residents of St. Teresa's Gardens commences planning for the regeneration of St. Teresa's Garden's with the object of examining options for the upgrading or rebuilding of the existing social housing and enabling the proper planning and development of the lands.

2014 – 2016

Part 8 for demolition of existing flat complex and construction of a 50 unit new build social housing scheme. Detenancing, demolitions, further consultation, design processes, consolidation and refurb works, fit out works, precinct improvements, liaising with utilities, enabling works procurement, new build procurement etc. followed.

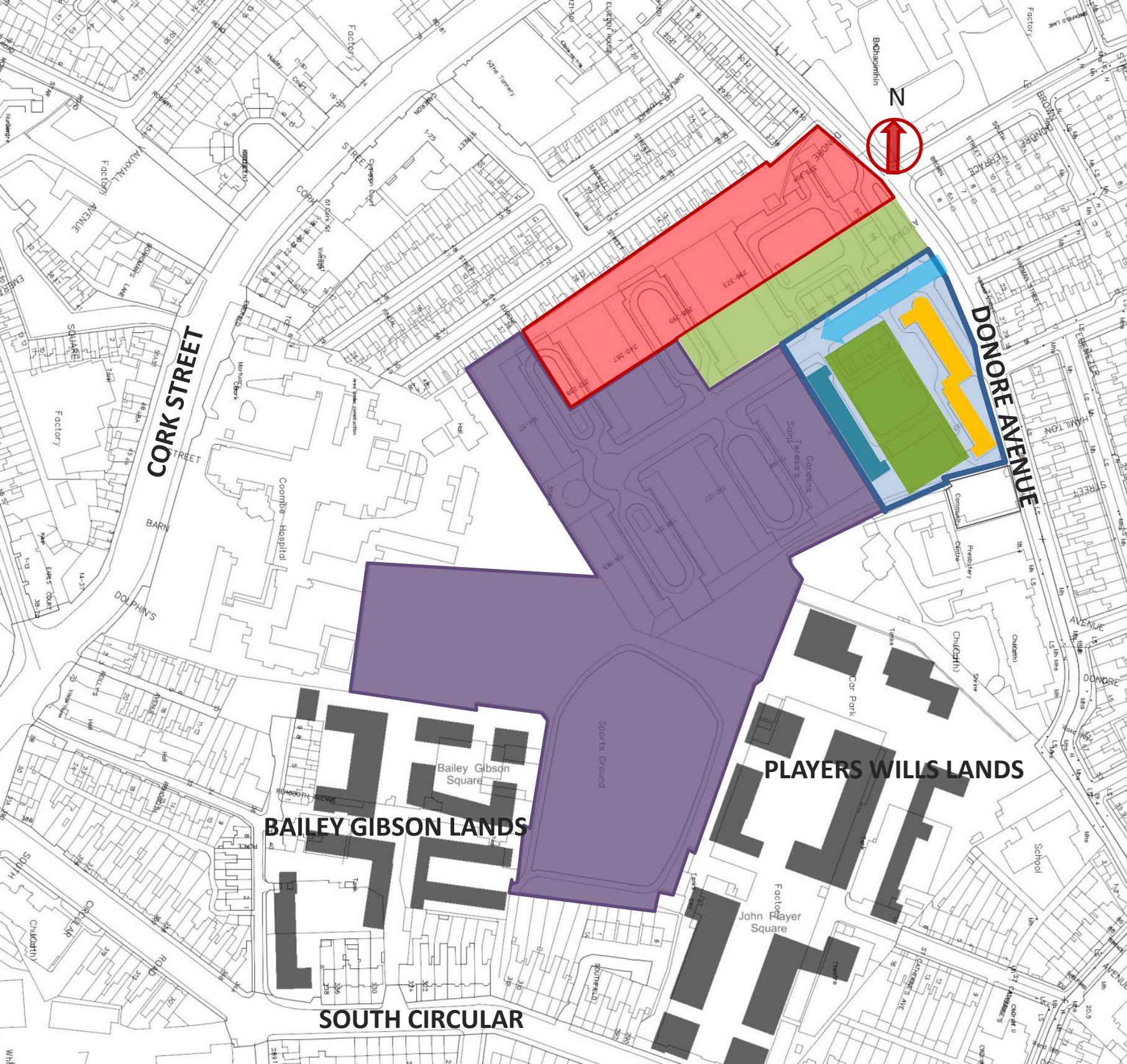
2016 - 2022 Development Plan

The current City Development Plan as adopted in October 2016 has had a significant impact on the 2014 Regeneration Proposal / Indicative Master plan for the St. Teresa's lands. Significant revisions to the initial indicative master plan for SDRA 12 are required in the context of the current Development Plan guiding principles for Development and as regards the delivery of the current Part 8 on the DCC lands

The City Council is obliged to have regard to its Development Plan and other guidance documents in formulating proposals for the development of its lands. A range of documents inform and guide the City Council's development proposals including:

- **Dublin City Development Plan 2016 – 2022 | Dublin City Council 2016**
- **Design Manual for Urban Roads and Streets | Department of the Transport, Tourism and Sport and DECLG 2013**
- **'Quality Housing for Sustainable Communities' and 'Delivering Homes for Sustainable Communities' | DEHLG 2007**
- **Dolphin's Barn Draft Framework Development Plan | Dublin City Council and John Thompson and Partners 2006**





Phase 1
Consolidation & Refurbishment (28 no. units)
 Nos. 7 - 38 - completed - May 2016
 Fit out works to former DCC offices to facilitate detenancing
 New shop unit - completed - 2016
 Football Club and Ladies boxing Changing Facilities – completed 2016

Phase 1
Consolidation & Refurbishment (28 no. units)
 Nos. 44 - 71 - completed - 2014 / 2015

Phase 1
Precinct Improvements / Play Area
 - commencing 2017

Phase 1
Landscaping Improvements / New Boundary
 - commencing 2017

Phase 2
Residential New Build 50 no. units
 - commencing 2017

Phase 2
Park Phase A
 On hold pending review of master plan and Development Framework proposals

Phase 3
Development of remaining lands subject to further Planning and Consultation and Development Framework proposals

A Part 8 process completed in 2014 (following consultation with DoECLG, the community and the St. Teresa's Gardens Regeneration Board) provided for the construction of 50 new housing units, the temporary refurbishment of 2 no. flat blocks, the demolition of 10 no. flat blocks and the provision of the first phase of a public park to be expanded along Donore Avenue in future phases.

The Part 8 approval allowed for the potential development of the remaining lands in line with Development Plan objective - SDRA 12 St. Teresa's Gardens.

Development aspirations outlined in the schematic master plan, which formed part of the submission, included uses compatible with the proper planning and development of the lands, increased permeability, improved access and street networks; land blocks which interface and integrate with the surrounding areas and adjacent sites / lands (Bailey Gibson, Players Wills, Coombe Hospital, Tenters etc.).

The development of the remaining lands was envisaged on a phased incremental basis or as a single phase over an extended timeframe.

It was proposed that the first phase of housing and of the new park would be followed in time by further mixed tenure residential development and an expanded park onto Donore Avenue.

A series of options were considered re the location, extent, design, mix of uses and phasing in relation to the provision of public open space. Dublin City Council proposed a phased development of a landmark park onto Donore Avenue with good interface / linkage / inter visibility with the existing residential areas and any proposed residential / commercial areas.

The final proposed park - total area approx 1.1 hectares - delivered a "multi-use" public amenity providing for passive and active recreational opportunities.

Inclusivity in regard to the range of facilities and the combination of uses offered was considered critical to the success of the park and its appeal to the wider community. Provision for active formal sports areas including multi sport playing pitches etc, playgrounds and play areas, fitness equipment circuits, passive recreation, sensory gardens with imaginative landscaping and planting was envisaged .

Note:
City Development Plan 2011 - 2016 policy was to develop the green network, enhance bio-diversity and provide public open space throughout the city, the provision of public open space was required in development proposals for strategic development and regeneration areas zoned Z14 – including SDRA 12 St. Teresa's Gardens.

Along with the requirements set out for residential development, 10% of the site area of an SDRA was to be reserved as public open space in all development proposals on strategic development and regeneration areas . Depending on the location, the type of space could contribute towards the green network, provide local parks, provide playgrounds/play spaces, provide outdoor civic spaces/plazas, improve the streetscape/ amenities/landscaping.





Phase 2
Residential New Build
50 no. units

Phase 3 / other phases
Potential Future Development
Residential Use

Phase 3
Phase B of Park and Sports Facilities c.
1.1 Ha

Phase 3 / other phases
Proposed Mixed Use

Phase 3 / other phases
Proposed Residential use

Previous Planning Permissions (lapsed)
Mixed Use – primarily residential
Players Wills / Bailey Gibson Lands

REGENERATION 2014

MASTER PLAN SCHEMATIC FOR LANDS | DECLG funding approval was subject to this agreed master plan

June 26th 2017



The current Development Plan adopted in 2016 introduced some changes as regards the Development Principles for Strategic Development and Regeneration Areas.

The specific guiding principles in relation to St. Teresa’s gardens have impacted on the original Part 8 on the DCC lands and on the development of adjacent lands primarily as a result of the significantly increased public open space requirement (increased from 10% to 20% of land area) which included a provision for zoned land to provide a multisport playing field of approx 1.14 hectares in area.

The relevant extracts from the City Development Plan 2016 – 2022 are as follows:

**15.1.1 STRATEGIC DEVELOPMENT AND REGENERATION AREAS
GUIDING PRINCIPLES FOR DEVELOPMENT**

15.1 Development Principles for Strategic Development and Regeneration Areas

The city contains a number of strategic development and regeneration areas (SDRAs) capable of delivering significant quanta of homes and employment for the city, either through the development of greenfield sites or through the regeneration of the existing built city.

Many, though not all, of these sites are zoned Z14 within the Development Plan, where the overall focus is To seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and "Z6" [enterprise and employment use] would be the predominant use.

The active land management approach as referred to in the core strategy and paragraph 6.5.4 will be pursued in the development of the SDRA’s set out below.

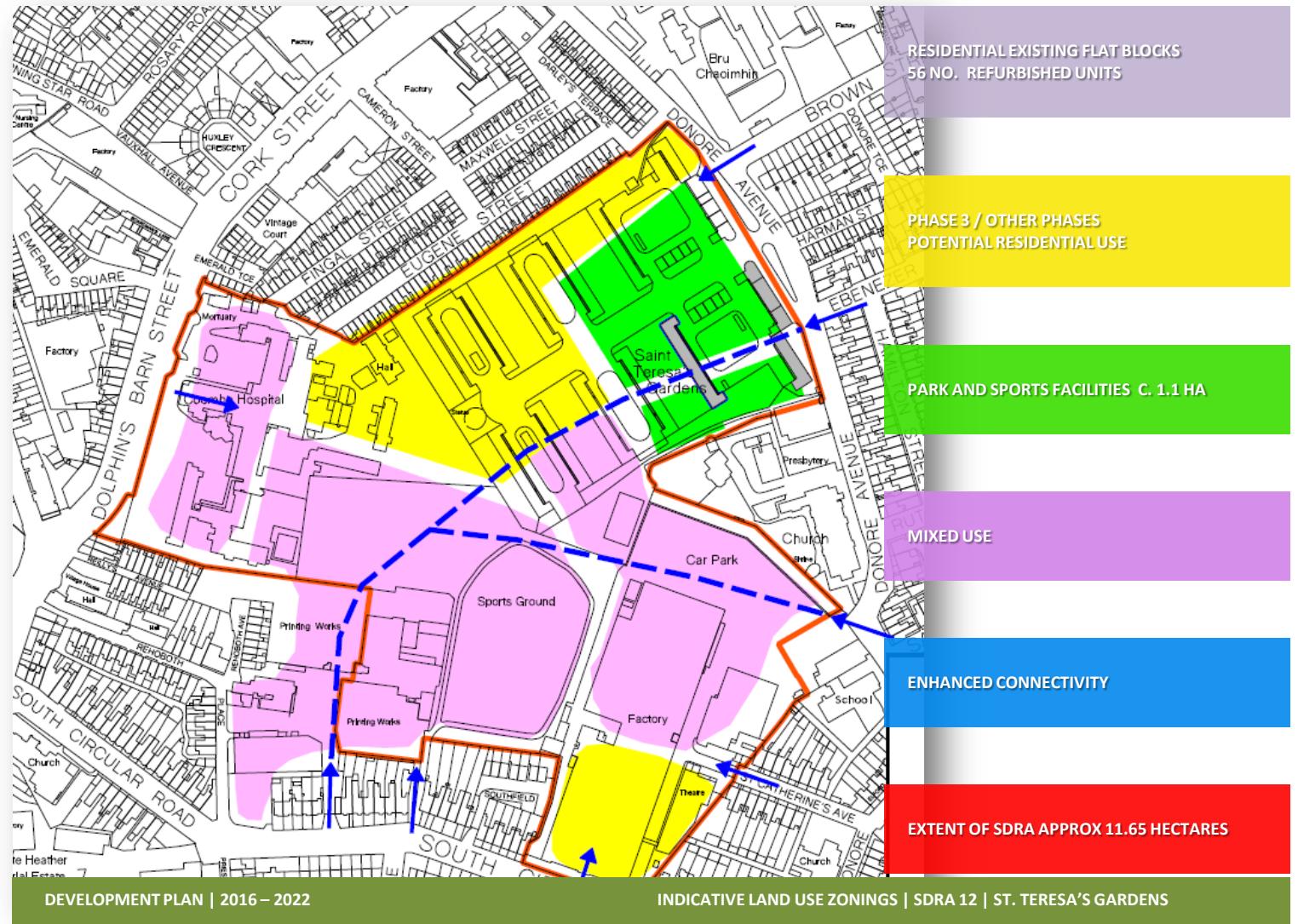
Guiding principles for these (18) areas (see list at Section 14.8.13) are set out below. In some cases, further detailed objectives can be found in adopted local area plans and strategic development zone plans.

Structures for community /stakeholder consultation within the SDRA’s will follow the procedures set out in chapter 13 (monitoring, implementation and development management) of the plan.

15.1.1.15 SDRA 12 St. Teresa’s Gardens and Environs (Inclusive of Player Wills, Bailey Gibson and Coombe Hospital Lands)

St. Teresa’s Gardens is a local authority housing estate that was built in the early 1950s, which is now planned for demolition and regeneration. The scheme as originally constructed contained 346 residential units, contained in twelve 4-storey flat blocks, ten 2-storey houses and 10 commercial units.

St. Teresa’s Gardens, including the housing complex and the local authority-owned playing fields to the south-west, together **total 6.0 hectares**. Adjoining the estate is the former Player Wills and Bailey Gibson sites (**4.3 hectares**) which were both granted planning permission in 2008 for extensive re-development, including the provision of circa 480 apartments and a wide variety of commercial, retail and community use. These planning applications have now lapsed. Also adjoining the site is the Coombe Hospital site (**2.32 hectares**), which is likely to be re-located to the St. James’ Hospital Campus in the future. Together, these key sites form SDRA 12 and present considerable opportunities for re-development within the City.



15.1.1.15 SDRA 12 St. Teresa’s Gardens and Environs

In 2010, the City Council decided to proceed with the regeneration of St. Teresa’s Gardens including the demolition of the existing housing stock, now largely empty, and the construction of new replacement housing. Planning approval was received in 2012 and 2014 for a number of demolitions and in May 2014 for the first phase of new build (to include 50 new residential units fronting on to a new park, a new access road and new linkage to Eugene Street).

As an interim measure, it is proposed to refurbish a number of blocks fronting on to Donore Avenue pending future development/re-housing potential. The overall guiding principles for SDRA 12 are set out below:

The development of a network of streets and public spaces will be promoted to ensure the physical, social and economic integration of St. Teresa’s Gardens with the former Player Wills and Bailey Gibson sites, with further integration potential with the sites of the Coombe Hospital and White Heather Industrial Estate

A vibrant mixed-use urban quarter will be promoted with complementary strategies across adjoining sites in terms of urban design, inter-connections and land-use. To provide for an area zoned sufficient in size to accommodate **a minimum 80m by 130m playing pitch**

A **new public park** is proposed as a landmark feature with passive supervision by residential and other uses; it will have a comprehensive landscaping strategy to provide significant greenery within the scheme and will make provision for a diverse range of recreational and sporting facilities for use by the wider neighbourhood

There is potential for one or two mid-rise buildings (up to 50m) within the site, subject to the criteria set out in the standards section of this plan. **To acknowledge the existing sports lands of St Teresa’s gardens and its environs and act to retain and augment these lands as sporting facilities for the benefit of the wider community and use by local sports clubs.**

That at least **20% of the SDRA 12 be retained for public open space**, recreation & sporting facilities including an area to facilitate organised games.

Strong permeability through these lands will be encouraged to generate movement and activity east-to-west (connecting Dolphin’s Barn Street and Cork Street with Donore Avenue) and north-to-south (connecting Cork Street and Donore Avenue with the South Circular Road and Grand Canal corridor); a high-quality public domain, provision of pedestrian and cyclist routes and provision of active streets will be Promoted

A community hub will be incorporated into the scheme to provide a wide range of community facilities accessible to the wider neighbourhood; opportunities to highlight the heritage of the local area by proposing community uses close to important landmark buildings such as St. Teresa’s Church will be promoted

Provision shall be made for the expansion of St. Catherine’s National School, Donore Avenue, in the re-development of the former Player Wills site, subject to agreement with the Department of Education and Skills.



DEVELOPMENT PLAN | 2016 – 2022 | IMPACTS

Dublin City Council has sought and encouraged the input of the local community and the public in relation to the regeneration of St. Teresa's Gardens. The 2014 Part 8 process resulted in a number of submissions in relation to the proposed social housing, the future development of the lands and the proposals for a Public Park on Donore Avenue. Generally the local community was supportive of the proposal to provide a high quality public park in the area. Dublin City Council's aspiration to provide a high quality multifunctional public open space for the area remains unchanged in principle.

It is Dublin City Council's intention to proceed with the construction of 50 no. residential units on its lands and to provide a park as indicated by the 2014 Part 8 submission while making provision for the proper planning and development of the remaining lands.

The impact of the 2016 Development Plan on the current 2014 Part 8 for the provision of 50 no. residential units, a public park and the schematic Master plan for the lands requires detailed analysis particularly given the requirement for greatly increased public open space provision to include zoned land sufficient in area for a large multisport playing field

The requirement for an area sufficient in size to accommodate a (minimum 80m by 130m) multisport playing pitch raises a number of issues – principally in relation to the scale and prescriptive dimension / area of the pitch and its overall impact on the economics influencing the planning and development of the SDRA lands. The other issues relate to the nature, use and type of pitch, access, intensity of use, traffic, optimal location and the potential for negative impacts on adjacent / surrounding uses particularly in regard to residential amenity..

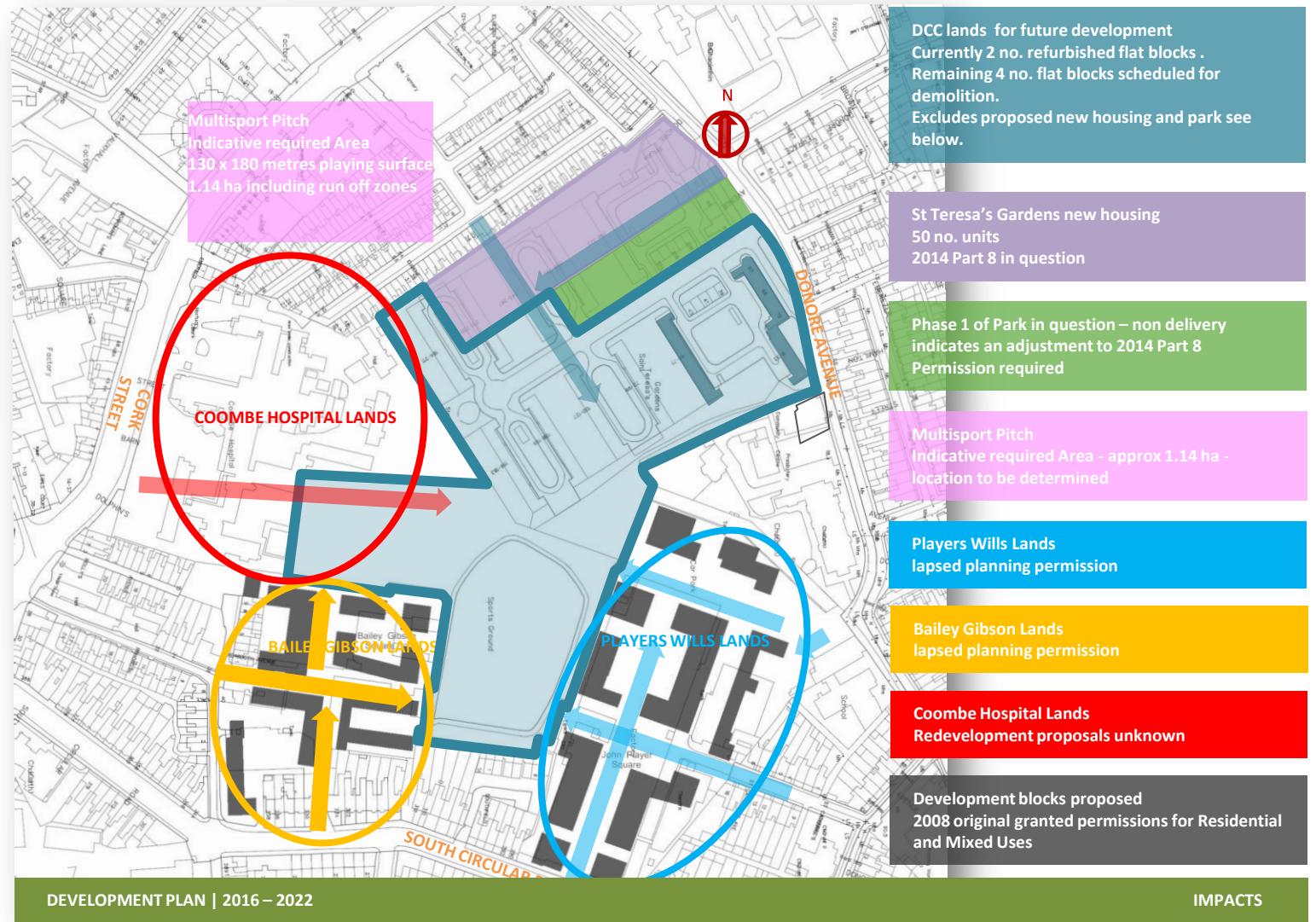
The SDRA zoning requires a public open space provision of 20% of the land area (20% of the three sites = approx 1.86 ha - excluding the Coombe hospital lands). The area of land on that will be required for public open space provision on the remaining Bailey Gibson site is .097 ha approx (i.e. 10% of the land area). Therefore the minimum public open space provision required under this Development Framework is calculated as approx 1.957 ha.

The proposed multi sport playing field is approx 1.14 ha in area including run off zones. The multisport playing field represents approximately 58% of the total required public open space provision and therefore has a disproportionate impact on the capacity to accommodate other uses within the public open space.

A number of potential locations for a multisport playing pitch have been considered. The outcome of the process of examination of potential locations for a pitch and the analysis of the impacts of each on the proper planning and development of the lands; the nature and quality of public open space generally and overall residential amenity etc. is a preferred location on the northern portion of the DCC lands adjacent to Donore Avenue and Donore Hall. It is proposed to minimise the negative visual and other impacts of the pitch itself by integrating it into a perimeter / wraparound park..

The design approach in relation to public open space – parks, sporting and play facilities takes account, where feasible, of previous community consultations / outcomes of the 2014 Part 8 Process.

Inclusivity in regard to the range of facilities and the combination of uses offered as elements of public open space provision is considered to be critical to the success of public amenities in the initial and final phases of the regeneration.





DEVELOPMENT FRAMEWORK | SDRA 12

June 26th 2017

DEVELOPMENT FRAMEWORK | REQUIREMENTS

Framework Requirements

- Achieve compliance with the current Development Plan aspirations generally and the guiding principles for the development of SDRA lands.
- Deliver a mixed-use quarter with a considerable capacity for high quality residential accommodation and complementary uses.
- Promote a mix of tenure and unit types including the delivery of 50 no. residential units as per the current Part 8 permission. Achieve a minimum overall residential design target of approx 1000 residential units - approx 100 uph - combined with other uses where appropriate.
- Develop sensitively and at an appropriate scale at the interface of the SDRA lands with surrounding existing residential units. Increase the scale of development as appropriate towards the centre of the land block. The development plan allows for midrise development up to 50 metres in height (c. 15 / 16 stories residential) in certain areas of the SDRA lands.
- Provide generous well designed, attractive multifunctional public open spaces with good orientation, connectivity, passive and active supervision / overlooking etc. Deliver high quality residential and public amenity.
- Consider the impact of a large multisport pitch on the public spaces, its integration into public spaces, the nature and use of the pitch and suggest appropriate location etc.
- Clearly define the public realm - public open spaces vs. private open spaces, use buildings rather than boundary treatments to define and secure private space.
- Promote active streets with ground floor entrances / frontages to commercial and residential developments from public walkways / pavements. Promote generous pedestrian zones / pavements, allow for trees, soft landscaping and limited parking to encourage and facilitate passing trade / visitors to the quarter.
- Develop a network of streets and public spaces to ensure the social and economic integration of St. Teresa's Gardens with Player Wills and Bailey Gibson sites the Coombe Hospital lands and surrounding area.
- Develop and promote overall permeability – East / west (connecting Dolphin's Barn Street and Cork Street) and North / south (connecting Cork Street/Donore Avenue with the South Circular Road) allowing for pedestrian and cyclist routes.
- Provide a wide range of community facilities accessible to the wider neighbourhood to include sport facilities.
- Highlight the heritage of the local area.
- Provide for the appropriate expansion of St. Catherine's NS. The location at a new access to the lands from Donore Avenue is important in terms of design, street interface and as an entrance to the quarter.



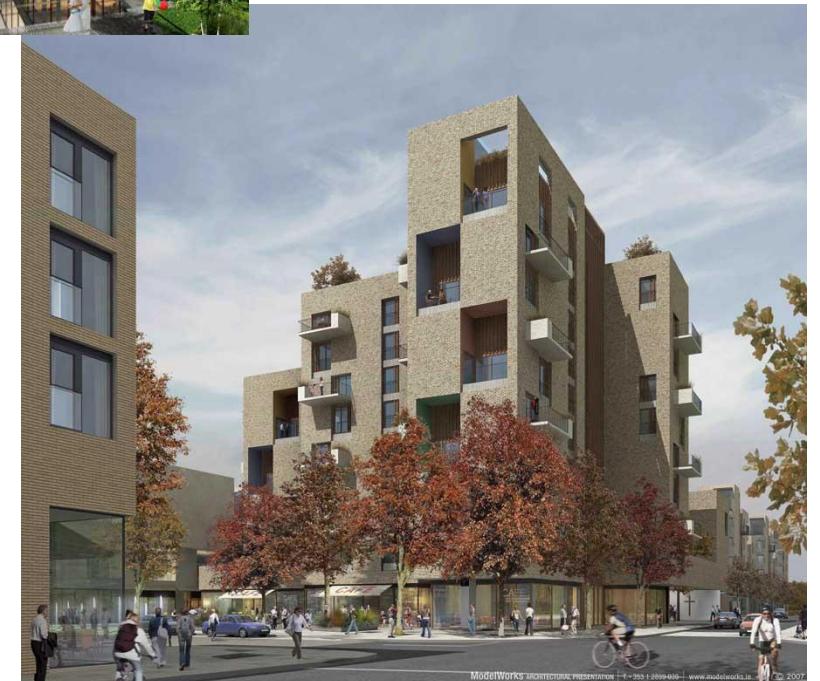
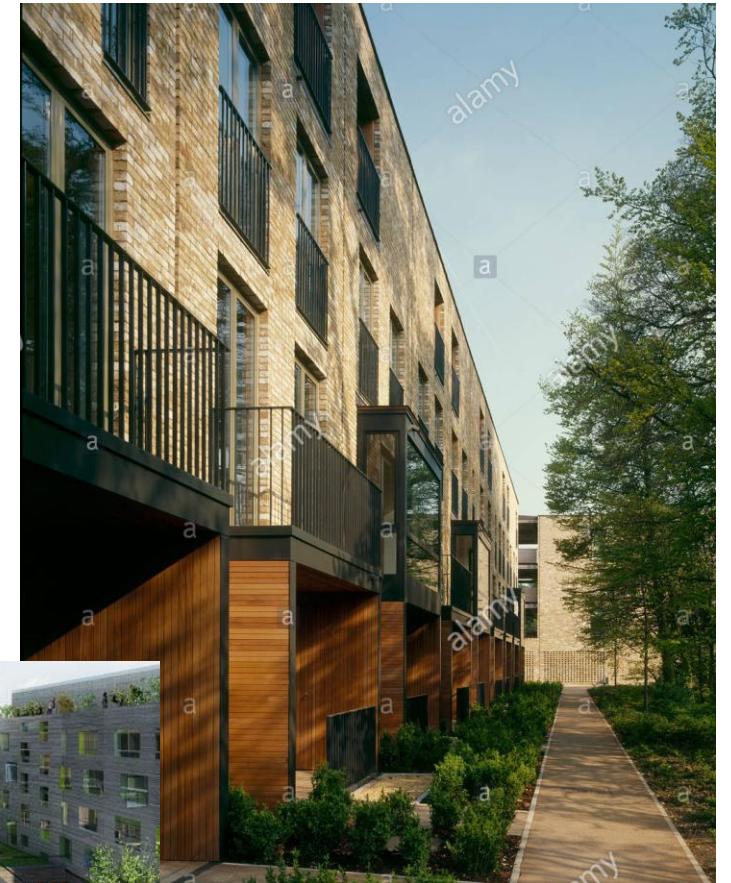
DEVELOPMENT FRAMEWORK | RESPONSE

Framework responses

The location of the multisport playing pitch is a defining factor influencing design approach and the overall development potential / feasibility of Development framework proposals. A series of development options with alternative locations for the multisport area and public open space provision were considered during the initial phases of the process. The feasibility process determined that the optimal location for the principal public open space / multisport area is the northern portion of the DCC lands bounded by Donore Avenue / Donore Hall / Parochial lands.

- The framework envisages a mixed-use quarter with high quality residential accommodation and complementary uses.
- For the purposes of estimating potential unit numbers building heights range from 2 storey houses up to eight storey apartment blocks for the lands generally with the potential for up to 15 storeys in defined zones / areas. These heights generally are indicative in nature and may vary from the benchmark height in specific instances in the context of proper planning and development / Development plan guidelines.
- The mix of tenure and unit types includes the delivery of 50 no. residential units as per the current Part 8 permission. Residential unit types include own door terraced housing and perimeter block apartment type developments. Access to ground floor units and cores is directly from street, via private courtyards and also from underground parking facilities.
- Generally the apartment model used for calculation purposes is based on five to eight storey blocks with entrance cores running through from streets to courtyards providing two units @ ground floor and three units per core on upper floors. This model envisages approx 14 units per core for a 5 storey block. (DHPCLG guidelines allow for up to 8 units per core per floor). On this basis an approximate overall residential design no. target of approx 1000 residential units is considered achievable. This does not include the original Players Factory and theatre buildings which it is assumed will be mixed use.
- This core design yields an appropriate apartment mix of one, two and three bed units subject to detail design etc. Generally all two and three bed units would be dual aspect and one beds would be single / dual aspect with south or west orientation. The perimeter block design with front to back core at entrance level allows flipping of the floor plate to maximise optimal orientation / aspect for living spaces
- The estimated residential yield is:
DCC lands - approx 540 no. units - (486 / 594 units)
NAMA controlled lands - approx 510 units - (459 / 561 units) - not including the original Players Factory and theatre).
Estimated overall yield of 1050 units (945 / 1155 units) subject to detail design – which exceeds 100 units per hectare (uph) on the combined lands of c 10.3 hectares.

Note: The Development Framework area is c.10.3 hectares - not including the Coombe Hospital lands. (The SDRA does not include the entire Bailey Gibson site - c. 0.97 ha is outside the SDRA but is included in the Development Framework).



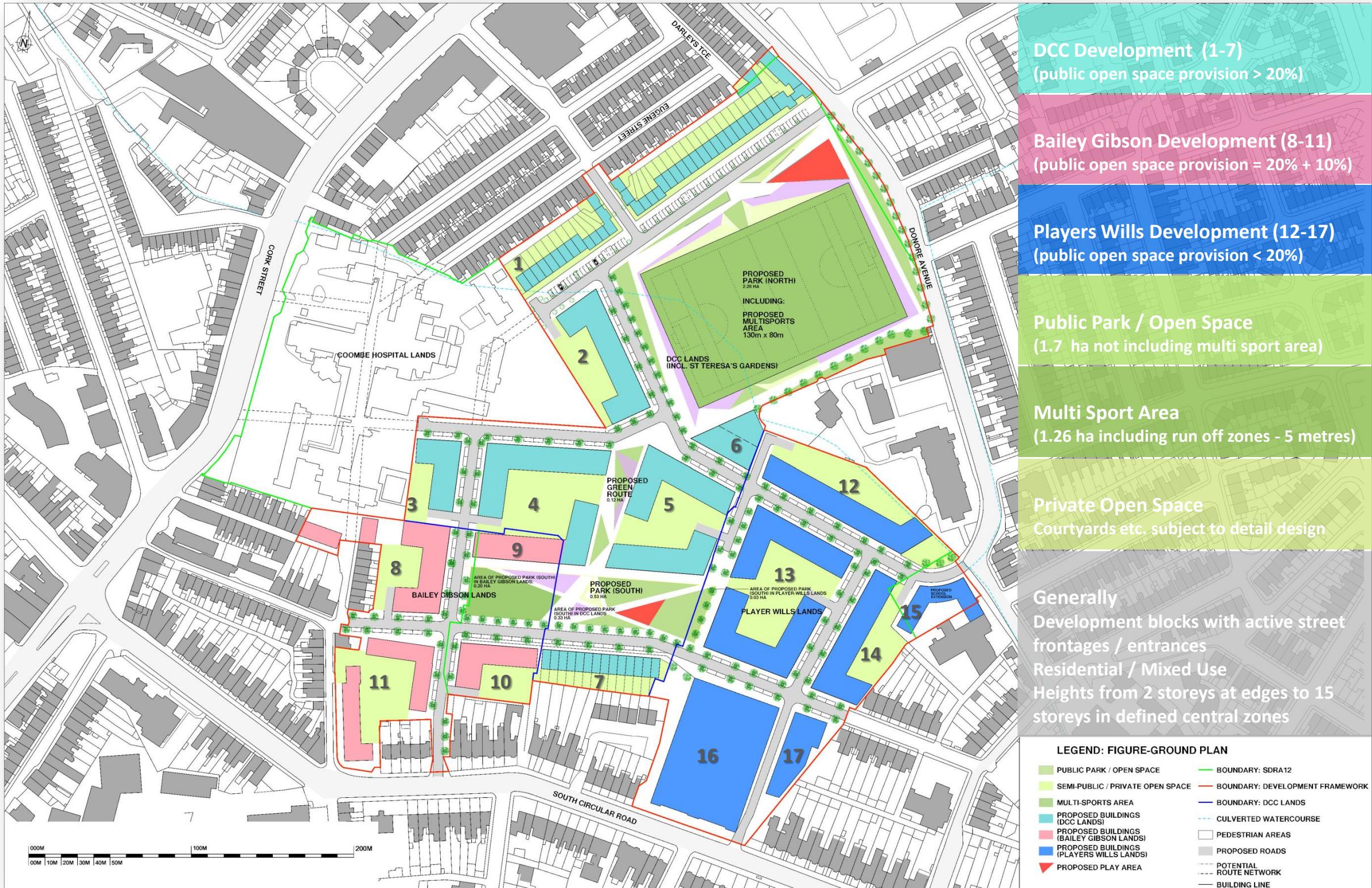
Framework responses

- Generally one bedroom units range from 46 – 50 sq. metres, two bedroom units range from 82 – 90 sq. metres and three bedroom units range from 93 – 100 sq. metres. All units have balconies / private open space in compliance with the Development Plan / DHPCLG Standards. Shared residential open space is in the form of large internal courtyards and roof gardens.
- The proposal envisages a neighbourhood with active street edges - entrances and frontages etc. to commercial and residential developments achieved with street entrances to individual units and to cores every 16 – 18 metres. In addition this allows for ground floor apartment or commercial uses if required with unit frontages ranging from 8 – 18 metres and unit areas ranging from 82 sq. metres to 186 sq metres approx.
- Streets are designed in compliance with DMURS - **Design Manual for Urban Roads and Streets** - principles and generally increase permeability and connectivity, while promoting a quality environment for pedestrian and cyclists and light traffic with reserves for trees / planting, generous pavements and limited parking to encourage passing trade / visitors to the quarter.
- Streets are designed with pedestrian priority while allowing vehicle access at speed limits of 10 – 30 km. The local street widths generally proposed range from 15 – 20 metres from building to building.
- The network / hierarchy of local streets and public spaces and overall permeability will promote the social and economic integration of St. Teresa's Gardens with adjacent lands /surrounding area.
- The design approach allows for an appropriate scale at the interface of lands with surrounding existing residential development. Increased scale of development is considered appropriate towards the centre of the land block.
- Multifunctional public open spaces have good orientation, connectivity, over looking etc. It is considered that the area and proportions of the playing field compromises the public open space to some extent.
- In the interests of public amenity and for visual and environmental reasons it is proposed that the multisport pitch will be a naturally draining high quality grass surface which integrates into a perimeter / wraparound park. It should be noted that Dublin City Council is providing the bulk of public open space on DCC lands.
- The perimeter building block approach facilitates clear definition of public realm and delineation of public open space / private open space. The buildings rather than boundary treatments define and secure private space. Eyes on the streets achieve passive supervision of public space and shared courtyard spaces etc.
- There is capacity on the lands to provide range of community facilities / sport facilities. accessible to the wider neighbourhood. In addition it is suggested that St. Catherine's School should be developed in manner consistent with the urban nature of the site with a strong street frontage / envelope as achieved in successful school developments in Ranelagh and on Cork Street.



Photography: David Denny
Architecture: O'Donnell and Tuomey Architects





DCC Development (1-7)
(public open space provision > 20%)

Bailey Gibson Development (8-11)
(public open space provision = 20% + 10%)

Players Wills Development (12-17)
(public open space provision < 20%)

Public Park / Open Space
(1.7 ha not including multi sport area)

Multi Sport Area
(1.26 ha including run off zones - 5 metres)

Private Open Space
Courtyards etc. subject to detail design

Generally
Development blocks with active street frontages / entrances
Residential / Mixed Use
Heights from 2 storeys at edges to 15 storeys in defined central zones

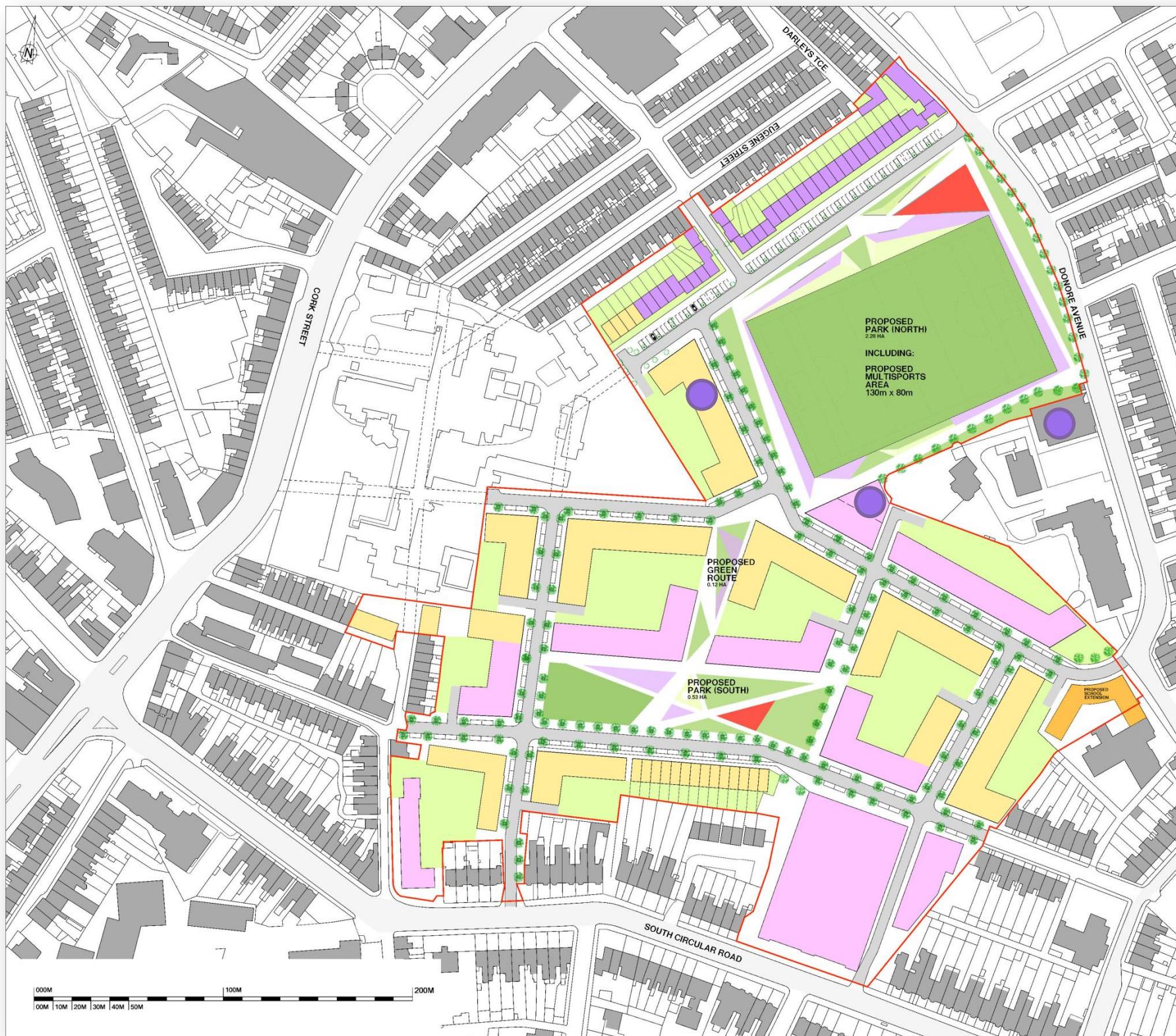
LEGEND: FIGURE-GROUND PLAN

■ PUBLIC PARK / OPEN SPACE	— BOUNDARY: SDRA12
■ SEMI-PUBLIC / PRIVATE OPEN SPACE	— BOUNDARY: DEVELOPMENT FRAMEWORK
■ MULTI-SPORTS AREA	— BOUNDARY: DCC LANDS
■ PROPOSED BUILDINGS (DCC LANDS)	— CULVERTED WATERCOURSE
■ PROPOSED BUILDINGS (BAILEY GIBSON LANDS)	□ PEDESTRIAN AREAS
■ PROPOSED BUILDINGS (PLAYERS WILLS LANDS)	□ PROPOSED ROADS
▲ PROPOSED PLAY AREA	□ POTENTIAL ROUTE NETWORK
	— BUILDING LINE

DEVELOPMENT FRAMEWORK

BUILDINGS FIGURE GROUND

June 26th 2017



Existing Part 8 Residential 50 no. units

Residential Use

Mixed Use
Primarily residential

Potential ground floor ancillary sporting facilities - local sporting clubs / users of Multisport facilities

- St. Teresa's Football Club
- St. Teresa's Boxing Club
- St. Kevin's GAA

Public Park / Open Space

Multi Sport Area

Private Open Space

Playgrounds

New School

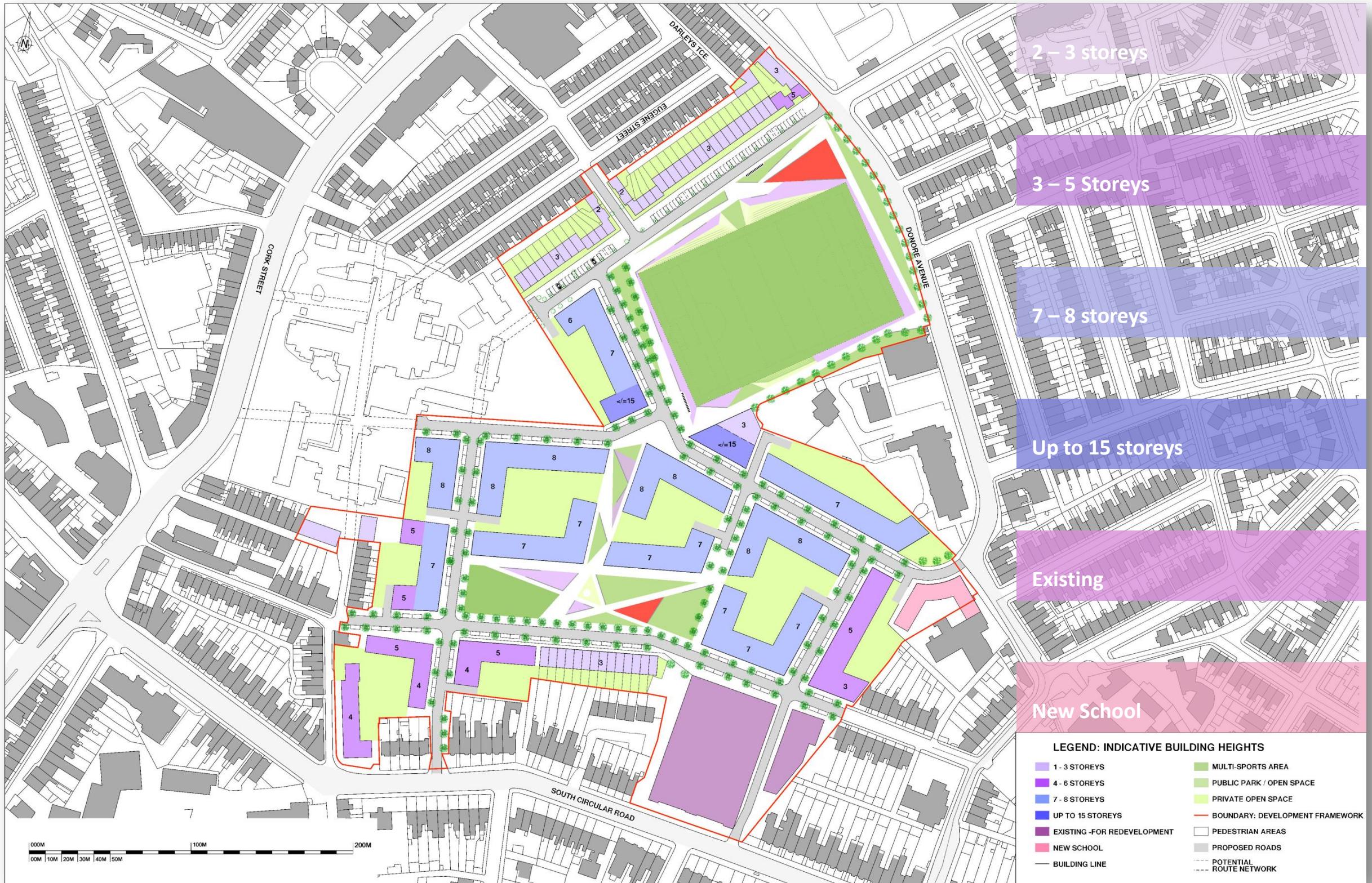
: INDICATIVE LAND USES

APPROVED PART 8 RESIDENTIAL: 50 UNITS	PROPOSED SCHOOL EXTENSION
POTENTIAL RESIDENTIAL USE	PROPOSED ROADS
MIXED USE INCLUDING RESIDENTIAL	PEDESTRIAN AREAS
PUBLIC PARK / OPEN SPACE	BOUNDARY: DEVELOPMENT FRAMEWORK
MULTI-SPORTS AREA	POTENTIAL ROUTE NETWORK
PRIVATE OPEN SPACE	BUILDING LINE
PLAYGROUND	

DEVELOPMENT FRAMEWORK

INDICATIVE LAND USES

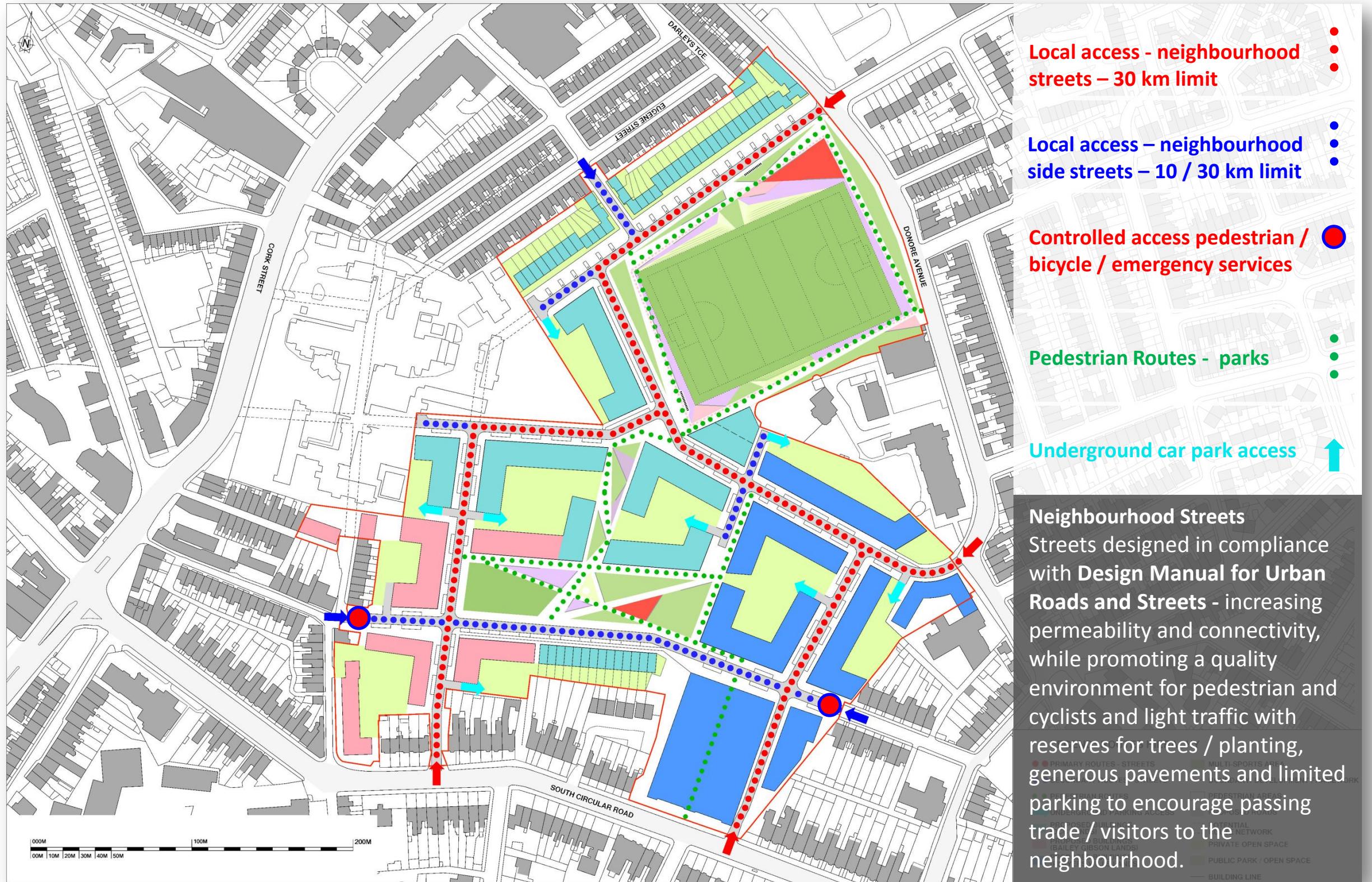
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DEVELOPMENT FRAMEWORK

INDICATIVE HEIGHTS

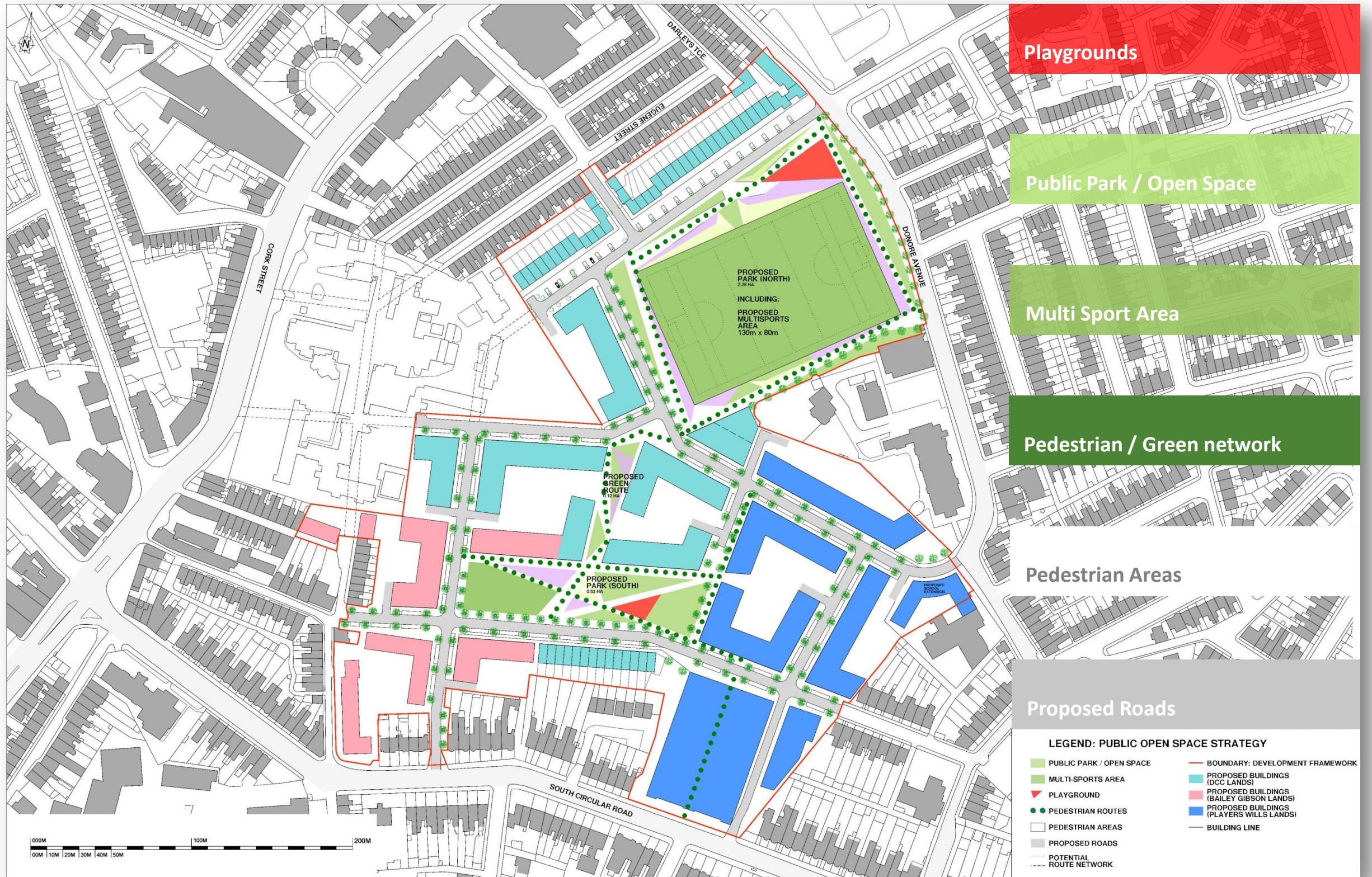
June 26th 2017



DEVELOPMENT FRAMEWORK

ROUTES STREETS HIERARCHY | PERMEABILITY | CONNECTIVITY

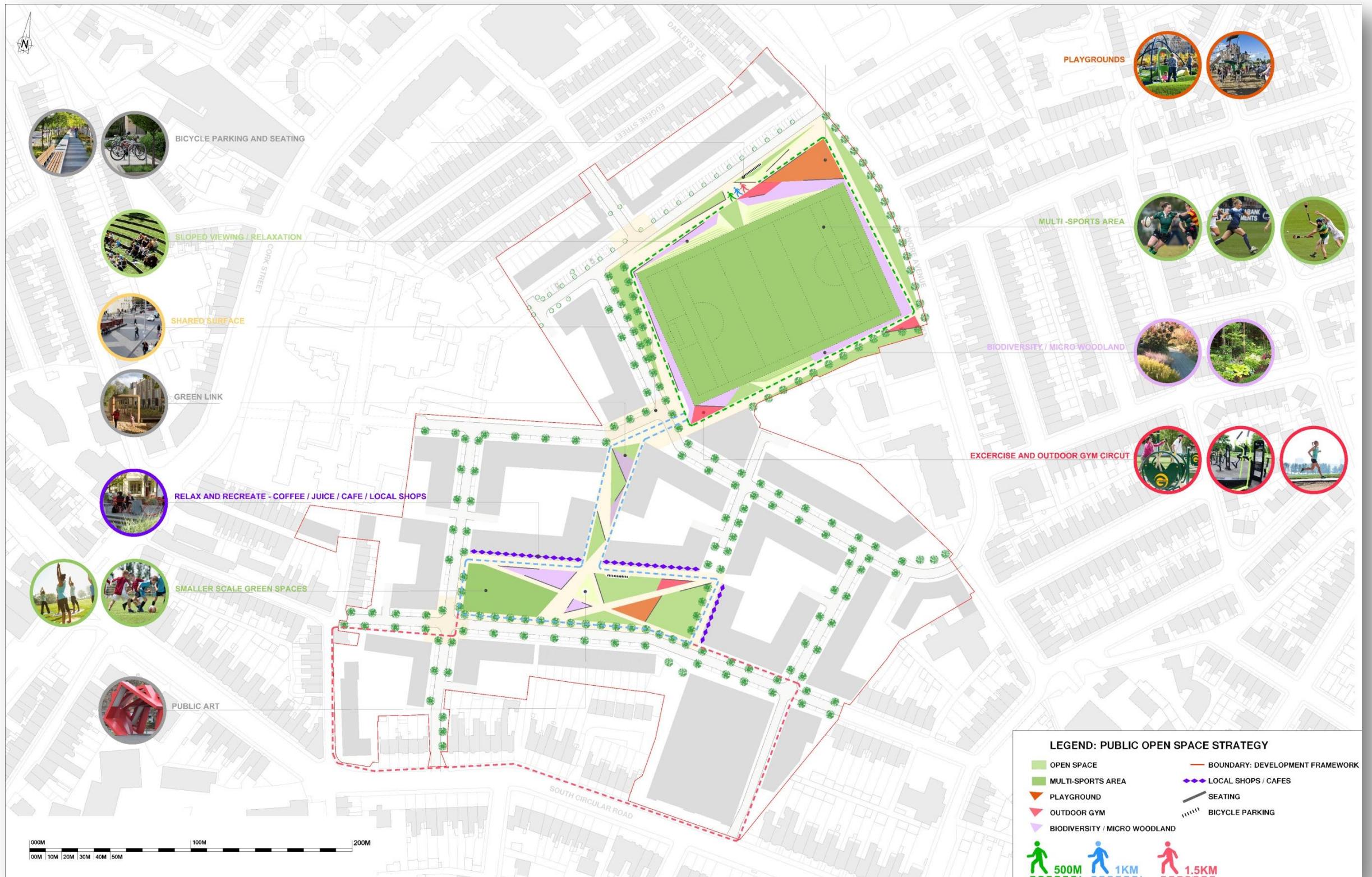
June 26th 2017



DEVELOPMENT FRAMEWORK

PUBLIC OPEN SPACE STRATEGY | PARKS | PLAY | GREEN NETWORK

June 26th 2017



DEVELOPMENT FRAMEWORK

PUBLIC OPEN SPACE STRATEGY | SUPPORT SPORT | NATURE NATURE | RECREATE RELAX

June 26th 2017

PUBLIC OPEN SPACE | STRATEGY

Dublin City Council acknowledges the concerns of the local community and the public in relation to the regeneration of St. Teresa's Gardens and adjacent lands. The City Council's aspiration to provide high quality multifunctional public open space as an element of the regeneration remains unchanged in principle.

Design proposals for park and play facilities should take account of previous community consultations and the outcomes of planning processes. Inclusivity in regard to the range of facilities and the combination of uses offered is considered critical to the success of public open space provision

Green Network

Design proposals for the public open space are based on a green network linking two parks while accommodating space for sporting and other activities.

It is proposed in the interests of public amenity and for visual and environmental reasons etc. that the multisport area will be a naturally draining high quality grass surface which integrates into a perimeter or wraparound park.

A study of the impact of different types of facility and intensity of use has been commissioned by DCC

Park Donore Avenue - North

A park of approx 2.28 ha including a multi use sport area. The park fronts onto Donore Avenue and is overlooked by new terraced housing and apartments to the North and West and wraps around the multisport pitch.

The perimeter zones enclosing the pitch provide opportunities for the following:

- Children's playground accessible from Donore Avenue with secure boundary and gate to assist users visiting with younger children. Appropriate seating etc. located within the playground enclosure and throughout the park to allow visitors different levels of supervision of toddlers and younger children.
- Play equipment for older children / teens and adult fitness circuit with exercise equipment. is located throughout the park.
- Softer landscaping, wild space and micro woodlands and more passive areas including seating etc. are also proposed.
- Active sports area with grass surface and minimal boundary treatments providing multi sport playing pitches to appeal to a diverse group of users and accommodate a range of sporting activities. Sport facilities in the park will be accessible to schools, clubs and organisations. It is proposed the adjacent Donore Community Centre will facilitate the management / supervision of sport area and provide use of the changing facilities located in the centre..

Linear Park - South

The second "multi-use" public park of approx 0.56 ha located north of lower scale residential development is overlooked by higher scale residential development to the north and enjoys a southerly orientation and provides passive and active recreational opportunities including:

- Themed playgrounds and play areas, fitness equipment circuits, passive recreation, sensory gardens / imaginative landscape / planting.
- There is an opportunity for the provision of mixed use with south and west facing ground floor mixed use commercial facilities cafes etc. onto the park



Swale concept proposal (BSLA image)



DEVELOPMENT FRAMEWORK

PUBLIC OPEN SPACE | STRATEGY

June 26th 2017

PUBLIC OPEN SPACE | PROVISION

Development Plan Requirements re Public Open Space Provision within the SDRA

The SDRA 12 lands comprising DCC lands, Players Wills / Bailey Gibson Lands **excluding** the Coombe Hospital Lands total approx 9.33 hectares in area with a 20% Public Open Space requirement of approx 1.86 hectares.

The SDRA 12 lands comprising DCC lands, Players Wills / *Bailey Gibson Lands **excluding** the Coombe Hospital Lands total approx 10.3 hectares in area with a 20% + a 10% Public Open Space requirement of approx 1.96 hectares

* SDRA 12 does not include the entire 1.52 hectares Bailey Gibson lands – 0.55 ha of this site is within the SDRA, the remaining site c 0.97 ha is zoned Z4 to provide for and improve mixed services facilities with a 10% public open space requirement.

Note: The Development Framework does not include the Coombe Hospital lands when calculating proposed public open space provision.

Proposed public open space provision

- The total area of proposed public open space approx totals approx 2.96 ha and is comprised of 2 no. parks linked by a pedestrian greenway (0.12 ha).
- The main park with multisport facilities is located on the DCC lands adjacent to Donore Avenue. The total area of the larger proposed park (north): is approx 2.28 ha with a multisport playing pitch of approx 1.26 ha.
- The multisport pitch field of play is 80 x 130 metres and the total pitch dimension is 90 x 140 metres including run off zones of 5 metres clear all round.
- The total area of the second linear park (south) is approx 0.56 ha and is located primarily on DCC lands and to a lesser extent on the adjacent NAMA controlled Players wills / Bailey Gibson lands.
- The area of proposed public open space on DCC lands = 2.73 ha **exceeds** the overall requirement for DCC lands (c 1.2 ha) and for all SDRA lands (c. 1.86 ha)
- The area of proposed public open space on Bailey Gibson Lands = 0.20 ha **meets** the requirement for the lands (c 0.20 ha)
- The area of proposed public open space on Players Wills Lands = 0.03 ha is **below** the requirement for the lands (c 0.556 ha)
- Overall, 2.96 ha of public open space / playing field out of 10.3 ha. equals 29% public open space / playing field.



By Instagram WeTrust from Los Angeles, California, USA - High Line Park, CC BY-SA 2.0, https://commons.wikimedia.org/w/index.php?curid=32427979



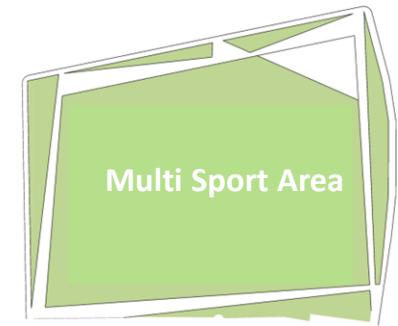
By David Berkowitz from New York, NY, USA - http://www.flickr.com/photos/davidberkowitz/5923557984/, CC BY 2.0, https://commons.wikimedia.org/w/index.php?curid=32427979

Public Open Space Provision					
Lands / Sites	Site Area hectares	Public Open Space requirement	Proposed Public Open Space provision / % of required provision	% above / below required provision	land area provision additional to or below requirement
SDRA 12 lands only comprising DCC lands, Players Wills / Bailey Gibson lands, excluding the Coombe Hospital lands	approx 9.33	20% Public Open Space requirement of approx 1.86 hectares.	Public Open Space provision approx 2.96 hectares / 159.1%. 2 no. parks North and South and greenway link	59% above the overall SDRA required land provision	1.0 ha additional to overall SDRA requirement
DCC lands in SDRA 12	approx 6.0	20% Public Open Space requirement of approx 1.2 hectares.	Public Open Space provision approx 2.73 hectares / 227.5% 2 no. parks North and part of South and greenway link	127.5% above the overall required land provision	1.53 ha additional to DCC overall requirement
Players Wills lands in SDRA 12	approx 2.78	20% Public Open Space requirement of approx 0.556 hectares.	Public Open Space provision approx 0.03 hectares / 5.39% Part of 1 no. park South	94.61% below the overall required land provision	0.526 ha below Players Wills overall requirement
*Bailey Gibson lands in SDRA 12	approx 0.55	20% Public Open Space requirement of approx 0.11 hectares.	Public Open Space provision approx 0.2 hectares / 181.8% Part of 1 no. park South	81.8% above the overall required SDRA land provision see combined total below	See combined total below
Development Framework comprising DCC SDRA lands, Players Wills SDRA lands / *Bailey Gibson SDRA lands + Bailey Gibson lands outside SDRA	approx 10.33	20% + 10% Public Open Space requirement of approx 1.957 hectares.	Public Open Space provision approx 2.96 hectares.	see overall SDRA provision above	see overall SDRA provision above
*Bailey Gibson lands outside SDRA 12	approx 0.97	10% Public Open Space requirement of approx 0.097 hectares.	Public Open Space provision approx 0.0 hectares / 0%	no public open space provision see combined total below	See above combined total
*Bailey Gibson lands SDRA 12 combined with lands outside the SDRA	approx 1.53	20% + 10% Public Open Space requirement of approx 0.2 hectares.	Public Open Space provision approx 0.2 hectares / 100%	100% meets the overall required land provision	0.20 ha meets Bailey Gibson overall requirement
SDRA 12 lands comprising DCC lands, Players Wills / Bailey Gibson lands including the Coombe Hospital lands	approx 11.65	20% Public Open Space requirement of approx 2.33 hectares.	Not applicable - Coombe development plans unknown	Not applicable - Coombe development plans unknown	Not applicable - Coombe development plans unknown



The plan for Weaver Park, a new public park in the Liberties in Dublin. Photograph: Daibhí Mac Domhnaill

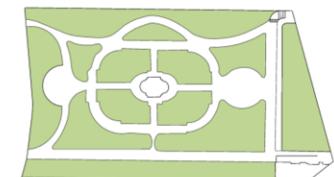
PARKS EXISTING AND PROPOSED	AREA	FACILITIES
Proposed Park North Multisport Area SDRA 12 Donore Avenue Dublin 8	2.28 hectares approx	Wild area / micro woodlands - Leisure Walks - Playground - Grass Sport Areas - Fitness Circuit and equipment - Seating / picnic area
Proposed Park South SDRA 12 Dublin 8	0.56 hectares approx	Sensory Planting Schemes - Leisure Walks – Playground - Seating / picnic area - Cafes
Proposed Park Weaver Square Dublin 8	0.35 hectares approx TBC	Skateboard Park - MUGA - Playground - Green Area / micro woodlands
Proposed Park Bridgefoot St. Dublin 8	0.81 hectares approx	Community Garden - Allotments - MUGA - Playground – Handball Alley
Formal Gardens Royal Hospital Dublin 8	2.8 hectares approx	Formal Planting Schemes - Leisure Walks – Historical
St. Patrick’s Park Dublin 8	1.1 hectares approx	Floral Schemes - Leisure Walks - Playground – Historical
Dubh Linn Dublin 8	0.5 hectares approx	Floral Schemes - Leisure Walks – Historical
Oscar Square Dublin 8	0.19 hectares approx	None



Proposed Park North | SDRA 12 (2.28 ha including multi sport area)



Multi Sport Area | SDRA 12 (1.14 ha including run off zones)



St. Patrick’s Park (1.1 ha)



Proposed Park South | SDRA 12 (0.56 ha)

SDRA12 BUILDING FOOTPRINT AREAS c. 1050 units (includes private open space for individual units – balconies / terraces etc.)							
FOOTPRINTS	BLOCK NO	BLOCK NAME	FOOTPRINT (sqm)	FLOORS (No)	BLDG AREAS (sqm)	Total (s) (sqm)	APPROX NUMBER OF UNITS
DCC LANDS							
50UNITS	1	Apartments and terrace houses		2 - 5 floors			
		Footprint (sqm)	2,277.5			6,961.1 GFA (sqm)	
REST OF UNITS							
	1	Terrace Extn	221.0	3	663.0		
	2	Coombe-Pitch	431.6	6	2,589.6		
	2	Coombe-Pitch	724.2	7	5,069.4		
	2	Coombe-Pitch	453.9	15	6,808.5		
	6	Parish <15	506.8	15	7,602.0		
	6	Parish 1	314.1	1	314.1		
	3	Coombe S -W	825.5	7	5,778.5		
	4	Coombe S -M	678.5	8	5,428.0		
	4	Coombe S -E	908.9	8	7,271.2		
	4	Coombe S -SE	589.6	7	4,127.2		
	5	S-W -N	423.0	8	3,384.0		
	5	S-W -E	905.3	15	13,579.5		
	5	S-W -W	158	7	1,106.0		
	5	S-W -S	910	7	6,370.0		
	7	Houses S	869.3	3	2,607.9		
		Footprint (sqm)	8,919.7			72,698.9 GFA (sqm)	
DCC Totals		Footprint (sqm)	11,197.2			79,660.0 GFA (sqm)	540 units (+/- 10% = 486 / 594 units)
BAILEY-GIBSON LANDS							
	8	Reilly's Ave House	239.1	2	478.2		
	8	Rehoboth Ave House	149.3	2	298.6		
	8	Coombe NW	205.8	5	1,029.0		
	8	Coombe E	816.9	7	5,718.3		
	8	Coombe SW	206.6	5	1,033.0		
	11	SCR SW	661.6	5	3,308.0		
	11	SCR N	430.4	5	2,152.0		
	11	SCR E	311.6	4	1,246.4		
	10	SE -W	412.4	4			
	10	SE -N	392.6	5	1,963.0		
	9	NE	825.0	7	5,775.0		
Bailey-Gibson Totals		Footprint (sqm)	4,651.3			23,001.5 GFA (sqm)	195 units (+/- 10% = 175.5 / 214.5 units)
PLAYER-WILLS LANDS							
	12	Parish N	1,660.4	7	11,622.8		
	13	Mid N	1,429.2	8	11,433.6		
	13	Mid SW	590.5	7	4,133.5		
	13	Mid SE	1,150.5	7	8,053.5		
	14	E -W	1,228.5	5	6,142.5		
	14	E -S	244.3	4	977.2		
	15	School -Site	605.6	2	1,211.2		
	15	School -Off-site	82.3	2	164.6		
	16	Factory	4,464.0	3	13,392.0	(Approx)	
	17	Theatre	860.8	2	1,721.6	(Approx)	
Player Wills Totals		Footprint (sqm)	12,316.1			58,852.5 GFA (sqm)	315 units not incl former factory / theatre
Combined Total Approx		Footprint (sqm)	28,164.6			161,514.0 GFA (sqm)	1050 units (+/- 10% = 945 / 1155 units)

TYPICAL PITCH SIZES

**Min Footprint
Multisport
Facility
and surrounds
146 X 96
(Not incl ancillary
facilities, access,
parking)
GAA Adult Pitch
136 x 86 incl
3 m run off**

**Min Footprint
116 x 80
F A
106 x 70
adult
11 v 11
incl run off**

**Min Footprint
107 x 71
F A
97 x 61
Youth
u 16
11 v 11**

**Min
Footprint
98 x 66
FA
88 x 56
Youth
u 14
11 v 11**



**INTERIM MULTISPORT AREA AND PARK
(shown overlaid on future expanded
pitch and park)**

Approx 106 x 70 metres pitch including run off zones
The indicative minimum operational / servicing footprint for the INTERIM multisport pitch includes access circulation / viewing etc. = 116 x 80m

EXISTING SPORTS CLUB FACILITIES

- St. Teresa's Football Club
- Donore Hall
- St. Teresa's Boxing Club
- St. Kevin's GAA

FINAL PHASE PROPOSED PARK AND MULTISPORT AREA

The area of play - 130 x 80 metres with 5 metre run off zones (140 x 90 metres) in compliance with GAA guidance
The park including the pitch is 2.28 hectares in area.

The area of the surrounding park allows for screening and reduction of noise disruption / disturbance and facilitates permeability, operational and servicing for the proposed sports pitch including access / circulation / viewing / storage / ancillary facilities etc.

Access is via the proposed road system serving the overall lands.
This equates to 24.5% of the SDR 12 lands (min required 20% = 1.86 ha) and allows for other uses on the periphery of the public open space

PROPOSED PLAYGROUND to be provided in tandem with Interim Pitch

LEGEND: INDICATIVE BUILDING HEIGHTS
1 - 3 STOREYS
4 - 5 STOREYS
MULTI-SPORTS AREA
PUBLIC PARK / OPEN SPACE
PRIVATE OPEN SPACE

