

SEA Screening Report

Prepared By:

Dublin City Council

For a :

***Non Statutory Draft Masterplan for the Regeneration of O
Devaney Gardens Dublin 7.***

Dear Sir/Madam,

We wish to submit the following screening report for your consideration in accordance with S.I No 436/2004 Planning and Development (SEA) Regulations 2004 and the DoEHLG document "Implementation of SEA Directive 2001/42/EC Guidelines for Regional Authorities and Planning Authorities (Nov 2004)".

In accordance with the guidelines, we wish to consult with the DoEHLG to ascertain that an SEA is not required for our plan.

Introduction

The screening report is prepared for a non statutory Draft Master Plan for the Regeneration of O Devaney Gardens Dublin 7.

The draft master plan document has been prepared to guide the regeneration of a 5.6ha social housing complex at O Devaney Gardens.

It will give guidance on land use proposals, urban design principals, standards and objectives to help achieve the physical, social and economic regeneration of this site.

The document comes directly from the tier of plans within Dublin City Council and takes its land use zoning from the Dublin City Development Plan 2005-2011. The site area and population of the regeneration zone (existing or future potential) is not sufficiently large to require a statutory Local Area Plan. The site is however an important document to help deliver the site's zoning objective which is Z13 "to seek social, economic and physical rejuvenation".

The preparation of such plans or design briefs by the local authority for particularly important, sensitive or large scale development sites are advocated under Section 3.8 of the DoEHLG Guidelines Sustainable Residential Development in Urban Areas (May 2009).

The draft master plan does not fall directly into any of the categories where an SEA is mandatory. However, as a plan that sets a framework for future development projects it is considered important to screen the plan for SEA in accordance with the guidelines.

1.0 Screening of Plans under the Directive

Section 3.5 of "Implementation of SEA Directive 2001/42/EC Guidelines for Regional Authorities and Planning Authorities (Nov 2004)" states that the key to deciding if SEA will apply will be whether the plan would be likely to have significant effects on the environment. The decision should not be determined by the size of the area alone. It will also be influenced by the nature and extent of the development likely to be proposed in the plan, its location (eg close to or within an SAC, SPA or NHA) and its broad environmental effects. These characteristics are summarised below.

1.1 Nature and Extent of Development Likely Proposed in the Plan

The social housing complex at O Devaney Gardens was completed in 1954 and formerly contained thirteen four storey apartment blocks. Four apartment blocks containing 16 residential units each have been demolished at the north end of the site as part of the regeneration process.

The phased demolition of blocks as they become vacant is important to remove potential targets for vandalism and anti social behaviour on site. The five remaining residential blocks located at the north end of the site will be demolished on a phased basis to create the site of Phase 1 A and Phase 1B in the regeneration programme.

Formerly, the site contained 276 occupied flat units. Currently there are 93 flat units occupied.

The master plan proposes to regenerate the estate in a total of two main phases. Phase 1 is proposed in two parts (A and B) at the north end of the site. The opportunity to connect the new development successfully with the established streets adjoining was recognised at an early stage in the design process. It is important that development proceeds at a location where maximum connections to the site and its surroundings are encouraged for integration. It is also important that amenities and facilities are developed in tandem with Phase 1 for both existing residents on site, new residents of the scheme and the wider neighbourhood to change the isolated character of the site.

Phase 1A will consist of a mixed social and private/affordable housing development and a new public park. The housing type will consist of family own door accessed units for the most part. Attractive terraced residential streets will be designed with some locations for quality apartments (adjacent to the park and along a tree lined boulevard for example).

Phase 1 B will be a site sold for commercial development in tandem with Phase 1A. This site will be sold with a building agreement to provide a mixed use neighbourhood centre inclusive of shopping facilities, office space and community spaces. A residential scheme for the elderly will also be considered at this phase. At this location, new high quality homes for the elderly will be adjacent to new shops, community facilities and the neighbourhood park. These homes will also assist in completing the streetscape beside the neighbourhood centre and encourage a good social mix and community activity on site at an early stage of the programme.

The site of Phase 2 will remain occupied by the four existing apartment blocks for the duration of works on the site of Phase 1A and Phase 1B. The residents waiting for a transfer to the new social units will relocate to their new houses on Phase 1A once they are completed. The blocks on Phase 2 will then be demolished once they are vacated and the site will be sold for re-development in accordance with the overall master plan.

A high quality residential scheme is envisaged for Phase 2 with possibilities for office uses intermixed. It will be an objective of the master plan to integrate Phase 2 and Phase 1 seamlessly.

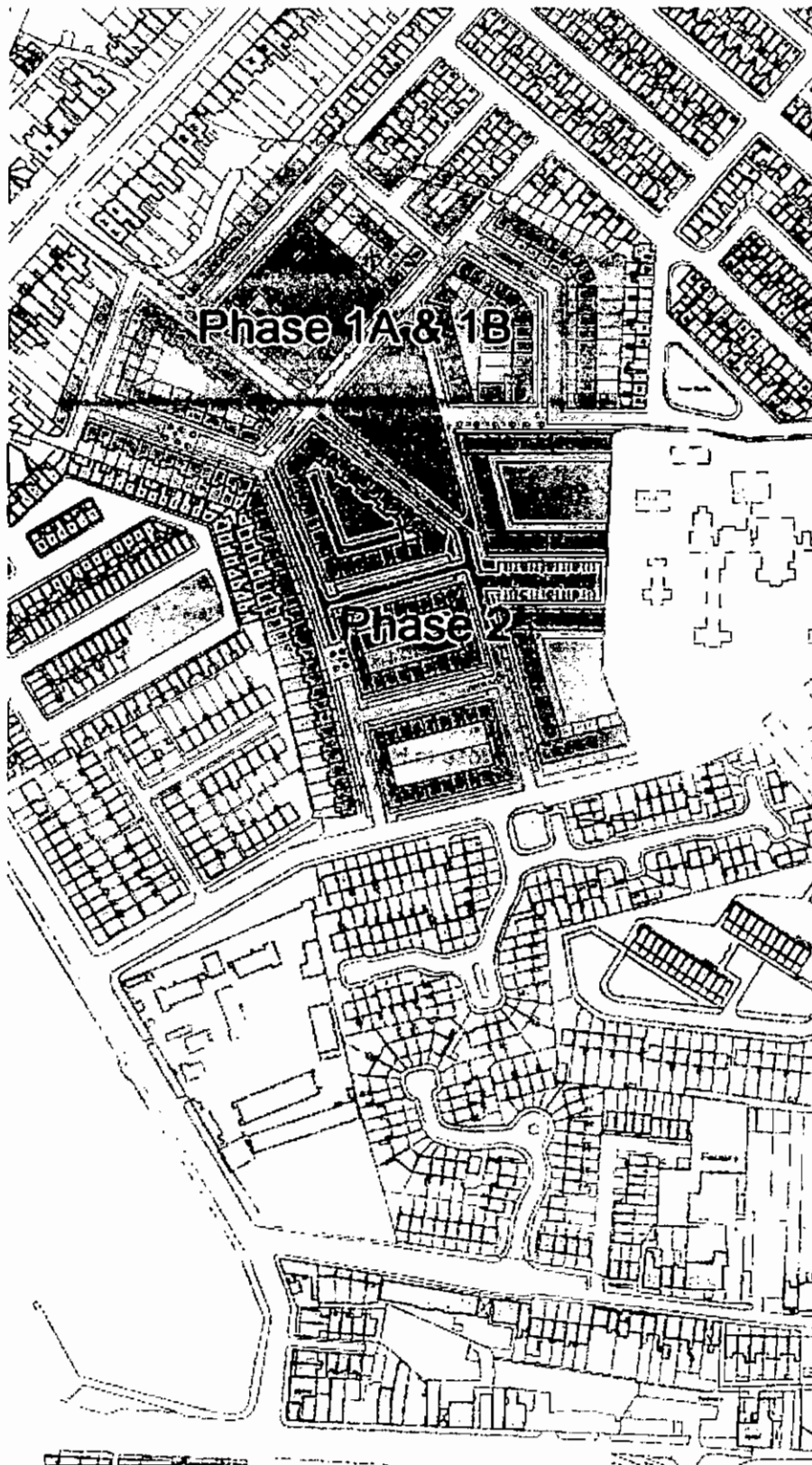
Table 1.0 below summaries the likely level of development proposed under the master plan.

Table 1.0: O Devaney Gardens Regeneration Master Plan: Potential Uses

| Phase | Proposed Uses |
|--------------|---|
| 1 A | <p>110 residential units in four blocks (A-D) of which:</p> <ul style="list-style-type: none">• 51 No. 3 bed units.• 47 No. 2 bed units.• 12 No. 1 bed units. <p>The unit types include:</p> <p>43 No. apartments.</p> <p>31 No. 2 storey houses.</p> <p>23 No. 3 storey houses.</p> <p>7 No. 2 storey duplex.</p> <p>6 No. Live Work Units.</p> <p>Neighbourhood Park : 4,680 sq.m.</p> |
| 1 B: | <p>Mixed Use Neighbourhood Centre</p> <ul style="list-style-type: none">• 1,090 m² retail supermarket at ground floor.• 790m² other commercial uses at ground floor.• 1,280m² mixed community and office space at first floor of which c 585m² is potentially office based uses and 695m² community uses. <p>Other residential with Phase 1B:</p> <p>48 residential units of which:</p> <ul style="list-style-type: none">• 27 no: senior citizen units (assumed as 2 bed/2 person occupancy)• 6 no: end of terrace housing units (assumed as 2 bed/4 person occupancy)• 10 no: new terraced houses (assumed as 3 bed/6 person occupancy)• 5 no: live work units (assumed as 1 |

| | bed/2 person occupancy) |
|---------------|--|
| 2 | <p>Option 1</p> <p>240 residential units.</p> <ul style="list-style-type: none"> • 26 No 2 bed houses. • 20 No 2 bed duplex. • 65 No 3 bed houses. • 129 apartments. <p>Option 2</p> <p>120 residential units.</p> <p>8,000 m² commercial uses.</p> <p>Public Open Space 1,100 sq.m</p> |
| Total: | <p>Residential:</p> <p>Phase 1A: 110 units</p> <p>Phase 1A plus the MP indicative guidance for Phase 1B and Phase 2 Option 1: 398 units</p> <p>Phase 1A plus the MP indicative guidance for Phase 1B and Phase 2 Option 2: 278 units</p> <p>Commercial (includes potential retail and office based uses):</p> <p>Phase 1B : 2,456 sq.m</p> <p>Phase 2 Option 2: c8,000 sq.m</p> <p>Total Potential Commercial: 10,456 sq.m.</p> <p>Community: 695 sq.m,</p> <p>Public Parks : 5,780 sq.m</p> |

Figure 1.2 below is an extract from the Draft Masterplan and potential redevelopment sites by its two principal phases.



1.2 Preparation of an EIS

It is important to note that although the first phase development proposed by Dublin City Council in Phase 1A is sub-threshold for the purpose of preparing an EIS, one will be prepared having considered:

- (a): The nature of the regeneration project which seeks social, economic and physical regeneration.
- (b): The cumulative impact of developing Phase 1 in a context with future phases and other significant developments in the vicinity.
- (c): The importance of protecting the amenities of residents on site during construction works.
- (d): The importance of conducting a robust assessment of design proposals and all alternatives considered for the site.
- (e): The location context of the site close to the city centre and in a highly populated area. The site shares a common boundary with established houses over a significant extent.

The decision to accompany the application for Phase 1 with an EIS is in accordance with Article 103 and Schedule 7 of the Planning and Development Regulations 2001.

The procedures under Article 175 of the Planning and Development Act 2001 (as amended by the Strategic Infrastructure Act 2006) will therefore apply to the planning process for Phase 1.

1.3 Location Context

The site of O Devaney Gardens is located to the west of the city centre in an inner suburban context. As the city extends westwards with development zones close to Heuston Station and Clancy Barracks, the location can be considered central and close to important character areas within an expanding city centre.

Such character areas include the Phoenix Park which is to the immediate west of the site, the village of Stoneybatter which is a short distance east of the location, the Strategic Development Zone at Grangegorman which is a short distance further east and Heuston Station which is a short distance south of the location.

The site was a green field location used in part for allotments attached to St Brigid's Military Hospital until its residential development in the 1950's for apartment blocks. Because of its late development, the residential streets that formed around the site either backed onto it or terminated at it in cul de sacs.

The main entrance points to the estate are from the North Circular Road, Thor Place and Montpelier Gardens via Infirmary Road. There are two main routes through the site connecting north to south (between the NCR and Montpelier Gardens) or east to west (connecting Thor Place with the NCR). The No 10 Dublin Bus service travels through the estate. Otherwise the site is poorly integrated with the surrounding street network, particularly in terms of residential permeability.

The streets adjoining O Devaney Gardens have distinctive character and include terraces of single storey cottages. Most of these streets are zoned as a residential conservation area. An example of adjoining streets include Ross Street, Ashford Place, Ashford Cottages and Thor Place to the east of the site and Black Street, Aberdeen Street, Kinahan Street and Montpelier Gardens to the west of the site.

The north east and north west site boundaries adjoin rear service laneways shared with rear garden boundaries of houses fronting the North Circular Road. Many of these properties are subdivided into

flat units. The properties have an important architectural and conservation value and many are designated as protected structures.

The east part of the site includes lands that were formerly part of the institutional site of St Brigid's Military Hospital. This area of land (approximately 1.5 acres) was acquired by Dublin City Council for affordable housing and is now part of the regeneration area. A new boundary wall and line of trees separates the remaining site of the military hospital (a complex of structures up to three storeys including many historic red bricked buildings) and the estate of O Devaney Gardens.

1.4 Likelihood for Broad Environmental effects

The draft master plan for the Regeneration of O Devaney Gardens sets a framework for future development on land that is zoned for development, is urban in context and is brownfield in character.

A definition of brownfield character is provided under the DoEHLG Guidelines for Planning Authorities "Sustainable Residential Development in Urban Areas (May 2009)". This states that brownfield land is "any land which has been subjected to building, engineering or other operations, excluding temporary uses or urban green spaces". The draft master plan is concerned with 5.6 ha of land fitting this character.

The site of the master plan is located on lands zoned Z13 under the 2005-2011 Dublin City Development Plan "to seek the social, economic and physical rejuvenation of an area".

The site is adjoined by institutional lands to the east and by residential areas on all other boundaries.

Important character areas close to the site includes the substantial parklands in the Phoenix Park, zoned Z9 for recreation and amenity and also as a conservation area. The proximity to the city centre is notable. With a short walking distance south, Heuston Station is located. In addition to public transport facilities including rail, bus and LUAS, the site is also located close to lands zoned Z5 under the 2005-2011 Dublin City Development Plan "to consolidate and facilitate the development of the central area, and to identify, reinforce and strengthen and protect the civic design character and dignity".

There are no EU habitat designated areas or natural conservation designations within or in immediate proximity of the master plan area. O Devaney Gardens is located approximately 1.8km from the Royal Canal which is a proposed Natural Heritage Area. The closest Natura 2000 site is North Bull Island SPA (c4.3km) followed by North Dublin Bay SAC (c 7.4 km), South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA (both c 7.6 km).

and is located approximately 5 km from Dublin Bay which is a designated Special Area of Conservation and a Special Protection Area. The River Liffey is located approximately 390 mts south of the site. At that point, the river is a tidal channel and is not a designated site. The mouth of the Liffey and Dublin Bay are further east.

The site is approximately 200 mts east of the Phoenix Park. Although a significant conservation zone and parkland amenity within the city Development Plan, it is not an EU habitat designated areas or a natural conservation area.

On account of these distances, the master plan will not have a direct impact on environmentally sensitive locations. The likelihood of indirect impacts are slight due to the separation of the site from designated or other sensitive environments.

As future development works will require a planning process on each phase, full analysis of each proposal will ensure that appropriate mitigation measures are designed to reduce the likelihood of negative environmental impacts. Phase 1A of the master plan is a local authority proposal

accompanied by an EIA. This will ensure a thorough and robust analysis of the Phase 1A scheme in the context of the overall master plan. This process will also derive appropriate mitigation measures to prevent any indirect or cumulative impacts and will reduce the likelihood for broad environmental impacts arising from implementation of the master plan.

2.0 Criteria for Determining Whether a Plan is Likely to Have Significant Effects on the Environment.

Section 3.6 of "Implementation of SEA Directive 2001/42/EC Guidelines for Regional Authorities and Planning Authorities (Nov 2004)" states that the Planning and Development (Strategic Environmental Assessment) Regulations 2004 require case-by-case screening of individual plans, based on the criteria in Schedule 2A of the Planning and Development Regulations 2001 (as amended). These criteria must be taken into account in determining whether or not significant effects on the environment would be likely to arise.

Table 2.0: Evaluation against the Criteria in Schedule 2A of the Planning and Development Regulations 2001

| TITLE OF PLAN | | |
|---|---|---|
| Proposed O Devaney Gardens Regeneration Masterplan (non-statutory plan) | | |
| RESPONSIBLE AUTHORITY | | |
| Dublin City Council | | |
| Criteria for determining the likely significance of effects on the environment in accordance with Schedule 2A of the Planning and Development Regulations 2001 | Likely to have significant environmental effects? YES/NO | Summary of significant environmental effects (negative and positive) |
| <p>1. The characteristics of the plan having regard, in particular to:</p> <p>1(a) the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources</p> | NO | <p>The O Devaney Gardens Regeneration Masterplan is being prepared to provide a coherent urban design and landuse strategy to guide the redevelopment of the existing social housing site on the estate of o Devaney Gardens Dublin 7.</p> <p>The site is zoned Z13 "to seek the social, economic and physical rejuvenation of an area" under the 2005-2011 Dublin City Development Plan. The site is located in an inner suburban location context close to the city centre.</p> <p>The 5.6ha site will be developed over a ten year period in two phases. Dublin City Council will seek the development of Phase 1A. Phase 1B will be developed in tandem as a mixed use neighbourhood centre but will be sold as a development site with a building agreement attached to deliver services as set out by the master plan. Phase 2 will be developed after Phase 1A and Phase 1 B are completed.</p> <p>The overall master plan envisages a mixed use development with high quality housing (own door access, terraced houses and quality apartments), neighbourhood shopping facilities, community facilities and a neighbourhood park.</p> <p>The master plan will set in place a series of guidance measures to achieve an appropriate layout, landuse, height and movement strategy and high standards in sustainable design.</p> <p>The masterplan will also set out a number of</p> |

| | | |
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| | | <p>important policy objectives to deliver a high quality sustainable neighbourhood inclusive of social and community goals.</p> <p>The masterplan and its preparation has included consultation and dialogue with the local and adjoining communities, relevant stakeholders and different agencies on identifying the key objectives for the project and assist in their delivery.</p> <p>Each phase of the development will require a planning application process. An Environmental Impact Statement will be required for the Phase 1A development to assess the environmental impacts of Phase 1A in the context of the overall site masterplan.</p> <p>The masterplan is being prepared in accordance with national and regional planning policy, as well as the Dublin City Development Plan 2005-2011 and due regard for the Draft Dublin City Development Plan 2011-2017.</p> <p>The masterplan represents a lower tier plan in the planning hierarchy and is being prepared for thoroughness to achieve the Z13 zoning objective of the site.</p> <p>The regeneration project will reuse existing urban land and replace existing lower quality development with a higher quality development. The masterplan sets out the framework to guide projects towards this goal.</p> |
|--|--|--|

| <p>Criteria for determining the likely significance of effects on the environment in Accordance with Schedule 2A of the Planning and Development Regulations 2001</p> | <p>Likely to have significant environmental effects?</p> <p>YES/NO</p> | <p>Summary of significant environmental effects (negative and positive)</p> |
|--|--|--|
| <p>1(b) the degree to which the plan influences other plans including those in a hierarchy</p> | <p>NO</p> | <p>The masterplan is being prepared to give effective guidance for future planning applications on this site and is similar to the preparation of design briefs for particularly important, sensitive or large scale development sites as recommended by the Department of Heritage and Local Government under Section 3.8 of the Sustainable Residential Development in Urban Areas (May 2009).</p> <p>Strategic planning issues for the area are determined by the current 2005-2011 Dublin City Development Plan. The masterplan proposals are in accordance with existing Development Plan policies including zoning provisions and development standards.</p> <p>The masterplan is a lower tiered plan to guide development with site specific objectives and does not influence other plans.</p> |

| Criteria for determining the likely significance of effects on the environment | Likely to have significant environmental effects? YES/NO | Summary of significant environmental effects (negative and positive) |
|---|---|--|
| 1(c) the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development | NO | <p>The masterplan promotes the sustainable regeneration of a brownfield site. The environmental character of the existing site is poor with low quality residential accommodation, poor quality public realm and cleared areas of land that are currently vacant. A redevelopment strategy for this site will use the land resource efficiently by promoting a high quality, high density mixed use scheme which helps to consolidate and improve the character of the site and its integration with the adjoining neighbourhood. The principles of sustainable design will be incorporated into the new development.</p> <p>The quality of the local environment will be significantly improved making the area an attractive place to live and interact with. The provision of mixed neighbourhood retail, community and park facilities are key in promoting integration with the adjoining neighbourhood.</p> <p>The principles of creating a sustainable neighbourhood where a broad mix of uses, employment opportunities, community facilities and high quality residential units are located and closely connected (by walking, cycling and public transport in particular) to the facilities of the wider city area is foremost in the masterplan's goals.</p> <p>The sustainable development principles issued by the Department of Heritage and Local Government under its guideline documents Sustainable Residential Development in Urban Areas and Best Practice Urban Design Manual (May 2009) will be incorporated into the masterplan and subsequent planning applications for this site.</p> |

| Criteria for determining the likely significance of effects on the environment | Likely to have significant environmental effects? YES/NO | Summary of significant environmental effects (negative and positive) |
|--|---|---|
| 1(d) environmental problems relevant to the plan | NO | <p>There is no predicted direct impact on the natural environment or conservation function of any Designated Sites including proposed Natural Heritage Areas(pNHA's), Natural Heritage Areas (NHA's), Candidate Special Areas of Conservation (cSAC's) , Special Protection Areas or Natura 2000 sites.</p> <p>The project site is zoned for development has established precedent of existing development on the site. The location is within c1.8km of the Royal Canal a p NHA and within c 390 meters of the River Liffey. The closest Natura 2000 site is North Bull Island SPA (c4.3km).</p> <p>The site does not adjoin these locations and there are no proposals within the masterplan that would create a direct impact. Appropriate mitigation measures derived through the planning process for construction and operation stages of projects in the plan area will reduce the risk of indirect and cumulative impacts.</p> <p>An EIS will be prepared for the Phase 1A planning application and will assess Phase 1A and the cumulative impact of the entire masterplan on the environment including potential impacts on Designated Sites. Mitigation measures will be implemented to avoid any indirect impacts including proposals for site drainage and water.</p> |

| Criteria for determining the likely significance of effects on the environment | Likely to have significant environmental effects? YES/NO | Summary of significant environmental effects (negative and positive) |
|--|---|---|
| 1(e) the relevance of the plan for the implementation of European Union legislation on the environment (e.g. Plans linked to waste-management or water protection) | NO | <p>The proposed masterplan is being prepared in full consultation with all internal divisions of Dublin City Council and in accordance with the existing 2005-2011 Development Plan and all relevant DoE Guidelines and legislation.</p> <p>The masterplan has some relevance at a local scale to the implementation of European Legislation on the environment.</p> <p>Effective waste management proposals, Sustainable Urban Drainage Design etc will be a factor of the design proposals.</p> <p>An EIA will be prepared for the Phase 1A planning application and will assess Phase 1A and the cumulative impact of the entire masterplan on the environment. The EIA will address issues including water protection and waste management for specific projects. The recommendations of the EIS will inform objectives for the final masterplan.</p> |

| Criteria for determining the likely significance of effects on the environment | Likely to have significant environmental effects? YES/NO | Summary of significant environmental effects (Negative and positive) |
|--|---|--|
| <p>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular to:</p> <p>2 (a) the probability, duration, frequency and reversibility of the effects</p> | NO | <p>It is anticipated that the masterplan will guide planning applications to re-develop this site in three phases within an envisaged timeframe of c 10 years. The character of the development will be a high quality residential scheme comprising of own door accessed family houses as the main house type. Other mixed uses will be included to create a sustainable neighbourhood including local shopping facilities, community, office space and a neighbourhood park.</p> <p>The development will proceed over two phases subject to planning permission.</p> <p>The works will be permanent insofar as a sustainable form of development will be promoted that will encourage people to live, work and socially interact with the scheme in the long term.</p> <p>The scheme will integrate positively with the neighbourhood adjoining it on all sides.</p> <p>Mitigating measures recommended at the project-level by the EIS will minimise any possible adverse impacts.</p> <p>Effects may occur at construction stage or operation stage. The EIS will assess these impacts and recommend mitigation where appropriate.</p> |

| Criteria for determining the likely significance of effects on the environment | Likely to have significant environmental effects? YES/NO | Summary of significant environmental effects (Negative and positive) |
|--|---|--|
| | | |
| 2 (b) the cumulative nature of the effects | NO | <p>The masterplan is divided into two distinct phases. The overall development of the site has therefore a cumulative impact . The masterplan is being prepared to co-ordinate development across these separate sites.</p> <p>The cumulative impact of the development is considered positive as it will achieve the regeneration of the estate and improve residential amenities for existing occupants of the social housing complex.</p> <p>The EIS will assess the cumulative nature of the project over all its phases and give recommendations for mitigation measures where necessary.</p> |
| 2 (c) the transboundary nature of the effects | NO | The study area for the masterplan is located entirely within the boundary of Dublin City Council. |
| 2 (d) the risks to human health or the environment (e.g. due to accidents) | NO | <p>There are no Seveso Sites within the area and proposals, as part of the masterplan will not result in any foreseen significant risks to human health.</p> <p>The EIS will assess the masterplan following the EPA Guidelines on Information to be contained in Environmental Impact Statement (March 2002) and Information to be contained in an EIS as set out under Schedule 6 of the 2001 Planning and Development Regulations. This will therefore include an assessment of the proposals on human health under each of the relevant sections of the EIS</p> |

| <p>Criteria for determining the likely significance of effects on the environment</p> | <p>Likely to have significant environmental effects?</p> <p>YES/NO</p> | <p>Summary of significant environmental effects (Negative and positive)</p> |
|---|--|---|
| <p>2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</p> | <p>NO</p> | <p>The masterplan identifies two phases of development over a total site area of 5.6ha.</p> <p>The physical extent of the development will be restricted to its site boundaries. The nature and scale of the development will be influenced by the character of its boundaries. An acceptable level of development, including height, will be promoted for positive integration with the neighbourhood adjoining.</p> <p>As this is a site close to the city centre with close access to existing and proposed public transport and facilities are proposed for residents in walking distance of new homes, there will be no significant impact on traffic or movement beyond the immediate locality.</p> <p>It is important however that the scheme interacts positively with a wider geographical location than the site boundaries for social and community integration.</p> <p>The site is located within the DED of Arran Quay D and within a 0.5km radius the DED's of Arran Quay B, C and E and Cabra East C are located.</p> <p>Arran Quay D decreased in population by 2% between census periods 2002-2006 while the average growth for the wider neighbourhood was 13%.</p> <p>The average growth for Dublin City was 2% in the same period. Infill apartment development within the city centre between the census periods contributed to the increase in households and increase in population in the locality , most notably in Arran Quay C which increased by over 56%.</p> <p>The 2006 Census shows that a total of 1,415 private households with a population of 3600 persons living in Arran Quay D and Rotunda B and 5,732 private households with a population of 13,647 persons are living in the wider neighbourhood.</p> |

| Criteria for determining the likely significance of effects on the environment | Likely to have significant environmental effects? YES/NO | Summary of significant environmental effects (Negative and positive) |
|---|---|--|
| | | <p>The potential population increases arising from re-development of the site under the masterplan proposals is estimated at circa 1,810 persons based on c 398 units in total with a varying typology of 1, 2 and 3 beds but mostly targeting spacious family homes in accordance with Development Plan policy. This would represent a positive increase with regard to the existing population of the DED but modest when considered in the context of the wider neighbourhood and with regard also to population forecasts on a regional level for the Greater Dublin Area (GDA).</p> |
| <p>2 (f) the value and vulnerability of the area likely to be affected due to-</p> <p>(i) special natural characteristics or cultural heritage;</p> <p>(ii) exceeded environmental quality standards or limit values; or</p> <p>(iii) intensive land-use.</p> | NO | <p>(i) The site at O Devaney Gardens is not considered to have a significant architectural heritage reflecting the green field status of the site until its development for apartment blocks in the 1950's. The streets adjoining the site have an important character and are zoned Z2 residential conservation areas.</p> <p>The design code for the regeneration provides an opportunity to integrate in a better way buildings on this site with the special character of adjoining streets. Terraces of new homes will form the transition from the site to the conservation streets adjoining with new apartments located appropriately on site next to the main boulevard and park. Replacing the four storey flat blocks with a more varied typology provides a chance to improve the interaction between the site and the architectural character of buildings adjoining it.</p> <p>(ii) It is not expected that any environmental quality standards will be exceeded. The ethos of this project is to improve the environmental quality of O Devaney Gardens with a high quality new development in full accordance with all relevant standards and guidelines.</p> <p>(iii) It will be an objective of the masterplan to ensure that the future redevelopment of the area and intensification of land use does not undermine the conservation/heritage value of</p> |

| Criteria for determining the likely significance of effects on the environment | Likely to have significant environmental effects? YES/NO | Summary of significant environmental effects (Negative and positive) |
|--|---|--|
| | | the area. Sustainable densities will be promoted in accordance with the DoEHLG Sustainable Residential Development in Urban Areas (May 2009) and accompanying Design Manual. High qualitative standards will be provided in accordance with the Dublin City Development (in particular high standards for apartment living). The achievement of sustainable densities will be balanced with the special context of the site location. The EIS that accompanies Phase 1 A will ensure that the densities proposed do not have negative impact on the local environment and in particular the quality of the future residential environment on the street. |
| 2 (g) the effects on areas or landscapes which have a recognised national, European Union or international protection status | NO | There are no areas or landscapes which have a recognised national, European Union or international protection status within the masterplan area. The EIS will take into account indirect impacts on designated sites that are closest to the site and advise mitigation which reduces the potential to impact, particularly in the area of surface water and drainage. |

3.0 Determination of the Planning Authority

Having considered the character of the proposed plan , character of the site area including its limited extent and the provisions of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, the DoEHLG “Implementation of SEA Directive 2001/42/EC Guidelines for Regional Authorities and Planning Authorities (Nov 2004)” and the criteria of Schedule 2A of the Planning and Development Regulations 2001 (as amended), the Planning Authority has determined that an SEA is not required for the proposed preparation of the non statutory O Devaney Gardens Masterplan.

Mr Robert Fennelly
Senior Executive Planner
Dublin City Council
Planning Department
Civic Offices
Woodquay
Dublin 8

19th November 2010

Our Ref: 101104.1

Re. Strategic Environmental Assessment Screening on a Draft Regeneration Masterplan for O Devaney Gardens Dublin 7

Dear Mr Fennelly,

The Environmental Protection Agency (EPA) acknowledges your notice, dated 16th November 2010, regarding the above and notes its contents.

SEA Determination

Your position with regard to the need for Strategic Environmental Assessment (SEA) of the Plan is noted. Please find attached a guidance document in relation to the integration of environmental considerations into the Plan, which should be integrated as appropriate and relevant.

Possible Future Amendments / Variations to the Draft Plan

You are reminded that it is a matter for Dublin City Council to determine whether or not any proposed Amendments/Variations would be likely to have significant effects on the environment. This assessment should take account of the SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004) and should be subject to the same method of assessment as undertaken in the "environmental assessment" of the Draft Plan.

Infrastructure Planning

In proposing the Plan, and any related amendments, variations etc. of the Plan, and in implementing the Plan, adequate and appropriate infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the particular Plan.

In particular, adequate and appropriate wastewater treatment, water supply, surface and storm water drainage, transport, waste management, community services and amenities etc. should be planned and phased to address any current problems or deficits and to reflect predicted increases in population.

Obligations with respect to National Plans and Policies and EU Environmental Legislation

You are referred to your responsibilities and obligations in accordance with all national and EU environmental legislation. It is a matter for Dublin City Council to ensure that, when undertaking and fulfilling their statutory responsibilities, they are at all times compliant with the requirements of national and EU environmental legislation.

The Plan should provide for the inclusion, where appropriate, of the Policies and recommendations of the following:

- Dublin City Development Plan (and associated SEA and Appropriate Assessment).
- Greater Dublin Area Regional Planning Guidelines 2010-2022

Environmental Authorities

You are reminded of the requirement, where appropriate under the SEA Regulations, to give notice to the following:

- The Minister for the Environment, Heritage & Local Government where it appears to the Planning Authority that the proposed Plan might have significant effects in relation to architectural or archaeological heritage or to nature conservation, and
- The Minister for Communications, Energy and Natural Resource (formerly Communications, Marine and Natural Resource), where it appears to the Planning Authority that the proposed Plan might have significant effects on fisheries or the marine environment.

You are also reminded that a copy of your decision regarding the determination should be made available for public inspection at your offices and should also be notified to any Environmental Authorities already consulted.

Should you have any queries or require further information in relation to the above please contact sea@epa.ie

Yours sincerely,



Cian O'Mahony
Scientific Officer
SEA Section
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O' DEVANEY GARDENS



Final Masterplan Lodged To An Bord Pleanála - December 2010

O' DEVANEY GARDENS

Findings and Recommendations of the Special Housing Task Force on Housing Regeneration Projects

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View of the North Circular Road from the entrance to O' Devaney Gardens

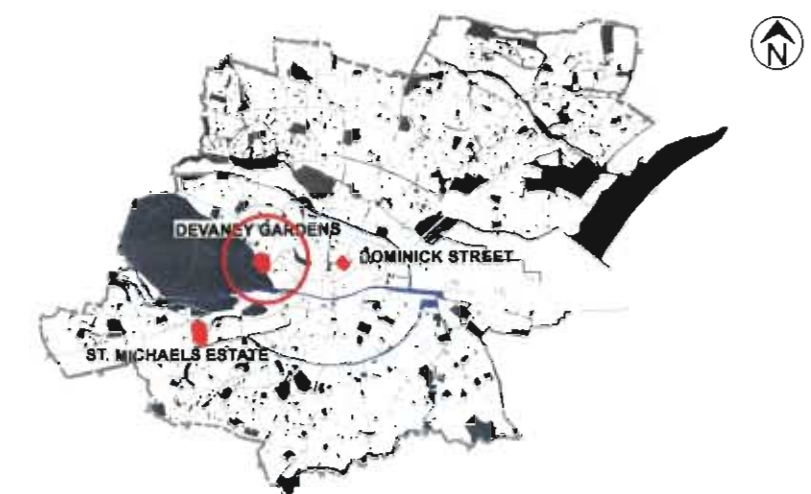
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1.0 Introduction

The City Council, consistent with government policy, is committed to the promotion and creation of balanced and sustainable communities. In particular, the City Council recognises the need for the delivery of quality, energy efficient, social / affordable / private housing together with retail, commercial, community and leisure facilities. In addition, the City Council recognises the importance of social inclusion and the need to change the social mix in areas of the city with a large number of local authority dwelling units and develop them as sustainable neighbourhoods in which to work and live.

In pursuit of this policy the City Council has adopted a holistic and strategic approach to the regeneration of the existing estates with the aim being the social and physical regeneration of the communities living in these areas.



Map Showing the strategic location of the three rejuvenation sites including O' Devaney Gardens.

2.0 Site Description

The O'Devaney Gardens Local Authority flat complex was constructed in the 1950's consisted of 278 flats over 13 four storey blocks. The site is located approximately 1km west of the city centre and is bounded to the north by the North Circular Road, to the south by Montpelier Park, to the east by St. Brigid's Military Hospital and to the west by Montpelier Gardens. There are three vehicular entrances into the area, one off the Infirmary Road, the second off the North Circular Road and the third Thor Place from the Stoneybatter direction. The immediate area is currently predominantly residential in use with some office and small retail. The site has the benefit of the city's largest amenity "The Phoenix Park" located only yards away. The site currently consists of the Local Authority Flat Complex's a large portion of which have been detenanted plus a portion of land acquired by the City Council from the Department of Defence as part of the Affordable Housing Initiative. The entire site has an area of approximately 14 acres, including the St Brigid's site which has an area of approximately c. 1.5 acres. The Department of Defence donated the site known as "St. Brigid's" adjacent to O'Devaney Gardens to Dublin City Council for the provision of affordable housing. The entire site is zoned objective Z13 in the Dublin City Development Plan 2005-2011, that is "To seek the social, economic and physical rejuvenation of an area."

3.0 Planning Context

3.1 Development Plan Zoning Objectives

The site is zoned under the 2005 Dublin City Development Plan as Z13 to seek the social, economic and physical rejuvenation of the area. This designation indicates the importance of mixed-use development, full integration of proposals on site with the surrounding area and the importance of incorporating high quality public amenities as part of a regeneration. Under the Z13 zoning category, the following uses are included as permissible uses although under this designation other uses not stated can be considered on their merits:

Permissible Uses: Buildings for the health, safety and welfare of the public, Childcare, Cultural/Recreational Buildings, Education, Enterprise Centre, Hotel, Light Industry, Media Uses, Medical uses, Office, Residential, Shop (neighbourhood scale).

Surrounding zonings and designation of notice include:

Z2 Residential Conservation Zoning for the residential area adjoining to the north (properties along the North Circular Road which are additionally Protected Structures), to the south west (a housing area that adjoins Infirmary Road and is accessed from Montpelier Gardens) and extensively to the north east (a housing area of distinctive terraced housing extending to Oxmanstown Road and further east to Aughrim Street and Manor Street).

Z1 Residential Zoning for the housing area south of Montpelier Gardens and including the former Department of Defence Site which includes Protected Buildings and a Part 8 Planning Permission. The Part 8 is for an Affordable Housing (AH) Scheme and Community Facilities.

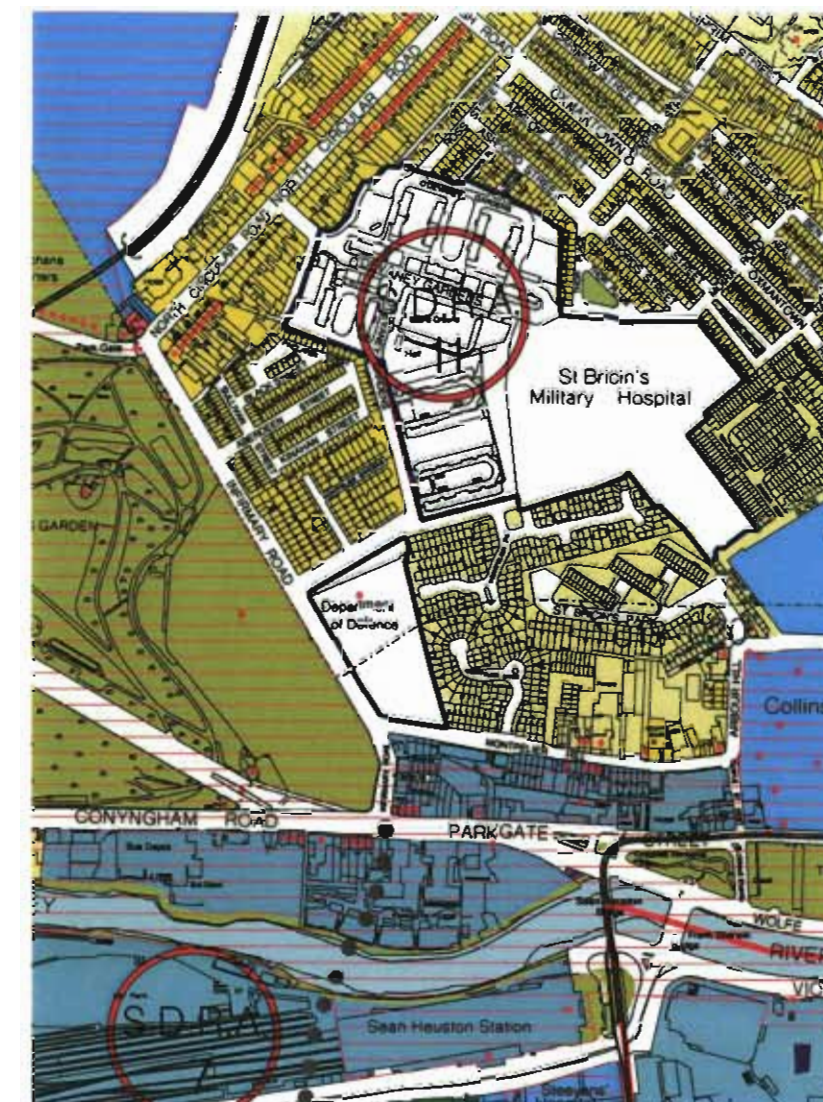
Z12 Institutional Lands which incorporate the grounds of St Brigid's Military Hospital to the immediate east of the site. This zoning designation seeks to ensure that existing environmental amenities are protected in any future use of these lands. Part of these lands which directly adjoin O'Devaney Gardens are included within the Z13 zoning.

Z9 Open Space and Recreation Amenity Zone including a Conservation Zone designation for the Phoenix Park which is a short distance to the south west of the site. At the junction of Infirmary Road and Parkgate Street, a gateway development for the Courts Service is at an advanced stage of construction on Department of Defence grounds. Other important Z9 zones close to the site include the Croppies Memorial Park

Z15 Institutional and Community Zoning for the historic sites of Collins Barracks and Arbour Hill to the south and McKee Barracks to the north.

Z5 City Centre Consolidation Zoning which seeks to consolidate and facilitate the development of the central area, and to identify, reinforce and strengthen and protect its civic design, character and dignity. This designation includes buildings and sites fronting Parkgate Street and the Heuston Station, all a short distance south of the site.

Z4 mixed use commercial zoning for the Park Shopping Centre off Prussia Street, one of the few such locations for shopping services over a wide residential area.



Under the Draft 2011-2017 Dublin City Development Plan (adopted by the City Council in Dec 2010), the site zoning of Z13 lands are now changed to Z14. The site is also designated as a Strategic Development and Regeneration Area.

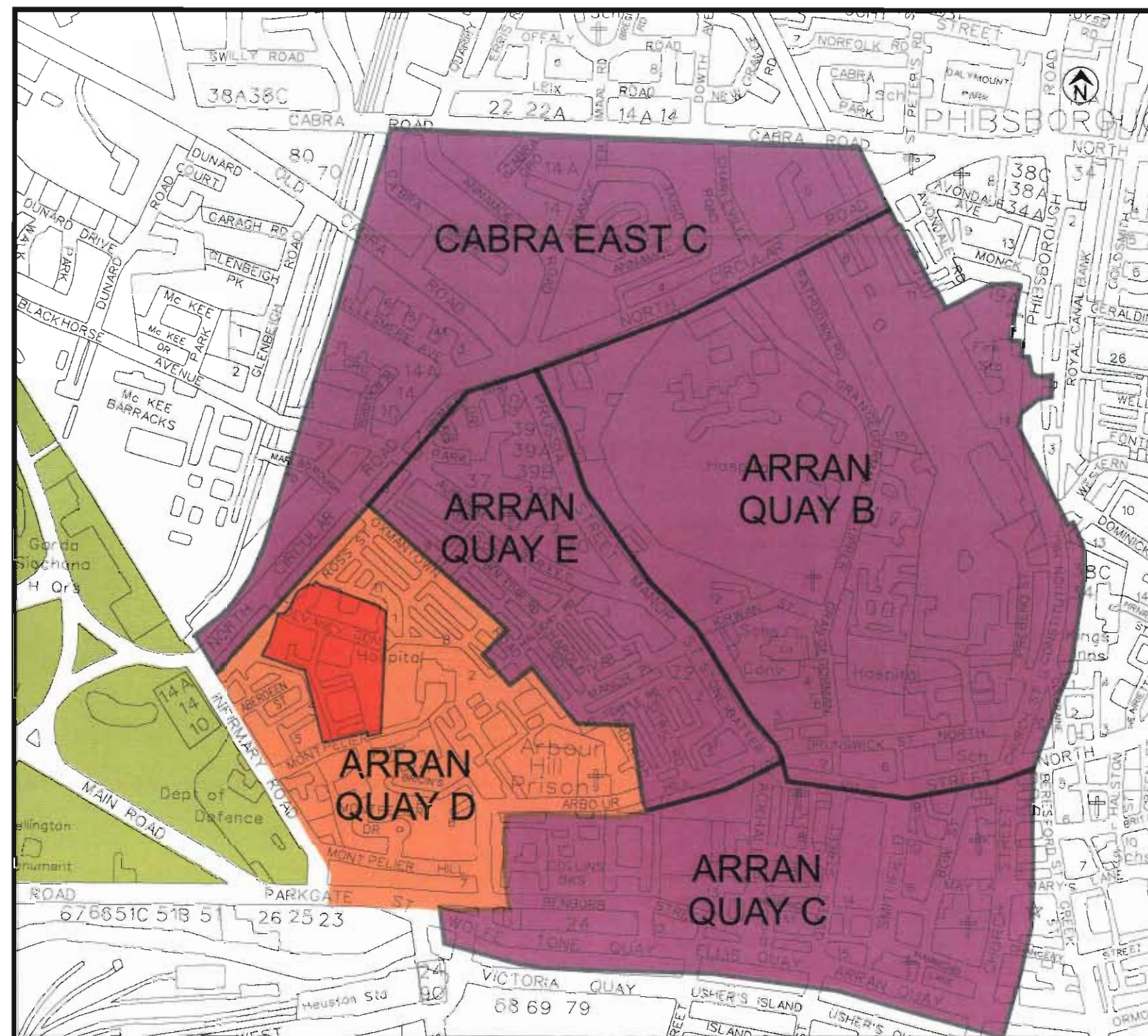
3.2 Area Demographic and Socio Economic Analysis

Understanding the socio economic character of the local area is important to inform the regeneration project. Knowledge of age profiles in the local area, household character, economic profile, accommodation types, level of education attainment etc can help to inform the project on its land use proposals and social regeneration policies. Knowledge of the local population profile can also help to ensure that the project has relevance for the wider community to encourage integration.

O Devaney Gardens is located within the District Electoral Division (DED) of Arran Quay D. From the 2006 Census, the population of Arran Quay D was 3,600 persons but had decreased by -2.0% between the census periods 2002-2006.

In addition to Arran Quay D, the DED's of Arran Quay B, Arran Quay C, Arran Quay E and Cabra East C are included in the wider neighbourhood analysis. From the 2006 Census, the population of this wider neighbourhood was 17,247 persons. An average population growth of 13% across the DED's in this area was recorded between the census periods 2002-2006 but this was mostly attributed to significant growth in Arran Quay C (Smithfield area) which increased by 56.4% alone.

A summary of the main findings from the population statistics are presented below. The statistics are sourced from the Census 2006 Small Area Population Statistics (SAP's).

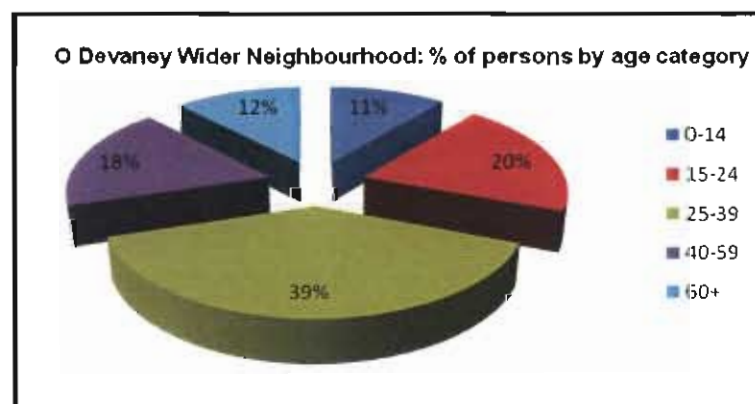
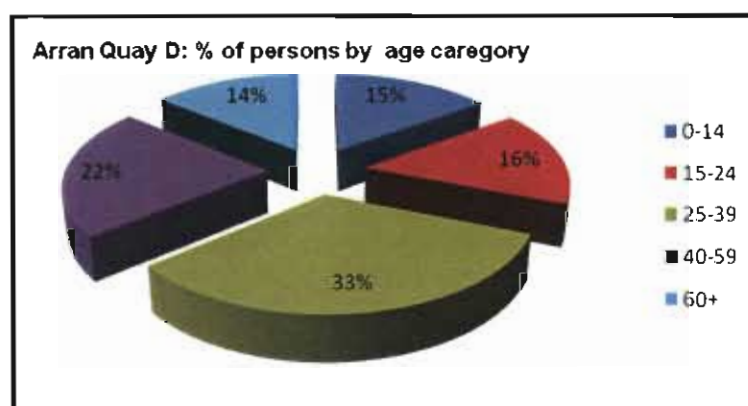


3.2.1 Persons by Age Category

People in the 25-39 age category represent 33% of the population in Arran Quay D, the largest category. The next highest category is people aged 40-59 at 22%. The next three categories are broadly similar with people in the 15-24 and 0-14 categories at 16% and 15% respectively. People aged 60+ represent 14% of the total.

Combined, 64% of the population (2,290 persons) are under the age of 40. This shows the importance of young age groups and people in the family formation age groups in the immediate locality. Persons aged over 60 comprise 14% of the population which, whilst the lowest category still represents 514 persons.

The wider neighbourhood follows a similar trend with the top category represented by persons aged 25-39 (39%) but followed by the 15-24 age category as the second highest and the 40-59 category as the third highest. There are proportionately less people in the 60+ category than in Arran Quay D.



3.2.2 Age Dependency Ratio

The Age Dependency Ratio expresses the proportion of the population outside working age categories (usually taken as persons aged 0-14 and 65+) related to the population base within the age categories 15-64. It is an indication of the rate of young and elderly people compared with the overall population. It is a beneficial measure to help identify the adequacy of social infrastructure in the local area to service these important age cohorts.

For Arran Quay D, 915 persons are within the dependant age categories representing 25.4% of the overall population or a dependency ratio of 34% compared with the 15-64 age groups.

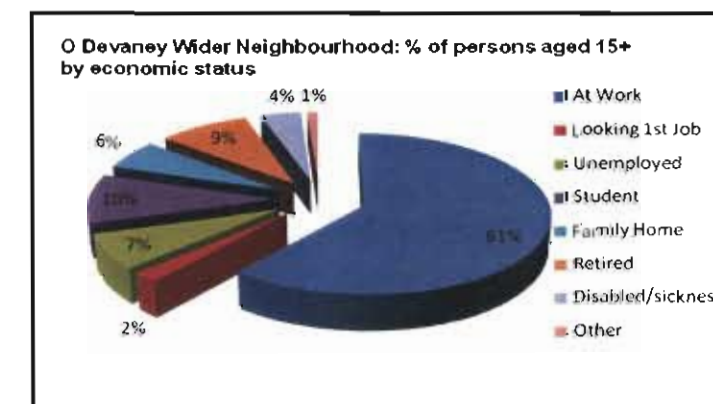
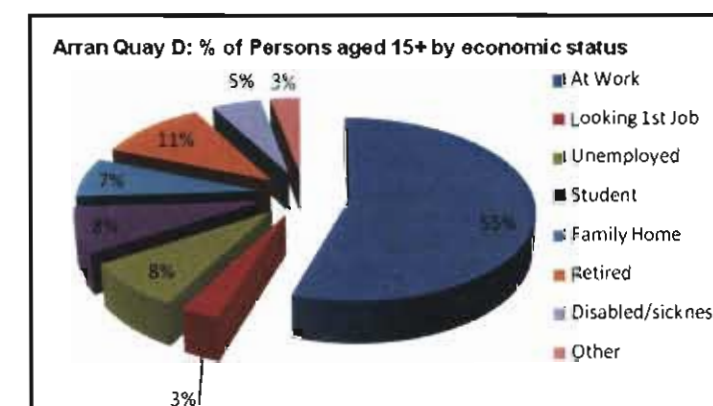
This figure would indicate a high proportion of the local population in the age dependant categories and would indicate the importance of adequate social infrastructure to service the local population.

For the wider neighbourhood, 3,434 persons are within the dependant age categories representing c20% of the overall population or a dependency ratio of c25%. The dependency ratio is less therefore in the wider neighbourhood overall than for Arran Quay D but is still a notable figure.

3.2.3 Persons Aged 15+ by Economic Status

In Arran Quay D 55% of persons aged 15+ were classified as at work representing the highest category. The second highest category was retired at 11% reflecting the recording of persons aged 60+ within the local area. Both the student rate and the unemployment rate were 8% each. Persons working in the family home are 7%.

In the wider area, there were proportionately more people in the at work category with 61% recorded as the highest category. The second highest category is students (a higher % recording than for Arran Quay D) and the third highest is the retired category at 9%. The unemployed category was recorded at 7% followed by persons working in the family home at 6%.



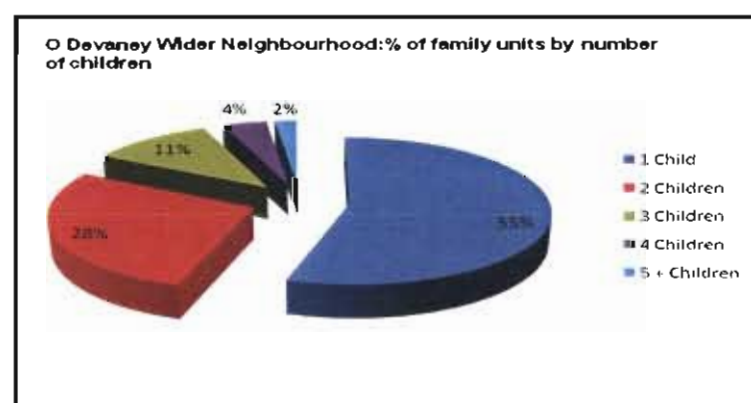
3.2.4 Family Units by Size of Family Unit (Number of Children)

For Arran Quay D, family units with one child are the most important family unit type recorded at 48 % of the total.

Family units with two children are recorded as the second highest category at 29% and family units with three children are recorded as the third highest category (12%).

Four and five plus children account for 7% and 4% respectively.

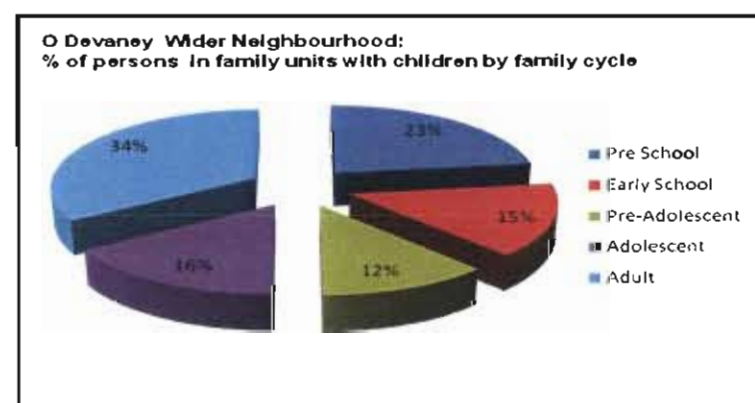
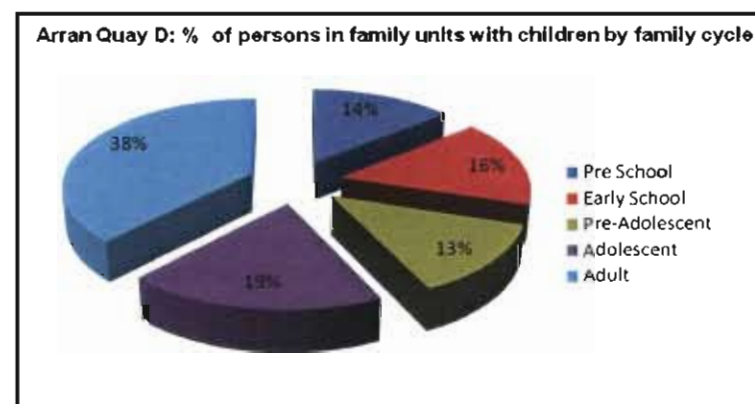
These trends are broadly reflected in the wider neighbourhood analysis but with a higher proportion of one child families (55%) and lower proportion of other categories including four and five plus children.



3.2.5 Persons with Children Classified by Stage of the Family Cycle

Persons at the adult stage of the family cycle are the biggest category at 38% of the total followed by adolescent at 19%. This reflects the findings of the age categories in the local area. Persons at the early school stage are 16% with pre-school at 14% and pre-adolescent at 13%. Combined, 57% of persons are either at adult or adolescent stages. This indicates the importance for wide ranging social infrastructure across the age spectrum of the local population and particularly to engage with young adults and adolescents.

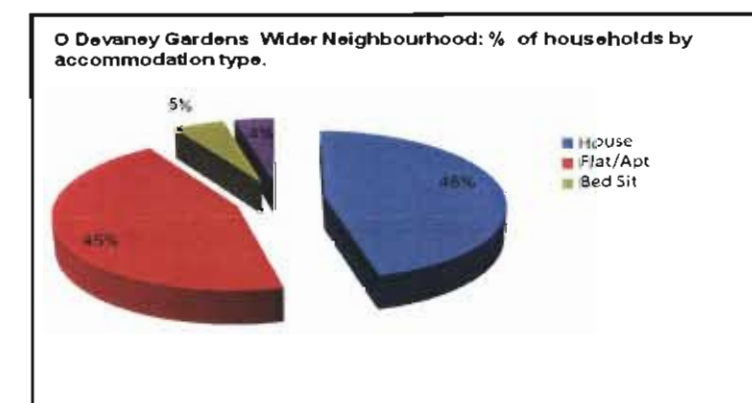
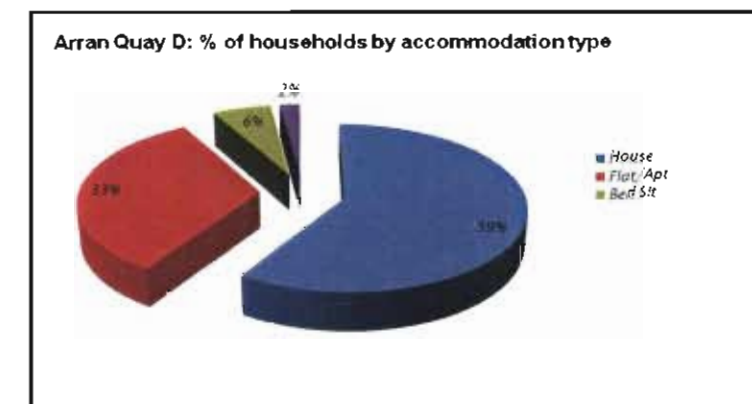
These trends are broadly reflected in the wider neighbourhood analysis in respect of adult stage as the biggest category at 34%. The second highest category is pre-school however showing the larger proportion of families with younger children in the wider neighbourhood.



3.2.6 Private Households by Type of Accommodation

Reflecting the location context of Arran Quay B in an inner suburban context, houses are recorded as the leading household type with 59% of household units recorded under this category. Apartments/flats still account for approximately a third (33%) and bed sits 6%. Social housing apartments and larger properties sub divided into flats/bedsits would account for these recordings.

In the wider neighbourhood, 46 % of the household types are houses but notably apartments/flats are almost equal with 45% of the total. Recent apartment development in Arran Quay C (the Smithfield area) would account for this recording. This reflects the changing character of the local area moving from the inner suburbs towards the city centre east of the location.



3.2.7 Households by type of occupancy

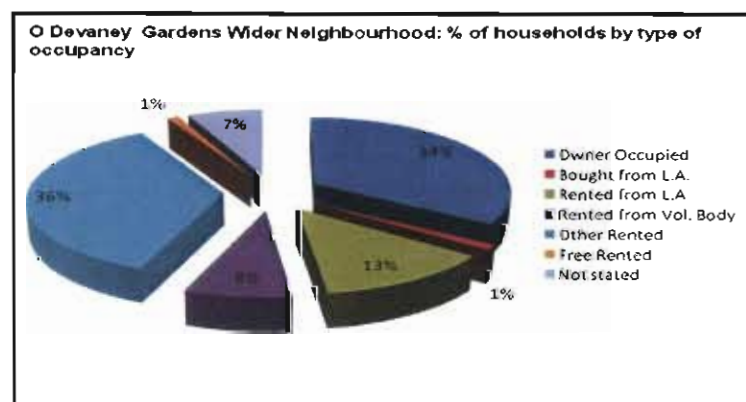
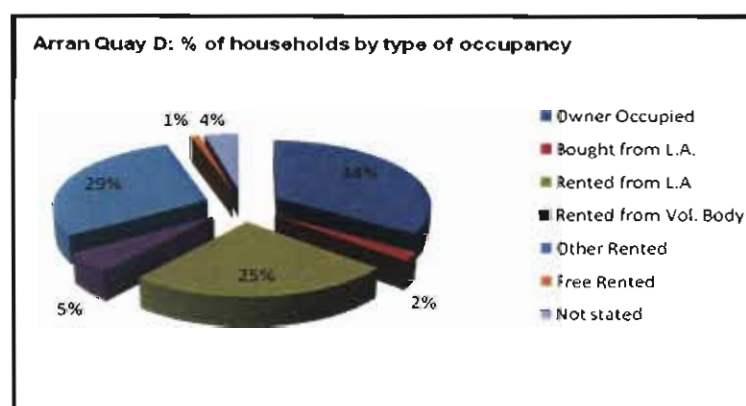
In Arran Quay D, the largest category recorded was owner occupied with 34% of the total. The second largest category was other rented at 29% which includes private rented households. Rented from the local authority was the third largest at 25%.

Grouped collectively, 60% of households are rented under various categories compared with owner occupancy, bought from local authority and not stated categories.

In the wider neighbourhood, other rented is the largest category at 36% with owner occupied close to it at 34% as the second largest category. Rented from the local authority is 16%. Combined, rented categories account for 58% of the total which is lower than Arran Quay D.

3.2.8 Occupancy Status of Households

Within Arran Quay D, 84% of units are classified as occupied compared with 79% for the wider neighbourhood. Un-occupied units accounted for 16% and 21% of the total household units in Arran Quay D and wider neighbourhood respectively.

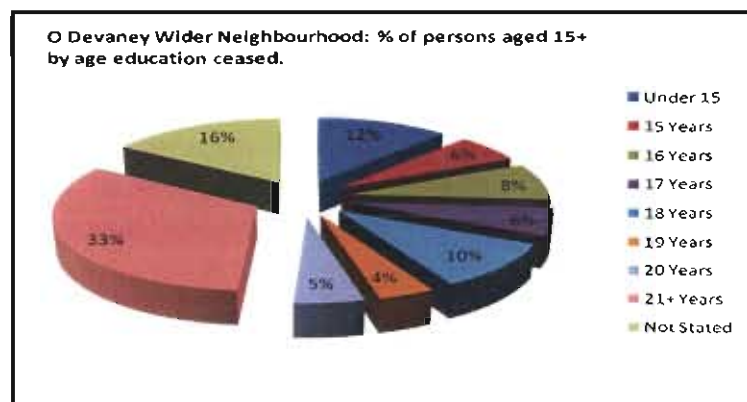
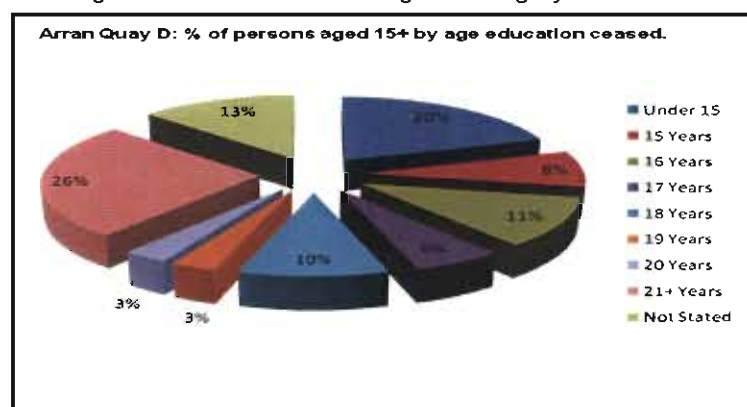


3.2.9 Persons by Age Education Ceased

Access and engagement with education and training is important to achieve regeneration goals. It is particularly important for young people to continue in education and for adults to re-engage with education (skills courses etc) to help break the cycle of disadvantage. A higher level of education attainment can promote opportunities for employment and economic progress and can provide good example for younger generations to follow.

In Arran Quay D, the highest category is persons aged 21 years and over (26% of the total) indicating that over a quarter of persons aged 15+ have achieved a high level of education. The under 15 category is recorded as the second highest at 20% but it is noted that this may reflect the elderly age profile in the DED in addition to other persons with low level of education attainment.

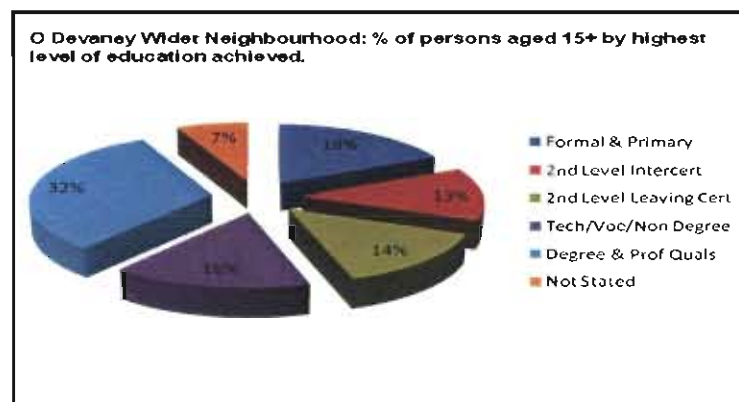
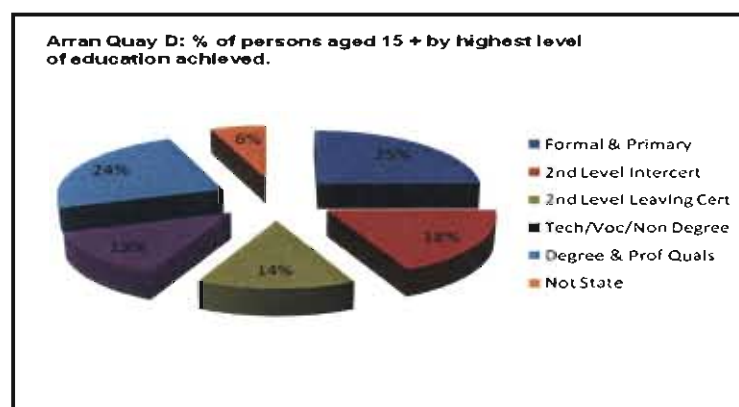
In the wider neighbourhood, the highest category is also persons aged 21 years and over at 33% . The second highest category is not stated at 16%. Persons aged under 15 are the third highest category at 12%.



3.2.10 Persons by Highest Level of Education Achieved.

Looking at the categories of educational attainment in Arran Quay D, the largest group at 25% are persons who have achieved formal and primary education level. This corresponds to the findings of the age at which education ceased. The second highest category recorded is close at 24% for degree and professional qualifications. Lower secondary is recorded at 18% and upper secondary recorded at 14%. Technical, vocational and other non degree courses are 13%.

In the wider neighbourhood, degree and professional qualifications are the largest category by a large margin with 32% of the total. Formal and primary level are the second largest but with proportionately less of the total (18%) compared with Arran Quay D. Technical, vocational and other non degrees are the third largest category at 16%.

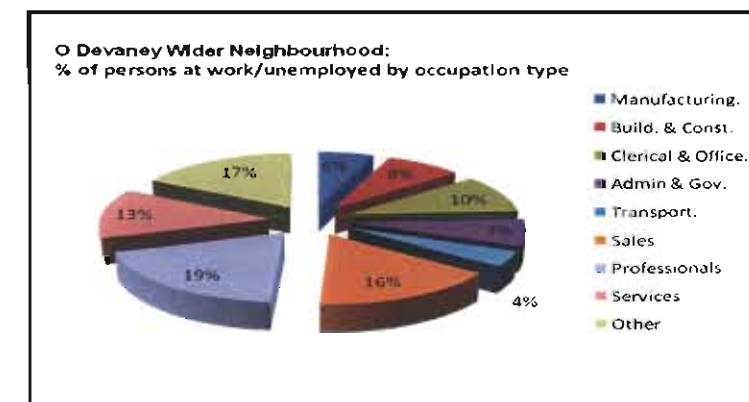
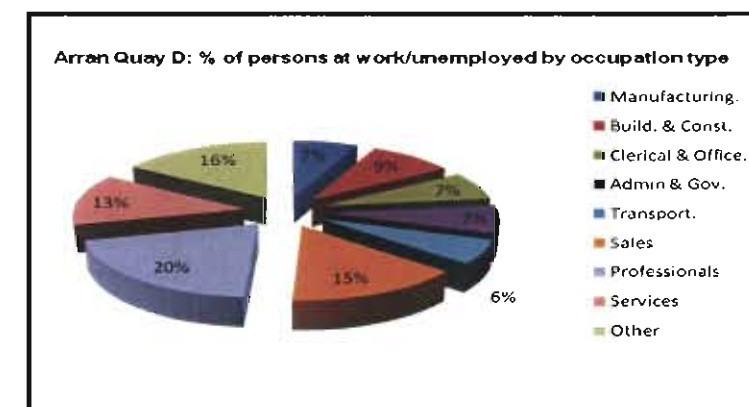


3.2.11 Persons Employed/Unemployed by Occupation Type

Looking at the occupation types of the resident population can reflect the pattern of employment / industry types in the local area and show the opportunities that might exist to pursue certain occupations and gain employment in the locality.

In Arran Quay D, the largest category is professionals at 20% by a significant margin. The second largest category is the "other" category followed closely by sales at 15% as the third largest category. Services are recorded at 13%. Building and construction represents 9% of the total. At 7% each, manufacturing, clerical/ office and administration/government are recorded. Transport is recorded at 6%.

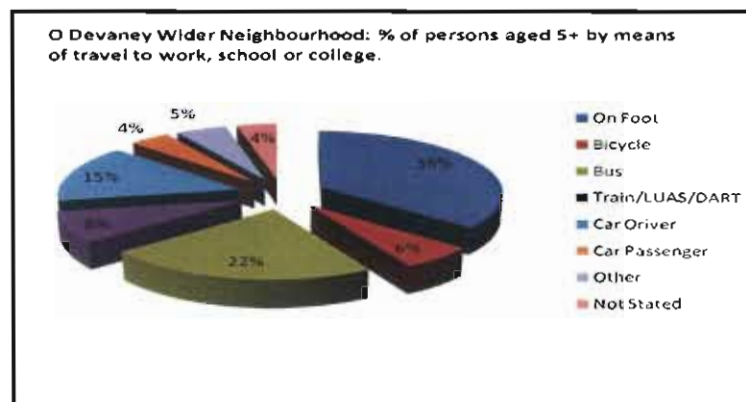
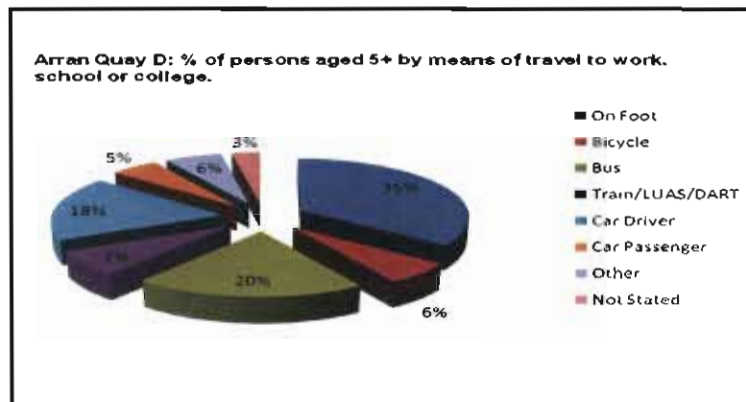
These trends are also broadly reflected in the wider neighbourhood with the professional category at 19%, "other" category at 17%, sales at 16% and services at 13%.



3.2.12 Means of Travel to Work, School or College.

In Arran Quay D, 35% of persons aged 5+ travel to work, school or college by foot reflecting the close proximity of the area to these places and city centre. The next highest category is bus at 20% which is reflective again of the connections to this area by bus route (the No 10 service for example). At 18%, the third largest category is car driver.

These trends are also broadly reflected in the wider neighbourhood with 35% travelling by foot, 22 % by bus and 15% as car drivers.

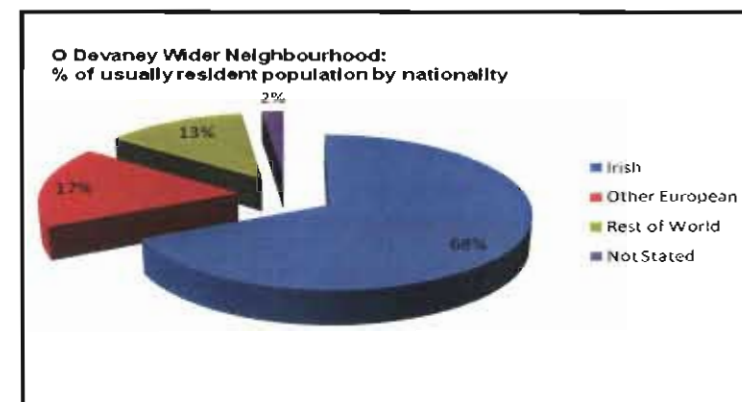
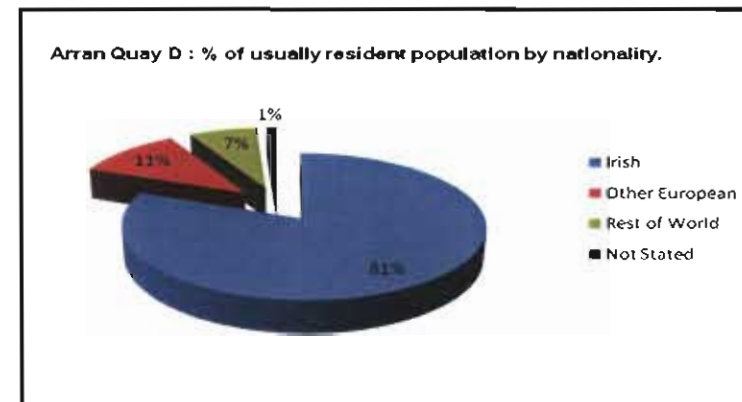


3.2.13 Nationality

Looking at the nationality and cultural background of the local population is important to ensure that integration is encouraged. A multi cultural neighbourhood can provide diversity and character within the local area. The provision of facilities should reflect the diversity of the local community and promote integration across all age groups, social background and nationality.

In Arran Quay D, 81% of the usually resident population are categorised as Irish. People with nationalities from other European and the rest of the world categories are 11% and 7% respectively.

Compared with the wider neighbourhood, residents in the Irish category are still recorded as the largest group but with a lower overall proportion of the total at 68%. Other European countries are 17% and the rest of the world 13%.





Map from Transport 21 showing existing and future proposed rail routes close to O' Devaney Gardens

3.3 Transport Connections

The site benefits from strategic public transport access.

There is a bus service through the estate. From Infirmary Road, the No 10 and 10A bus services are accessed. From Parkgate Street, a short walking distance south of the site, there are a number of bus service connections to the city centre.

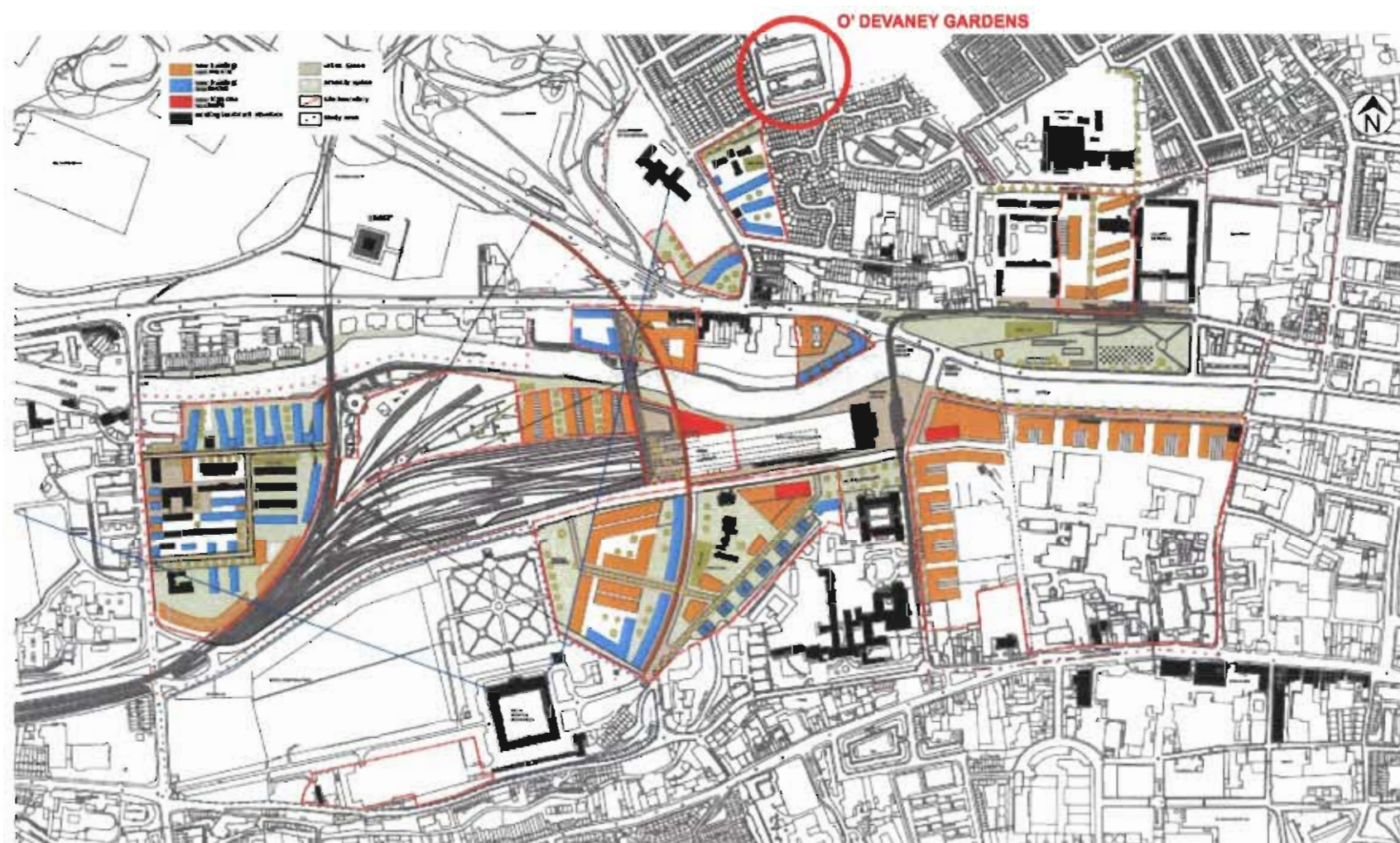
The existing Luas Red Line (Tallaght to Connolly Station) follows a route along Benburb Street a short walking route south of the site. The Collins Barracks Museum Station and Heuston Station are the closest stops to O' Devaney Gardens. Heuston Station is a significant transportation node for the city offering Luas connections, bus connections and both Commuter and National rail connections. Future transportation proposals for this area include a station for the Dart Interconnector (proposed station at Victoria Quay). The Dart station will integrate with strategic transport connections at Heuston. These transport facilities provide advantages to connect the site strategically with city public transport.

3.4 Integration of the Site with Activities and Planning Initiatives in the Wider Area

The site is centrally positioned within the wider city centre context. To the south west of the location, significant new mixed use urban quarters are under development including the site of Clancy Barracks and the new Heuston South Quarter. These developments will provide locations of mixed use activity including residential, office, retail, commercial, hotel and leisure uses, cultural uses, community facilities, museums etc. The developments are designed to integrate with the surrounding area and encourage movement towards them through new streetscapes and new areas of public open space. In this way, important locations for the city's character such as the War Memorial Gardens, the River Liffey, the Phoenix Park and the Royal Hospital Kilmainham are being integrated and their proximity highlighted by these emerging quarters.

There are a number of other important opportunity development sites within this south west quarter of the city including the OPW site adjoining St John's Road West, the industrial lands of the Guinness Brewery adjoining Victoria Quay, the site of Hickey's Fabrics on Parkgate Street etc. These sites, including Clancy Barracks and the Heuston South Quarter sites are all part of the Heuston Framework Plan. This 2005 Plan set out a strategic vision for this western gateway to the city centre and recognised the importance of developing a vibrant zone to the west of the city to interact with the emergence of the docklands gateway to the east of the city centre.

The River Liffey and Liffey Quays connects these two nodal points. As the Heuston quarter of the city develops and consolidates with a diverse range of city centre activities, the central location and close proximity of O' Devaney Gardens, at a location closer to the city than many of these sites such as Clancy Barracks, will become apparent. Future opportunities to interact with the activities at these locations and for synergies between key redevelopment sites in the general area should be recognised. For example movements from key city quarters such as Clancy Barracks towards Grangegorman and the core city centre area via a vibrant and rejuvenated O' Devaney Gardens are all possibilities.



Map from the Heuston Framework Plan showing the various opportunity sites

3.5 Proximity to the Grangegorman Framework Development Area.

Moving east from O Devaney Gardens, the site has an opportunity to integrate with activities proposed for the Grangegorman lands. A gateway entrance to Grangegorman is envisaged from the North Circular Road, the same corridor that provides an entrance to O Devaney Gardens. Moving through the residential streets east of O Devaney Gardens towards Aughrim Street, Manor Street and Prussia Street will provide close access to the southern zone of Grangegorman.

The development of the St Brendan's Hospital grounds at Grangegorman in Dublin's North Inner City represents one of the largest urban design redevelopments under taken in the city centre in recent decades. The site extends to over 30 hectares.

The development of Grangegorman is project managed by the Grangegorman Development Agency who were established by the Government in 2005. Development of the lands is proposed under the process of a Strategic Development Zone (SDZ). The Draft Planning Scheme/ Strategic Plan for Grangegorman is under preparation and a Draft Masterplan was published in May 2008.

The development of the lands seeks to create a new city quarter which integrates a world class education campus with the surrounding neighbourhoods. With an existing student population of 22,000, the development at Grangegorman will create a large and central campus for all DIT activities. A specialist zone for learning, creativity, research and knowledge industries will be developed on the strength of the DIT facilities.

Included within the mix of uses proposed are:

- Education uses including third level and primary education
- Research and Development and other enterprise uses
- Cultural and civic uses including a community library and arts centre
- Student housing and elderly housing
- Health care facilities including Primary Care and Mental Health within a health care campus
- Significant recreation including sports fields and green corridors
- Integration of protected structures into new uses to provide character and identity
- Integration of public transport including the Luas Line D station at Broadstone.

The Masterplan concepts outlined for these lands include a height strategy of 2-8 storeys with special locations identified for height increases to define landmark locations. Two distinct gateways to the development are envisaged to the north west and south west for important health and education buildings respectively

The planning and preparation stages of the Strategic Plan are envisaged to continue up to 2010 with the completion of key phases rolled out under up to the year 2017.

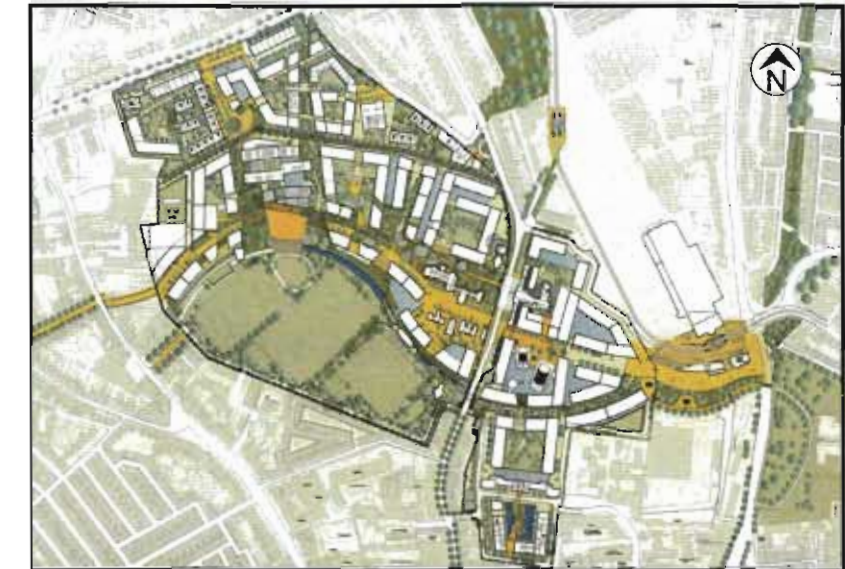
3.6 Proximity to Other Important Character Areas

In addition to the strategic development zones of Heuston and Grangegorman to either side of the location, there are a number of character areas close to the location which are noteworthy for their accessibility from the site:

The development of the Courts Service Complex at the junction of Parkgate Street, Conyngham Road and Infirmary Road will create over 20,000 sq.m of courts and legal professional activities within short distance of the site. A significant amount of employment will be created by the presence of this facility. Opportunities for associated commercial activity, demand for office space etc are all possibilities which this development offers to the local area.

The former Department of Defence site on Infirmary Road has permission for the development of affordable housing, medical facilities and community services. The development of this site and the opportunity to integrate the site's special character (the historic buildings on site) with the adjoining streets (Infirmary Road and Montpelier Gardens) provides opportunities for interaction with the O Devaney Gardens site.

The site is located close to Collins Barracks and Smithfield is a short distance further east (all connected by the Luas corridor). The redevelopment of the Aishling Hotel on Parkgate Street, in addition to the close proximity of Heuston, the Phoenix Park, the Royal Hospital Kilmainham and future proposed cultural uses under the Heuston Framework Plan highlights the importance of the area for culture, history, tourists and associated services.



Map from the Heuston Framework Plan showing the various opportunity sites



Image of Courts Complex

4.0 Photographic Survey

O' DEVANEY GARDENS



Image 1: Entering the site from North Circular Road. The entrance is located along a street fronted by Protected Structures and is adjoined by the gable ends and rear garden areas of two end of terrace properties. The entrance is somewhat "hidden" with respect to on obvious visual marker from the NCR. The rejuvenation provides opportunities however to frame new vistas looking into the site from the NCR to encourage movement in.



Image 2: Vacant former shop units within O' Devaney Gardens provides the first visual impression of the estate on entering from the NCR. It is important for the rejuvenation to provide a high quality development that invites and encourages movement.



Image 7: An area of land to the east of the site and formerly part of the St Brigid's lands have been set aside for affordable housing. This site will integrate with the rejuvenation proposals.



Image 8: The existing surface playing area in the centre of O' Devaney Gardens.



Image 13: View of the Courts Development under construction to the south west of O' Devaney Gardens and fronting onto the Infirmary Road/ Parkgate Street Junction. This view is taken from within the Former Dep. Of Defence Site on Infirmary Road (which has a Part 8 grant of permission in place). The courts complex will create generate significant activity levels for the local area including potential opportunity for supporting uses such as local offices, shopping, cafes etc. Ideas for the rejuvenation of O' Devaney Gardens in terms of uses and support for uses should benefit from this local investment.



Image 3: Example of the existing character of apartment blocks within O' Devaney Gardens.



Image 4: The historic buildings fronting the NCR provide a strong character to that street. The interface between the rear of these properties and the site is less successful however. Defensive boundary conditions and poor visual quality of the backland area is a challenge for the rejuvenation to address. There may be positive infill development opportunities to open mews lanes and encourage developments that face each other to aid integration.



Image 9: The housing area to the west of the site (Findlater Street) shares a long common boundary. Similar to the interface with other boundaries, the character here is defensive and reinforces the sense of isolated character for the site. All these boundaries are sensitive areas and appropriate uses and scale of development should be promoted adjoining them.



Image 10: View of the street connecting O' Devaney Gardens to Montpellier Gardens. This street provides an important north to south connection through the site and connects in turn with the east to west route between the NCR and housing to the north east (in the direction of Moira Road).



Image 5: The residential streets to the east of the site in the direction of Oxmanstown Road provide strong local character with terraces of cottages in a tight urban grain format. These streets adjoin the site but are closed off to direct access. The streets stop at the site boundary with the resulting open areas and apartment blocks within O' Devaney gardens contrasting somewhat with this character. The promotion of integration, be it physical or even visual, between the site and this residential area to the east is important to lessen the current isolated character of the estate from its surroundings.



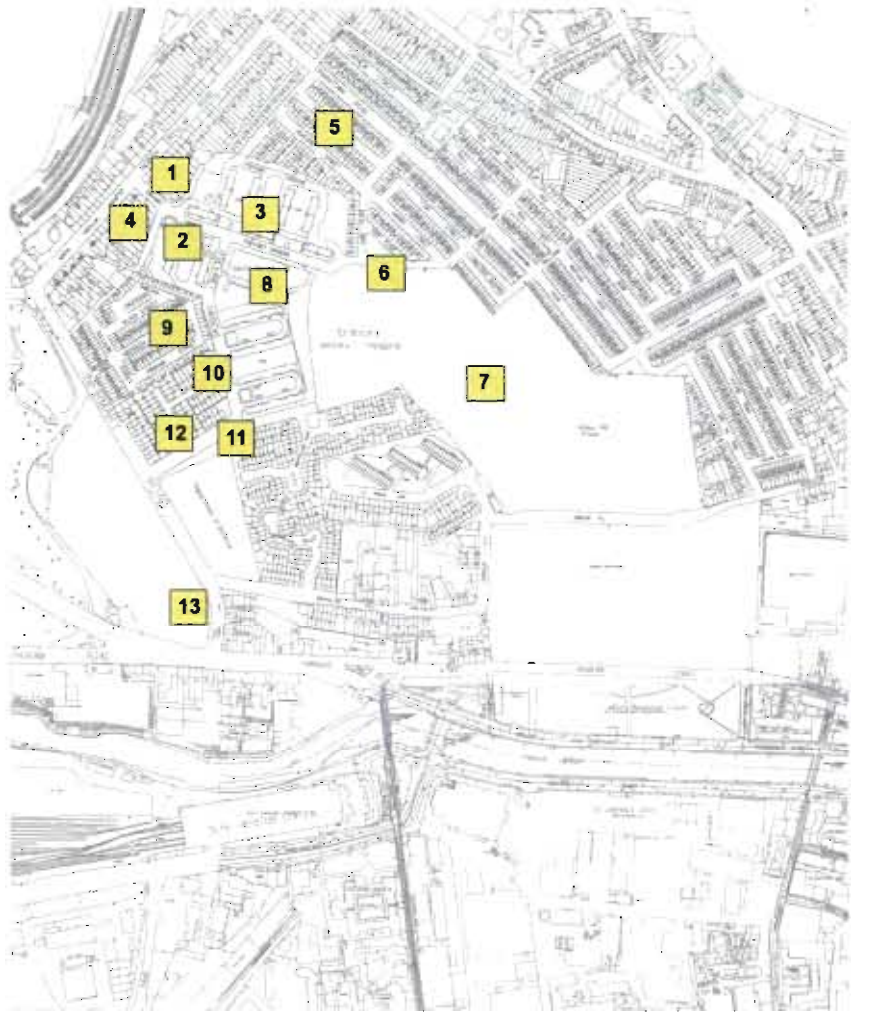
Image 6: View looking from the site towards Moira Road showing the intimate streetscape character of that street which is representative of the wider residential areas adjoining O' Devaney Gardens.



Image 11: View along Montpellier Gardens which provides an entrance to the south of O' Devaney Gardens. The road connects the entrance of St Brigid's Military Hospital to Infirmary Road. The view looking west (moving from the site towards Infirmary Road) is aligned with the Wellington Monument. This provides a positive visual reference for how close this location is to the significant amenities of the Phoenix Park and in addition Government Departments such as the Dep. of Defence (again close to the site). The view below shows the south residential blocks of O' Devaney Gardens and to the right side of the view the boundary with the Infirmary Road former Dep of Defence site. A Part 8 application for residential units, medical and community facilities is established on the site.



Image 12: Example of established housing character to the east of the west of the site accessed from Montpellier Gardens.



5.0 Challenges for O' Devaney Gardens

The challenges identified for O' Devaney Gardens provide a focus for key issues that a redevelopment strategy can address. The key challenges identified are:

- O'Devaney Gardens has a central location within the city and is close to key character areas of the city including the North Circular Road, the residential character area around Oxmanstown, the village of Stoneybatter, Heuston Station etc. Despite the central location, the estate has an isolated character and feels isolated from its neighbouring areas.
- The site has a back to back and defensive boundary character with the surrounding housing area, in particular at the interface with rear gardens of properties fronting the North Circular Road and the boundary to the west with Findlater Street. The physical character of these boundaries adds to the impression of isolation.
- The street pattern adjoining the estate, particularly to the east, has a grid pattern of connecting streets with strong character. Three cul de sacs adjoin the boundary and provide a visual link towards the streets to the west but do not otherwise provide a permeable route to connect with such areas as Oxmanstown Road and Stoneybatter further east.
- The site does contain a north to south connection between the North Circular Road and Montpelier Gardens and an east to west route between the North Circular Road and Moira Road. Apart from a local access need however, there is little incentive to attract movement through the estate. Opportunities such as amenity and recreation on site serving the wider local community or mixed use commercial development serving the wider local community are not used. Without an attraction or association of the site with a wider neighbourhood function, the inward looking nature of the site is reinforced.
- The North Circular Road entrance to the estate is somewhat hidden with respect to announcing an arrival or entrance to a character area. The first visual impressions on entering the estate are the defensive boundaries to the rear of the NCR dwellings and the vacant retail units. The first visual impressions of the site when viewed from the NCR should be high quality and encourage movement through the estate.
- The frontage and entrance to the estate from Montpelier Gardens does not encourage outside movement through the estate. This entrance is close to Infirmary Road and has views towards the Wellington Monument in the Phoenix Park. The important location and advantages of the south boundary should be recognised to encourage movement and interest with the location.

6.0 Opportunities for O' Devaney Gardens

A redevelopment should provide the estate with the opportunity to play an integral role in the functions and activities serving the wider local community and in addition recognise that as a new urban quarter, the redeveloped area has an important role to play in interacting with other strategic city centre zones.

The opportunities for the estate include:

- Creating a new high quality urban environment that connects with the adjoining neighbourhood and has the character of natural integration with the adjoining urban form. In this regard permeability and encouragement of movement, by the mix of uses and quality of the new areas created, are important opportunities.
- Within the local area, the wider residential area does not have a central neighbourhood park (the Phoenix Park is in close proximity but a neighbourhood scaled focal point is the emphasis suggested here), a convenient distribution of local shopping facilities or convenient access to a central area for community facilities. With the possibilities for connections and integration that the site offers, new public parks, neighbourhood shopping and neighbourhood facilities will encourage connections and provide valuable services and amenities for the local area.
- The rear lanes adjoining dwellings fronting the NCR and backland sites could be transformed with appropriate mews type development. Where long wall boundaries exist, the opportunity to adjoin such boundaries with appropriate scaled back to back housing will remove the appearance of defensive boundaries. There are opportunities therefore to create a more attractive streetscape environment.
- The two main entrances to the estate, from the NCR and Montpelier Gardens, can become important gateway entrances and encourage movement through the regenerated area. Proposals can be subtle but creative to create a positive first visual impression of the site.
- New streetscapes through the site create possibilities to interact with nearby sites and activity areas including the Courts Services and a possible spin off demand for services, nearby offices, nearby residential units for employees etc. Development of the Dep. of Defence site offers opportunity for the Infirmary Road and Montpelier Road boundaries to become more active and encourage linked trips between O'Devaney Gardens and that site. Future opportunities on the site of St Bricin's would have a direct interaction with the south and east boundaries of the site. All these opportunities combined highlight the future activity levels and opportunities for linkages with the site.

- Of strategic importance, the site is within comfortable walking distance of Grangegorman, the development of which envisages permeable connections with the neighbouring communities sharing its boundaries including Stoneybatter and the adjoining area. Permeable access through O'Devaney Gardens can connect with historic residential streetscapes in the direction of Stoneybatter which in turn will have connections to the significant medical, educational, employment, cultural and recreational uses proposed at Grangegorman. Additionally both the site and Grangegorman have gateway access from the NCR.
- As the opportunity sites identified under the Heuston Framework Plan advance, the site is within close walking distance to significant mixed use development zones and strategic public transport. In addition, the cultural attractions of the local area including Collins Barracks, the Phoenix Park, Royal Hospital Kilmainham, the River Liffey etc are all important amenities for the city and are all accessible from this location.

Challenges for O' Devaney Gardens

Key

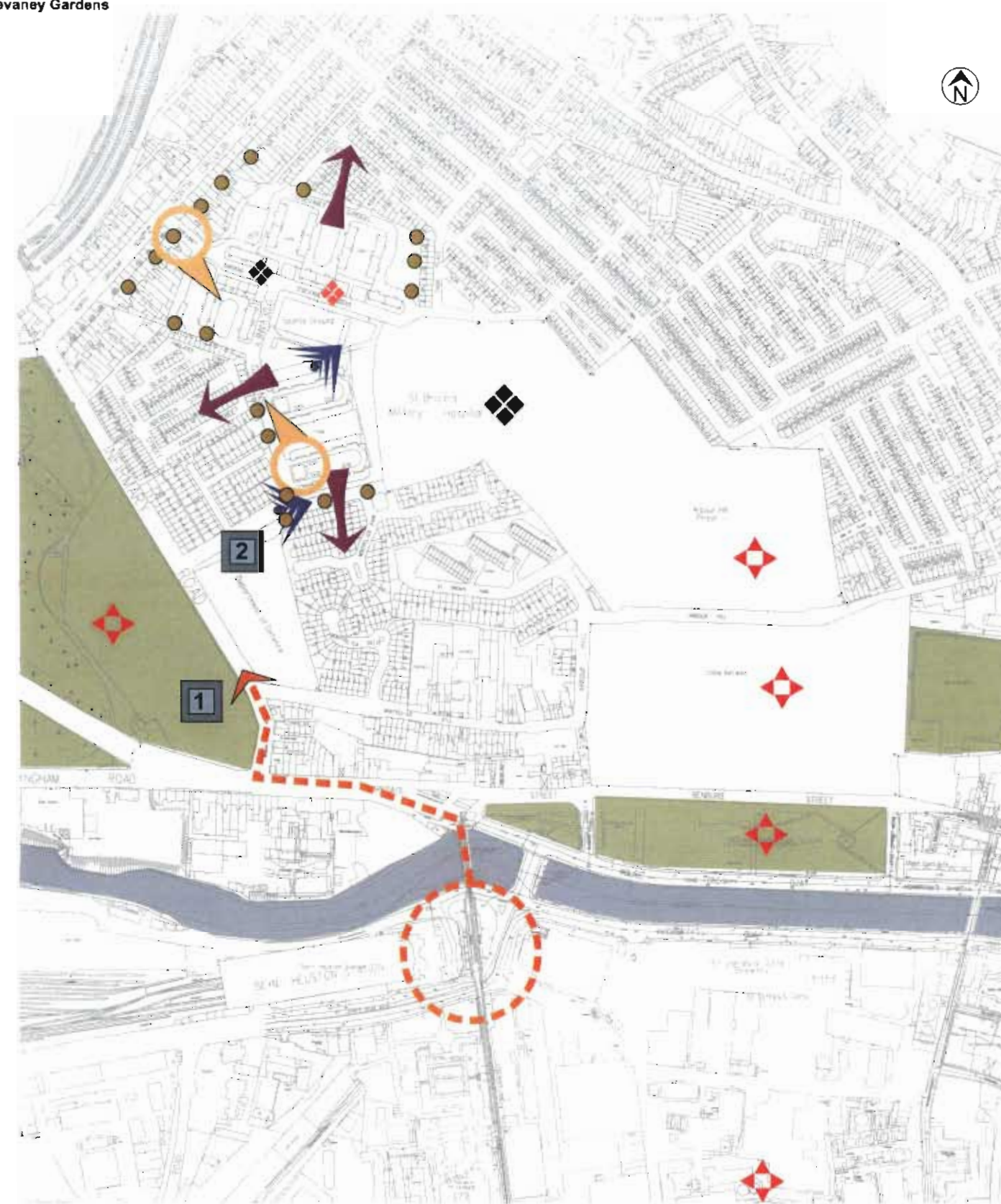
- Poor integration with surrounding housing area
- Defensive Boundaries
- Underused mews lane development opportunities
- Vacant shop units / Poor visual impression
- Hidden access - Lack of incentive to enter estate
- Potential for amenity and recreation as a focal point underused
- Lack of significant local shopping facilities - Wider area
- Lack of incentive to enter estate from south
- Lack of interaction with Infirmary Road site
- Lack of interaction with St. Bricin's lands



Opportunities for O' Devaney Gardens

Key

- Open the site - Full integration with the local area
- Mixed uses on site to benefit the wider neighbourhood
- New recreation and amenity to benefit the wider neighbourhood
- Respectful integration with established character
- Promote walking routes and connections to public transport
- Courts Complex - Significant employment and associated services close to site
- Infirmiry Road site - opportunities for mutual benefits with both re-developments
- St. Bricin's - Significant character - Possible future opportunities and integration with wider area
- Visual links to Phoenix Park - Important for character and highlight close proximity
- Significant cultural tourist and historical locations close to site
- Improve entrance points to the estate to encourage movement through the area



7.0 Comments on Development Potential

Whilst the property market in the city experienced significant growth in the last 10 years, the area immediately surrounding O'Devaney Gardens did not benefit from this. Land values and residential property prices increased, however, there were no large residential developments in this vicinity, with development occurring along Conyngham Road/Islandbridge and towards Smithfield direction. O'Devaney Gardens is predominately a residential site in a predominately residential location, however there is development potential for a commercial element.

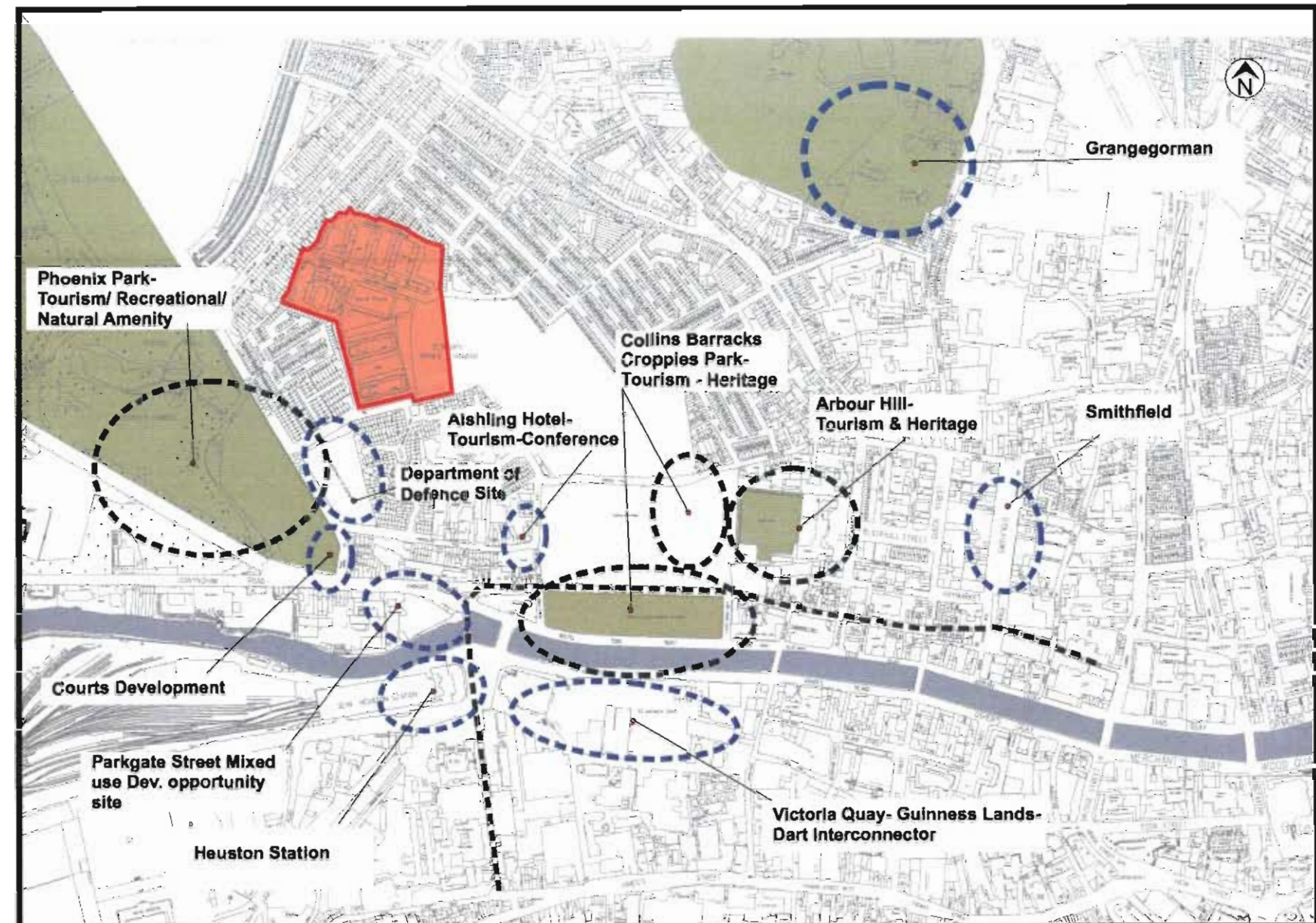
Apart from the commercial development currently under construction on Infirmary Road with the provision of the new Court Complex, very little quality office space is available in this area. A number of small local shops are situated on North Circular Road/Infirmary Road and in the Stoneybatter area. The area is serviced by one large supermarket retailer located in the dated neighbourhood shopping facility on Prussia Street and apart from this residents have to travel to Phibsboro Shopping Centre or to the City Centre.

The O'Devaney Gardens site could provide a valuable opportunity for the provision of a new neighbourhood centre to include a supermarket retailer in the area which would attract customers from Cabra, Navan Road and even Phibsboro direction into the site. This form of development would also support several smaller ancillary units.

The area is well serviced by public transport links including close proximity to Heuston railway station, the Tallaght Luas line, a public bus service and road networks including Conyngham Road, North Circular Road and Navan Road.

The benefits of being located 2kms from the City Centre, being well serviced by transport facilities and adjacent to the Phoenix Park all contribute to the possibility of residential development. The future development of the DIT campus at Grangegorman nearby and the possible redevelopment of the land at St. Bríen's Military Hospital are both exciting opportunities that any future development at O'Devaney Gardens could benefit from.

Strategic context in the wider area



8.0 Ground Floor Landuse Survey for Stoneybatter.

The site of O Devaney Gardens is closely linked with Stoneybatter. In the creation of a new high quality sustainable neighbourhood on the site of O Devaney Gardens, there is an opportunity to strengthen the synergies between the site and Stoneybatter which functions as a village centre servicing the residential community around it. The regeneration of O Devaney Gardens will provide a catalyst for regeneration in Stoneybatter. New uses proposed as part of the regeneration should compliment the functions of Stoneybatter as a service centre.

A landuse survey of ground floor (street level) uses was undertaken to examine the existing character of the village centre and highlight the extent of services provided for. The survey was also beneficial for highlighting specialist functions / uses in the village which and opportunities that might exist for improvements.

The main corridor of Stoneybatter from the junction with King Street North, Manor Street, Prussia Street and the junction of North Circular Road and Prussia Street (Hanlon's Corner) was examined. Observations following the survey include the following points:

At the north end of Stoneybatter (Prussia Street and North Circular Road) the main district centre shopping zone is located which services the adjoining residential area. The Parkview Shopping Centre is located here and includes a Tesco Supermarket and accompanying retail units and services including a butchers, DIY, Travel Agents, Post Office, Pharmacy, Takeaway, Gym etc.

Park House is a large office block located off the North Circular Road. There are several companies located in the complex and additionally there is office space to let. This complex provides an important location for employment and generates synergies with the commercial uses in Stoneybatter to service employees.

On the east side of Prussia Street, north of the junction with St Joseph's Road, car repair yards have a prominent visual appearance. In conjunction with car repairs, there are several former residential properties in a derelict state. Collectively, the character of these sites erode the quality of the streetscape.

The Credit Union occupy a modern premises at Manor Street in the village centre. This is the only financial institution, along with the Post Office, with a branch in the village.

The village centre is defined by an open space area and village plaque where Manor Street branches into Prussia Street and Aughrim Street. Protected structures mark this location and include a public house at the north end of the space and community services at the eastern end of the space.

A strong feature of the village is the presence of terraced housing with direct front door access and, on the west side of the street, private gardens directly adjoining the village centre street. This creates a positive visual impression along the streetscape and mixes the uses of the village with commercial and residential life beyond business hours. A number of small coffee shops are established close to the residential terraces providing locations for people to meet.

At the junction of Manor Place and Kirwan Street with Manor Street, the streetscape of Stoneybatter has a high quality with attractive residential terraces and well maintained commercial properties including a restaurant on the west side of the street and pharmacy on the east side of the street.

Towards the southern end of the village, a variety of independent commercial uses are established on both sides of the street including cafes, newsagents, clothes shops, florist, DIY, off license, public houses, butchers shops, hair and beauty salons etc. Centra operate from neighbourhood scale supermarkets on both sides of the street. There are light industrial activities accessed from Manor Street operating from buildings behind the main street line in this location.

A particular feature of the south end of village is the presence of educational institutions accessed from Manor Street including St Joseph's Secondary School.

The quality of the streetscape is eroded by the presence of vacancy within some smaller commercial buildings at the southern end of the village close to the junction of Stoneybatter and Kings Street North.

Close to Stoneybatter, at the junction of Kings Street North and Georges Lane, a new landmark office complex has recently opened and is partly occupied by state agencies. There are office suites to let within this new complex. Community services and the SPADE enterprise centre is located in this same area. The attraction of businesses and employees to the new office development has the potential to interact with the southern end of Stoneybatter.

Smithfield is in close proximity to Stoneybatter. The residential, commercial, community and leisure uses including hotel, supermarket, gym, medical; centre, restaurants, cinema etc present opportunities for positive interaction between Smithfield, its public space and the Stoneybatter area. The LUAS station at Smithfield in particular is an important public transport service for residents in the locality.

Land use survey map 1 (north)



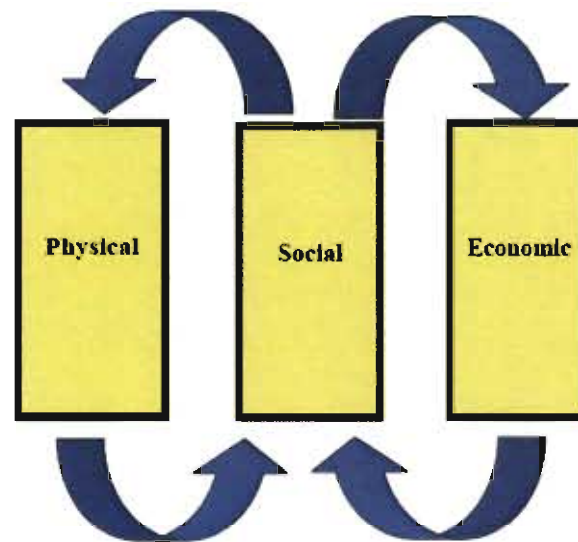
Land use survey map 2 (south)



- Key
- Retail And Commercial
 - Cafe / Restaurant / Take Away
 - Offices / Professional Services
 - Vacant
 - To Let
 - Residential
 - Education Facility
 - Community Services
 - Post Office
 - Light Industry
 - Extensive Length Of Non Active Ground Floor Frontage

9.0 The Social and Economic Strands of the Masterplan

Achieving a physical, social and economic regeneration of O Devaney Gardens requires a holistic approach to the masterplan proposals and recognition that all three components are essential pillars of the process. The site zoning objective (Z13 to seek social, economic and physical regeneration of an area) seeks the inclusion of these inter connected layers to achieve a successful and comprehensive regeneration process.



10.0 The Six Themes

An important element of this masterplan will also be incorporation of the six overarching themes of Dublin City Council. These are six key themes identified by the city council with which the promotion of sustainable higher density policy is interdependent. These themes are:

- ① The Economic Vision- Competitive, Creative and Dynamic City Economy etc.
- ② The Cultural Vision- A rich cultural heritage to build upon, a nurturing and expression of the arts, facilities and locations to appreciative a diverse cultural and artistic scene etc.
- ③ The Social Vision-Equitable share of the city's growth and prosperity to all sections of society, integration and embracing a multicultural society, provision of social and community facilities etc.
- ④ Urban Character and City Spaces- Attractive and high quality city streets, vibrant urban spaces, attractive amenity spaces, special character areas with distinctiveness, protection of architectural heritage etc.
- ⑤ Movement Vision- Connecting the city, access to public transport, encouraging pedestrian movement, encouraging cyclist movement etc.
- ⑥ Sustainable Vision: An efficient use of city infrastructure and resources, energy efficient design, sustainable commuting patterns, protection and appreciation of our natural heritage and biodiversity etc.

A sustainable higher density development that embraces the six themes will deliver genuine quality and contribute to the richness of urban life in the city. The six theme approach helps to create successful places to live and work. By combining these fundamental elements, a higher density Dublin will achieve a more sustainable urban model with residents and workers having wealth of choices for living, working, socialising, enjoying the city's culture and amenities all within walking distance or accessible by public transport.

The masterplan document sets out the key concepts for the site incorporating these themes. The planning applications and accompanying documentation for the re-development sites will be expected to articulate clearly how these themes are achieved and promoted.



11.0 The Social Plan

11.1 Existing Community Facilities

The strong community spirit of the residents of the local area including O Devaney Gardens is an asset for the regeneration plan. This strong community spirit is reflected in the community activities operated from O Devaney Gardens with the participation of the local residents and also the services operated in the wider local community.

11.1.1 Community Facilities in O Devaney Gardens

Community services operated from O Devaney Gardens at present include the community development centre at No 34, the Stoneybatter Youth Service and the Tweenies childcare service.

The community development centre operated by the O Devaney Gardens Community Development Forum currently operates from No 34 and is in operation for over 17 years. The service plays a valuable role for different groups on the site and caters for a diverse range of activities including :

- Women's Programmes
- Community Creche
- Senior Citizens Programmes
- Men's Programmes
- Afterschools Project
- Homework Club
- Examination Grinds/Tuition
- Certified Computer Training
- Digital Communities Project

An example of three projects provided from the centre are Buddies After Schools Project, Women's Education, Training and Development and Older Peoples Project.

The Buddies After Schools Project caters for 22 children aged 5-10 years during four weekday afternoons and has a waiting list for places. Activities are run to develop social, emotional and educational development of children.

The benefits of this project are that it engages with children from disadvantaged areas and helps in their development including social, emotional and educational development. Engagement with the youth in disadvantaged areas can help to break the cycle of disadvantage. It can help reduce juvenile crime, enhance the performance of children in school, encourage continuation in sports and other interests, helps children at risk and supports the role of parents.

The Women's Education, Training and Development assists women in the community in areas of education, training and personal development. Developing confidence in their abilities has greatly impacted on their own family lives. A range of certified courses are run from the centre including education, training in computers and childcare, community development and leadership skills etc. A large number of women who have participated in the courses have returned to further education and gained improved employment opportunities.

The Older People's Project provides an important social service for the elderly in the community, in particular for elderly living alone. The range of services include arts and craft classes, information and advice service, social events, day trips etc. The service enhances the quality of life for older people in the community.

| Day | Time | Group | Age Character | Numbers | Waiting List |
|---------------|--------------------|----------------------------------|----------------------------------|---------|-----------------|
| Monday AM's | 10 am-12.00 pm | Senior Citizens | | 9 | |
| Mon-Thur | 2.00pm-5.00pm | After schools | 5-10 years old | 20 | 20 waiting list |
| | | Project Homework Clubs | 10-12 years old Primary School | 13 | |
| | | | 12-16 years old Secondary School | 7 | 2 waiting list. |
| Tuesday AM's | 10.30 am-12.00 | FETAC Level 5 Childcare Course 1 | | 8 | |
| Wed AM's | 10.30 am-12 pm | Computer Class | | 5 | |
| Thursday AM's | 10.30 am-12.30 pm | Book club/ courses for women. | | 7 | |
| Friday AM's | 10.00 am - 12.00pm | Drop in | | | |

11.1.2 Community Facilities in the Adjoining Area

There are a number of important community services within Stoneybatter that play a valuable role in the provision of social infrastructure. These facilities were recorded in a community audit conducted for this masterplan. The services of the Parish Centre, An Siol, North West Inner City Network and Aughrim Street Sports Centre were noted in particular and are summarised below.

The existing parish community centre on Prussia Street is a strong focal point for the local community catering for a wide variety of activities including childcare, services for the elderly, community meeting rooms, indoor space for active sports and interests, education and training courses, social events, community coffee shop etc. This facility is centrally located in Stoneybatter and is used community wide in a manner that integrates the wider community across all ages, social backgrounds, ethnic backgrounds etc.

In consultations with the parish community centre, facilities for the youth and teenagers of the area and support for organisations that run activities for the local youth were identified as important. Social interaction between the youth from across the community and across different backgrounds will promote integration. A neighbourhood facility as part of the regeneration proposals on O Devaney would play an important complimentary role to the existing services of the parish centre.

An Siol Community Development Project (CDP), located on Manor Street, provide an important service to the local community and in particular provide support to local resident groups in addressing social and economic exclusion. Their services are funded primarily from the Department of Community, Rural and Gaeltacht with additional support from the Department of Health and Children, Department of Education and HSE.

In addition to running services from their premises located in the centre of Stoneybatter, they provide services on location for targeted interaction where the services are most needed. Their activities include:

- Homework clubs in O Devaney Gardens
- Tuition service to the local schools
- One on one support to parents with special needs children
- Meal services for senior citizens
- Day trips, assistance and social services to support senior citizens
- Running arts and crafts classes for the elderly in O Devaney Gardens
- Training, support and information to local resident groups.

In consultations with An Siol, the importance of access to on site facilities is noted as important, particularly to target services where they are most needed to encourage participation of important groups including young children and teenagers. The older people in the community must be acknowledged and space provided for them to come together for educational and social events. New community facilities should be open and accessible to the whole community to promote integration. Flexible floorspaces are encouraged so that facilities can be used by a range of different groups and ages.

The North West Inner City Network is an independent member based forum of community and voluntary groups in the North West Inner City (NWIC). Established in 1997, the Network seeks to ensure that the community has an active say in how the community is developed. The Network offices are based on North King Street. The Network are part of the Community Forum for O Devaney Gardens. The Network have produced action plans to identify key priority needs for NWIC. These include promoting the following:

- Active community involvement in area development.
- Support for disability services.
- Active support for local based community drugs programmes.
- Education support and opportunities of Grangegorman for the NWIC.
- Childcare and family support.
- Health services.
- Inter – Cultural integration.
- Older persons services.
- Unemployment services.
- Women's Issues.

In consultations with the Network, the importance of social integration as part of the re-development of O Devaney Gardens is noted. Social infrastructure should be phased in tandem with the first phases of new residential development and the existing community services operated from the site accommodated in an accessible location where possible. Facilities that have a flexible/multi purpose use and remit for the surrounding community are important in supporting integration. The co-ordinated delivery of services is important in disadvantaged areas and access to multi purpose facilities by other providers of services can assist in the regeneration goals.

The Aughrim Street Sports and Community Centre is located within short walking distance of O Devaney Gardens. The facility is owned and managed by Dublin City Council. A multipurpose indoor sports hall can be hired for a range of indoor sports including basketball, soccer, volleyball, handball, hockey, badminton etc. Meeting room facilities are also available and accommodate groups, social events, training, classes etc. The facilities are used by people living and working in the wider community. Local schools avail of the facility and depending on the extent of volunteerism, local residents have organised local teams including youth teams from O Devaney Gardens.

The centre has capacity to cater for recreational needs in the wider community and is a significant asset in the social infrastructure of the local area. A particular positive example of the facility is the ability to run tournaments that have, within the indoor area, capacity for seated spectators. A recent inter racial schools tournament held in the hall highlighted the benefits of the facility to encourage community activity around the sports facility.

11.2 The Importance of Providing Social & Community Infrastructure

Dublin has a long tradition of distinctive neighbourhoods which contribute to the overall unique character of the city. Good neighbourhoods serve as focal points for the surrounding community and promote integration and social inclusion.

O Devaney Gardens is located in very close walking distance to the historic village centre of Stoneybatter and shares its boundaries with residential streets of great architectural character and strong community spirit which are part of the Stoneybatter character area.

The isolated character of the existing site in both its physical layout and social disadvantage weakens the extent of interaction with the wider community. There are considerable positive aspects of the site's location and its interconnections with Stoneybatter in particular could be strengthened. It is important that a strong sense of neighbourhood is retained and improved for the site and its immediate locality while at the same time strengthening the connections with Stoneybatter village centre.

A location where localised neighbourhood facilities are accessed can create a focal point within the masterplan. For O Devaney Gardens, a central and accessible location for a neighbourhood facility can provide the incentive for the wider community to visit the location and interact with the site for social/community activities. A neighbourhood facility can help anchor a neighbourhood centre by generating footfall, activity and adding incentive for neighbourhood shops, offices and other mixed services to co-locate in the area. A central location can also help to create activity around a key area of new public space, a proposed public park for example, to reinforce the sense of a civic focal point for the development and local area adjoining.

Neighbourhoods that are well serviced by a broad range of social facilities will offer a high quality of life for residents and encourage long term occupancy in the area. This is an important goal for the revitalisation of O Devaney Gardens.

The provision of a neighbourhood facility at an early stage of the phasing programme is important for the site as it will provide important social infrastructure in tandem with new residential units and will be in place before subsequent phases of residential development are delivered. Providing social infrastructure with Phase 1 will ensure that the principles of creating a sustainable mixed neighbourhood are provided at the outset of the re-development. A location for the co-ordinated delivery of multi agency services, for the continuation of existing community services operating on site and for wider community use to interact with the site will be promote the social and economic regeneration goals of the project.



Exterior view of Aughrim Street sports and community centre



Interior view of Aughrim Street sports and community centre

11.3 Asset Based Community Development (ABCD) Approach and Community Audit

Asset Based Community Development (ABCD) focuses on discovering and mobilising the resources that are already present in a community.

To understand the resources within the area and in particular the valuable role played by individuals, state and voluntary organisations and institutions such as local schools in servicing the local area, consultations were undertaken with service providers and an audit of community facilities was undertaken.

The city centre accommodates a wide range of different uses and services but identifying which particular locations are accessed and used by local residents gives an understanding of the extent of their neighbourhood, daily journeys and interaction with adjoining parts of the city centre.

From a long list of identified facilities in the city centre, a refined list of approximately 90 facilities inclusive of schools, childcare locations, health facilities, sports facilities, support services, shopping areas, playgrounds etc were identified as important facilities and locations for local residents. The majority of these locations were within a catchment of 1.0km from the site. This catchment includes the DED's of Arran Quay D (the DED of O Devaney Gardens) and either all of or part of the adjoining DED's of Arran Quay B, C and E and Cabra East C. This correlates with the area included in the population profile analysis (Section 3.2). The community audit helped to identify the appropriate catchment of the wider neighbourhood examined under Section 3.2.

It is noted that the audit did record school locations and other facilities beyond the immediate 1km catchment indicating that local residents will travel beyond the immediate neighbourhood to access schools and other facilities in the Navan Road, Cabra and Phibsborough area. Another important facility recorded was the Cabra Community and Sports Complex and playing fields on John Paul II Park off the Ratoath Road. The Maple Centre, accessed from the Navan Road, is also just beyond the 1km catchment but includes the important library facility for the local area.

An important finding of the community audit was identifying the extent of facilities within close walking distance of the site including St Gabriel's National School, the Aughrim Street Sports Centre and the Holy Family Parish Centre. The site of O Devaney Gardens itself is recorded for important community, youth and childcare facilities.

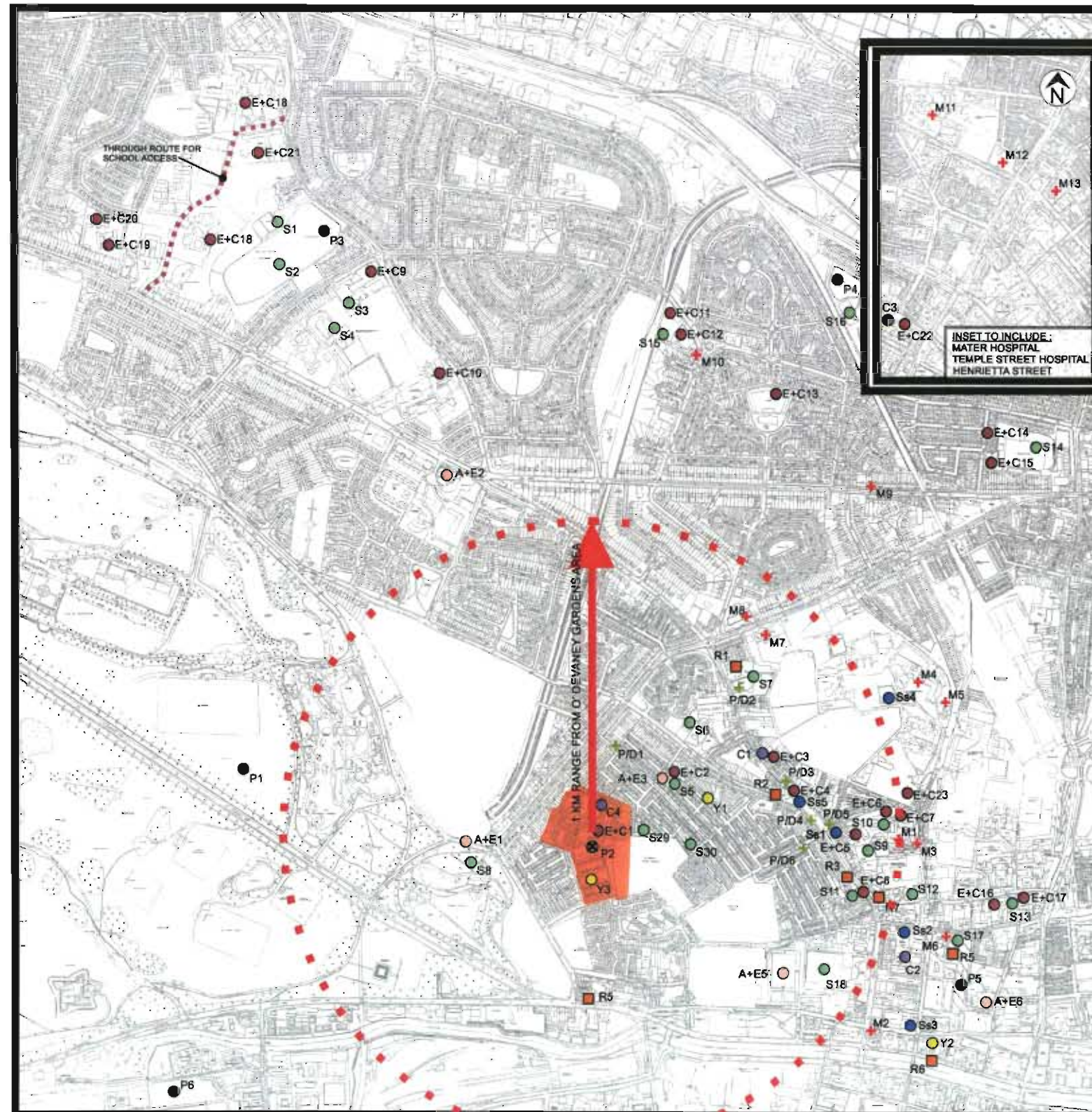
There is a distinct clustering of services and facilities in Stoneybatter and the important route along Manor Street and Prussia Street gives access to a wide range of services. The village centre benefits from having retail services, community services, pharmacies and significantly primary and secondary schools (Stanhope Street Convent and St Joseph's) within its centre to fulfil its function as the main service centre for the adjoining residential area.

The site of Grangegorman is within the catchment area and is already recorded for important services. It is evident, examining the relationship between that site, Stoneybatter and the residential streets adjoining that new accessible facilities and services on Grangegorman as proposed under its masterplan will have a direct relationship and benefit to the local area.

The close proximity of the Phoenix Park is an asset for the area and it is recorded for sports, recreation and culture. A location which is also close but not immediately apparent is the Memorial Gardens at Islandbridge and parkland area along the River Liffey. Local children travel to this park, especially during school holidays, for water sports. The extent of accessible facilities south of the site is not significant with the exception of the Community Health Centre on Benburb Street and the local shops along Parkgate Street which are a short walking distance from the site.

On the basis of the audit and its findings and additionally the feedback from consultations and the findings of the population analysis, it will be an objective of the masterplan to include a neighbourhood / community facility and a key area of recreation/ parkland at an early stage of the redevelopment. The purpose of the facility will be to compliment, not replicate, other facilities in close proximity outside the site in order to maximise use of the existing social infrastructure in the local area. The facility should have a flexible role to accommodate a wide range of uses and services to the benefit of the existing residents of the site, new residents in the redevelopment and residents in the adjoining streets to maximise integration. The redevelopment provides an opportunity to create a neighbourhood focal point for the local area and compliment the functions of Stoneybatter as a location for important local services.

Community audit map



Key

- Education & Childcare (E+C)
- Arts & Entertainment (A+E)
- Sports Facilities (S)
- Parks (P)
- ⊗ Park Facilities - CLOSED
- Community & Support Services (SS)
- Youth Facilities (Y)
- Community Centres, Including Parish Halls & Social Centres (C)
- ✚ Health Centre / Hospital (M)
- ✚ Pharmacy / Doctor (P/D)
- Retail & Commercial Services (R)

Community Audit Summary

Category: Parks:

P1: Phoenix Park- closest major park but not used to its full potential perhaps.
 P2: O Devaney Gardens (closed)- objective of Masterplan to create new park. Objective for the same place as a play area/ sports opportunity etc in addition to a park.
 P3: John Paul II Park-Nephin Road
 P4: Mount Bernard Park- Shandon Park.
 P5: Smithfield-
 P6: Memorial Park at Islandbridge

Category: Community & Support Services

SS1: An Siol- Manor Street-Community Development Projects
 SS2: North West Inner City Network-Brunswick Street North- Community Organisations Facilities.
 SS3: Chrysalis – Benburb Street – Community drug project.
 SS4: Grangegorman Development Agency- not a strong local connection but opportunities of the masterplan there for the future of the area are significant.
 SS5: Womens Network, Local Employment Service and Gateway Project- all operate from 42 A Manor Street.

Category: Youth Facility:

Y1: Aughrim Street Scouts-Ben Edair Road
 Y2: Step by Step- Coke Lane- Personal Development for Children 6–12 years
 Y3: Stoneybatter Youth Service : O Devaney Gardens

Community Centres/Social Centres/Parish Halls

C1: Holy Family Parish Centre-Prussia Street
 C2: St Paul's Community Centre- Blackhorse Avenue
 C3: Dominican Day Care Centre – Henrietta Street
 C4: Community Development Centre (No 34) O Devaney Gardens

Category: Arts & Entertainment

A & E 1: Zoo
 A & E 2: Cabra Library – Navan Road
 A & E 3: Mobile Library Stoneybatter- Cowper Street.
 A & E 5: National Museum of Ireland

Category: Education & Childcare

E & C 1: O Devaney Gardens Dev Centre –Childcare at No 34 and the Tweenies
 E & C 2: St Gabriel's National School- Cowper Street
 E & C 3: Foundations Project –Childcare (within the Parish Hall) -Prussia Street
 E & C 4: Tiny Toes- Childcare – Manor Street
 E & C 5: Stanhope Street Playgroup
 E & C 6: Stanhope Street NS
 E & C 7: St Josephs Secondary School- Stanhope Street.
 E & C 8: Rainbow Community Playgroup- Stoneybatter
 E & C 9: St Declan's Secondary College- Nephin Road
 E & C 10: Colaiste Mhuire – Secondary Gaelscoil-Ratoath Road.
 E & C 11: Gaelscoil Bharra- NS-Fassaugh Avenue
 E & C 12: Naionra Bharra- Childcare- Fassaugh Avenue
 E & C 13: Christ the King School – Annaly Road
 E & C 14: St Peter's Montessori St Peters Road
 E & C 15: St Peters' National School – St Peters Road
 E & C 16: St Paul's Christian Brothers NS-Brunswick St North
 E & C 17: Scoil Nam M Brathor – Brunswick Street North
 E & C 18: Dominican Convent- Navan Road-NS
 E & C 19: Scoil Naomh Eoin Bosco (boys) Navan Road.-NS
 E & C 20: Scoil Mhuire NS Navan Road
 E & C 21: St Catherine's Primary School Ratoath Road.
 E & C 22 St Vincent's Community Facility- Henrietta Street
 E & C 23: Educate Together – Grangegorman (new education facility)

Category: Sports Facilities

S1: Cabra Parkside & Community Sports Complex
 S2: John Paul II Park- Pitches
 S3: St Daclan's Secondary School- Basket Ball Pitches- School use mostly
 S4: St. Josephs School for Deaf Boys- Pool facilities/ Basketball/ Pitches- school use mostly
 S5: St Gabriel's National School- Cowper Street- courts- school use mostly
 S6: Aughrim Street Sports Hall
 S7: Gym Facility- Parkside SC
 S8: Phoenix Park
 S9: Stanhope Street Convent- Indoor Sports Hall - School use mostly

S10: St Joseph's Secondary School Stanhope Street- School use mostly
 S11: Bridgestone Thai Boxing Club- Arbour Place
 S12: Martial Arts Inc- Brunswick Street
 S13: North Scoil Nam Brothar – Brunswick Street North-Indoor Sports Hall
 S14: Bohemian Football Club- Stadium
 S15: Naomh Fionnbarra GAA Club –Fassaugh Avenue
 S16: Mount Bernard Park
 S17: Gym- Smithfield-
 S18: Sports Pitches Blackhall Place
 S29: Thor Place- Open space used by senior citizens mostly.
 S30: Halliday Square- Open Space used by senior citizens mostly.

Category : Health Centres/ Hospital

M1: Focus Ireland- Community Health Care- Stanhope Green.
 M2: Community Health Centre –Benburb Street
 M3: Alcohol Treatment Services –Stanhope Street
 M4: St Brendans Psychiatric Hospital-Grangegorman Lower
 M5: Environmental Health Services- Pest Control-Grangegorman Lower
 M6: Charter Medical Clinic – Smithfield
 M7: Satellite Health Centre- 224 North Circular Road
 M8: Crisis Intervention Centre 191-197 North Circular Road
 M9: Churchview Nursing Home- 57-61 Cabra Road
 M10: Cabra Health Centre- Quarry Road
 M11:Mater Hospital- Eccles Street
 M12: Mater Private – Eccles Street
 M13: Temple Street Children's Hospital

Category: Pharmacies / Doctors Clinics

P/D 1: Byrne Pharmacy- Oxmanstown Road
 P/D 2: Park Pharmacy – Park SC Prussia Street.
 P/D 3: Dr. AF Clark – 45 Manor Street
 P/D 4: Dr. C M Mullin- 86 Manor Street
 P/D 5: Manor Pharmacy – 21 Manor Street
 P/D6: Dr Rod Crichton – 1 Manor Place

Category: Retail & Commercial Services

R1: Park SC Prussia Street
 R2: Local Shops & Services Upper Manor Street
 R3: Stoneybatter Village Centre Shops & Services
 R4: Smithfield Shops & Services
 R5: Parkgate Street Shops & Services
 R6: City Quays (Shops & Services).

11.4 InterAgency Role

Breaking the cycle of social and economic disadvantage in the area is central to the success of the regeneration proposals. There are many agencies and voluntary groups in addition to Dublin City Council which are proactive in working with the local community to tackle these issues. Services that work with the youth in particular (assistance to parents with after school clubs, social development, sports, interests, education etc) can achieve early intervention in tackling social & economic disadvantage. It is also important that facilities are flexible to cater for people across the life cycle to include all sections of the community.

Access to a neighbourhood facility can benefit the role of different agencies by providing a location for direct service provision where services are needed. Participation is maximised where services are accessible and close to where they are needed. As social and economic issues are tackled, a flexible neighbourhood facility can evolve and fulfil new roles for the local population.

Co-operation between different agencies can have a positive result on the co-ordinated delivery of services for the local area which has been the experience of the existing community facility in O Devaney Gardens. This same co-operation and co-ordinated role will be encouraged by Dublin City Council in the provision of new neighbourhood/community facilities to maximise the use of such facilities and achieve positive results in addressing the social and economic objects of the regeneration plan.

11.5 Access to Facilities from the Wider Area

In order to optimise use of new neighbourhood facilities and encourage activity throughout different times of the day, a central location accessible to all will be promoted. The provision of a facility with Phase 1 of the re-development will provide benefits to residents of the Phase 1 scheme but equally, to achieve social interaction with the adjoining area, it is important that the wider community view the facility as an asset for the wider local area to be used by them. A location that coincides with a new park and local shopping facilities within the redevelopment of O Devaney is considered appropriate to maximise use of a new facility by the wider neighbourhood. Promoting permeability and access through the site from the adjoining residential streets will further strengthen this connection.

11.6 Childcare Facilities

The DoEHLG "*Childcare Facilities: Guidelines for Planning Authorities 2001*" state that new communities or larger new housing developments are appropriate locations for Childcare facilities. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate. The threshold provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

Of particular importance for this regeneration project, the guidelines highlight the role of childcare provision in addressing disadvantage /social exclusion and promoting equality and also the role childcare can play in fostering economic development, particularly at the local level. Having regard to the guidelines and importance of social and economic regeneration on site, the design team consulted with the Community Department of Dublin City Council and the Dublin City Childcare Committee on the issue of childcare services.

Advice received from this consultation included the following:

- Ensure that a proposal is informed by existing local supply and demand for childcare services.
- A commercially viable childcare facility requires capacity above 20 places (approximately 35 place facility is considered viable)
- The facility should be sited at a location that is accessible to the widest possible catchment. Ideally, a location shared with other local services such as retail and community facilities would increase its viability.
- If the location is part of a mixed use centre, ensure that the design is flexible to allow a unit extend if successful or, if interest by operators is not sufficient initially, allow for other uses to occupy the space to keep a centre active. Flexibility is very important for the design brief.

- The most likely demand will be for floor space that can accommodate the Government's Free Pre School Place scheme 'Early Childhood Care and Education Scheme' (ECCE). There may also be demand for After School care facilities.
- Possible options for providing space for a facility is a build and lease arrangement with the developer of the Phase 1B site leasing floor space to either community or commercial based services. DCC intend to develop the site of Phase 1B with a building agreement which will seek a certain type of mixed use centre which can allow for this arrangement.

In further consultations with the Dublin City Childcare Committee (DCCC), an audit was conducted to assess the level of supply and demand for childcare services in the local area. This survey work completed by the DCCC concluded that there is no current demand in the local area (using a catchment of 1km from the site) for either full time or part time services. There is no immediate interest amongst commercial crèches to extend or avail of a new floor space opportunity as part of the regeneration scheme. However, as a mixed use neighbourhood centre is proposed with Phase 1B of the masterplan, it is advisable that floor space which could accommodate uses from the social economy, such as the ECCE scheme, playgroups and sessional services is included in the brief for this centre. The space will be available should demand from operators, either commercial or community based, arise. The DCCC recommend that adherence to the design guidelines "*We Like This Place: Guidelines for Best Practice in the Design of Childcare Facilities*" Department of Health and Children 2005" are followed for the design and fit out of a facility as part of Phase 1B where demand arises.

The survey of facilities conducted by the DCCC is included in Table 2.1 below.

| Private Childcare Places | | | | | |
|---|-----------------|------------------|------------------|------------------|----------------|
| Name of Service | Capacity | Full Time | Part Time | Sessional | Drop In |
| Jonix Pre School-North Frederick St | | | | | |
| Mother Hubbards- 19 Nephin Road. | 32 | 22 | 10 | | |
| Bo Peeps-2A Quarry Rd, Cabra. | 23 | 23 | | | |
| Silverspoon Nursery, Charleville Rd, NCR. | 20 | | | 12 | |
| Blackhorse Creche Childcare Ltd | | | | | |
| Jumblies, Glenbieve Park, Cabra. | 10 | 8 | | | |
| St Peter's Montessori, 18 St Peter's Road, Phibsboro. | 40 | | | 40 | |
| Andy Pandies, Ratoath Road, Cabra. | 20 | 20 | | | |
| Total Private Childcare Places: | 145 | 73 | 10 | 52 | |
| Community Childcare Places | | | | | |
| Tiny Toes, 42 Manor St, Stoneybatter. | 30 | | 30 | | |
| Naíonra Bharra, Faussagh Avenue, Cabra. | 40 | | | 40 | |
| Tir Na Nog, Manor St, Stoneybatter. | 16 | | | 16 | |
| Cabra Community Creche, Coaliste Eanna, Kilkieran Road, Cabra West. | 36 | 20 | 16 | | |
| Little Stars, 16 North King Street, Dublin 17. | 30 | | | 30 | |
| Seven Dwarfs Playschool, 13 Prussia St, Dublin 7. | 10 | | | 10 | |
| Step One Community Playgroup, 28 Stoneybatter, D7. | 40 | | | 40 | |
| Tweenies , O Devaney Gardens (closed). | - | | | | |
| Total Community Childcare Places | 262 | 20 | 66 | 176 | |
| Total Community & Private | 407 | | | | |

On the basis of research and consultations, the best location for a child care facility on this is considered to be the site of Phase 1B as part of a mixed use neighbourhood centre. At this location, a facility would be accessible to both the residential units of the scheme and also the adjoining neighbourhood. The location would interact with other neighbourhood services such as retail and community uses. The location is also adjacent to the proposed park which would provide a space for recreation and amenity adjacent to a childcare facility.

The ground floor of Phase 1B contains options for a crèche or childcare service. The brief for this site will include flexible commercial units at ground level which may be extended to suit the requirements of the operator and create a commercially viable crèche in terms of size and capacity (for example a 35 space crèche) . The first floor level of the neighbourhood centre will have a number of community meeting rooms and offices. Floor space at this level can easily be adapted for the operation of a childcare service.

A good example of a community facility that incorporates a childcare facility is the Ballybough Community , Youth and Sports Centre, Ballybough Road, Dublin 3. A full time childcare centre for pre-school is included in the range of community, sports and educational services provided at the centre.

12.0 Promoting Economic Development

The regeneration of O Devaney Gardens will create a positive catalyst for regeneration in the wider local area. Improving the environmental character and quality of the site, providing a mixed tenure scheme of high quality homes inclusive of social and recreational infrastructure and providing opportunities for private commercial investment will promote the local area and potentially promote improvements close to the site in Stoneybatter and North Circular Road.

The project is one of a number of important public and private investments in this part of the city including Grangegorman and the new Courts Service at Infirmary Road. Collectively, these investments will contribute to improving the economic character of the north city centre.

The importance of integrating the social plan with the regeneration project will promote inclusion and help to ensure that the uplift in economic character of this area in the city has direct relevance and benefit for local residents. The important links to educational and skills development, improving employment prospects, supporting youth projects etc will assist in this and will be supported.

12.1 Consultations with the Dublin Inner City Partnership

The Dublin Inner City Partnership, a local development company, is an organisation with a particular remit to tackle issues of social exclusion in Dublin's north and south inner city areas. The Partnership were consulted for their experience and important work in tackling social and economic disadvantage in the inner city and their work with O Devaney Gardens in particular. There are serious issues of acute poverty and unemployment in specific areas of the city. Social, physical and economic rejuvenation needs to reflect, encourage and enable genuine change that will benefit those residents living in disadvantaged areas.

The regeneration strategy should:

- Avoid exclusion and ensure that new uses on a regeneration site have relevant and open opportunities for the existing population as well as new residents.
- Understand the character profile of the local population and continue to assist the work of other expert agencies in tackling social disadvantage and needs.
- Consider the possibilities for local labour as part of the regeneration works programme.
- Forward planning of appropriate support services for young people to help break the cycle of disadvantage and in particular to encourage young people to continue in formal education.
- The potential for connections to the DIT/HSE Grangegorman Initiative could prove to be a *Model of Best Practice* resulting in a positive spin off for the residents of O'Devaney Gardens.

12.2 The Potential Role of Grangegorman and Synergies with the Regeneration of O Devaney Gardens.

One of the most significant economic opportunities that will arise in the North West Inner City (NWIC) area in the near future will be the development of the Grangegorman Campus. The potential benefits to the local area in economic terms, especially in the possibilities to address social and economic disadvantage in this area, were outlined in the Grangegorman Development Agency's (GDA) recent report entitled Study of the Employment Opportunities Arising from the Grangegorman Development in Dublin's North Inner City.

In summary, the Grangegorman Development will create the following :

- New urban campus for DIT with 25,000 students, 2,000 staff and merging 39 locations into one campus.
- The creation of primary health and social care facilities for a pop of +75,000 in the local area.
- Replacement of existing mental health facilities.
- New arts, cultural, sports recreational and high quality public spaces.
- Additional support services.
- A high quality area with strong physical linkages to the HARP Area/Smithfield, Phibsborough, Manor Street and the City Centre.

Recommendations of the GDA within their report to promote an economic uplift of the NWIC include the following:

- The need to create linkages between education and actual job positions.
- Target mature students in the provision of education and training. Build on employment clusters within the area (retail, legal, logistics) while supporting new emerging ones(health, campus related, science and technology).
- Support the growth of SME in the local area.
- Concept of an open and inclusive campus as a means of promoting and enhancing engagement in education and training at all levels.

- Ensure community participation is maintained and promoted at all stages of planning for the new campus.

The establishment of a Local Labour Partnership with the key role to oversee the implementation of:

- Community benefit and local labour clauses.
- Provision of pre-apprenticeship programmes where required.
- Creation of a local skills register.
- Targeted training and upskilling for unemployed construction workers.

Creation of a North West Learning Hub – focal point and coordinator of education and training provision in the GG area with a clear remit in adult education and training. Address barriers.

Support entrepreneurship and enterprise in the local area. Support incubation facilities and linkages to facilities on and off campus.

Consultations were held with the GDA in the preparation of the masterplan. The similar timeframe to initiate development of both sites and their strategic proximity to each other, to either side of the centre of Stoneybatter, offers many real opportunities.

The regeneration of O Devaney Gardens will assist in the renewal of the NWIC by addressing an area of significant disadvantage. Promoting a high quality mixed use and mixed tenure neighbourhood will reduce the existing isolation of the site. Incorporating social infrastructure and supporting the work of other agencies tackling social issues will help to break the cycle of disadvantage. Providing recreational facilities for the youth of the area will assist in the reduction of anti social behaviour. All these aspects can help transform the character of the area positively over time.

The potential synergies that exist will promote the economic development of the local area and has relevance for urban design and landuse proposals under the masterplan. Possible synergies include:

- Locations on the site could accommodate uses connected with the college and its arts and culture, health, enterprise and research and development expertise.

- Uses that fledge from the college environment often benefit from retaining a close connection to the college location. Enterprise activities for example that feed into reach and development may not have options to remain on a campus site but could benefit from a location close to the campus.
- The high quality environment of the new O Devaney Gardens that combines high quality homes with local services, neighbourhood and recreational facilities would attract residents who either work or study in the campus.
- The site of O Devaney is within short walking and cycling distance. Good permeability through the redevelopment site and Stoneybatter in turn will promote frequent and easy trips back and forth between the two locations.
- The connections to the site via public transport (the No 10 bus route will link the site directly with access to the campus from the NCR) should be harnessed and promoted. The ethos of the GDA campus will be to create an open and inclusive campus. Openness to the surrounding community, including access to facilities, is important for the GDA strategy. In particular ties will be made with local clubs and schools to encourage community use of sports and recreational facilities. The GDA engage with community organisations in the local area at present and have a particular interest in the Regeneration Projects.
- The Educate Together facility is already established on the site (in temporary accommodation). Education and access to education by the surrounding community is an important strand in the economic strategy of the GDA to assist in uplifting the socio-economic profile of the NWIC.
- The GDA run a community links programme which will be beneficial for a joint meeting to help develop out our social/community plan. Existing services like the Access Service are programmes that target education and the disadvantaged in the community.

12.3 Economic Themes Included under the Masterplan

The masterplan will promote the economic theme through the associated benefits of social and physical regeneration on the site.

There are multiplier benefits for the local economy in attracting new residents and in particular families and long term residents attracted to the choice and quality of housing and supporting amenities proposed under the masterplan. An increased population will support businesses and services in the local community.

The masterplan will include a designation for suitable locations for commercial uses. Key among these potential uses is a neighbourhood shopping facility. The attraction of a national / international multiple to the site to fulfil a neighbourhood retail role will create employment opportunities and, by attracting people to the location, generate activity that supports other smaller shops and services that co-locate close to the anchor unit. This will create direct and indirect employment opportunities. A location close to the North Circular Road entrance to the site and close to the residential streets that connect with Stoneybatter is considered the best option to attract private commercial interests.

The masterplan will promote an urban design code to ensure that a high quality streetscape and environment is delivered and the commercial uses integrate successfully with residential uses adjoining.

Flexible floor spaces will be promoted to attract commercial interests and ensure that locations are adaptable to attract business ideas. An example of this will be the upper floor levels of the main commercial centre for offices or professional services and the integration of potential enterprise / commercial space for offices or home based economic activity at street level. Locations along the mews streets (adjoining the rear of the NCR properties) or adjoining a new park are considered suitable. A connection with overhead residential accommodation (live work units for example) could be viable considering the activity that Grangegorman and the Courts Service will generate for business and professionals attracted to this area.

When commercial and business opportunities are presented within the re-development, it is envisaged that the local community will have opportunities to interact positively through direct and indirect employment opportunities, take on business initiatives etc. Dublin City Council will continue to work with relevant stakeholders and agencies to progress the economic prospects of the local population and integrate opportunities for the local residents with commercial/business opportunities in the re-development.

12.4 Integrating O Devaney Gardens with Other Existing and Emerging Character Areas

The following map shows a diagram representation of how the regeneration on O Devaney Gardens can potentially build positive inter connections with the adjoining area.

1: To the east, the site is connected back to Aughrim Street and Prussia Street via a network of residential streets. This route passes close to important locations for community services including St Gabriel's National School, the Aughrim Street Sports Centre, St Joseph's Church and the Holy Family Parish Centre. New high quality housing, in particular family homes, will benefit from integration with the established local area and access to these facilities. Equally, the development of the site will open opportunities for adjoining residents to access the site for new facilities including a neighbourhood park, community uses, neighbourhood retail facilities etc. The development of the site commencing in the north section provides an opportunity to "stitch in" new streets and development with the adjoining area more successfully than the existing abrupt transition. Creating new high quality streets that have clear visual connections from the adjoining area will encourage the adjoining community to walk, cycle etc to the site and access new facilities.

2: Neighbourhood shopping facilities are proposed to compliment, not compete with the retail services of Stoneybatter. The Parkview Shopping Centre is in close walking distance from the site and a range of retail services, including the nearest Post Office, are located there. The type of retail uses encouraged on site will serve a local catchment and will provide an additional facility for the area which strengthens its service provision. National multiples which are not yet established in Stoneybatter may be attracted to the location. The facilities will create employment and provide a service role of benefit to the local area.

3: Grangegorman is located within 1km to the east of the site. There are significant opportunities for the site of O Devaney to interact with the activities and functions on the new campus including the significant leisure and recreational amenity facilities which adjoin the western section of the Grangegorman site (the side closest to Stoneybatter). An open campus is promoted by the GDA and access to facilities by the wider residential population, local schools and clubs etc will be promoted. In addition, spin off activity connected with health uses, education, research and development, enterprise and in particular start up enterprise linked with the education facility, culture and entertainment uses etc will generate demand for well located sites close to the campus. Good access into Grangegorman from Stoneybatter will enhance the opportunity for synergies. The site is within close walking and cycling distance for frequent trips back and forth. The No 10 bus route also connects the two sites using the North Circular Road as a corridor.

4: Connections to the south east from the site towards Manor Street and the southern end of Stoneybatter pass through residential streets of distinct character. The area also possesses hidden heritage assets such as Arbour Hill memorial gardens and cemetery and the adjoining Church of the Sacred Heart (maintained by the Defence Forces) and the Irish United Nations Veterans Association and memorial gardens. St Bricin's Military Hospital is currently an important site in the Defence Forces but may in the future re-develop and open access to the site and its significant heritage buildings. This area is also close to Collins Barracks and the National Museum of Ireland. A regeneration of the site opens possibilities for a greater awareness of the heritage value of the local area.

5: The site is immediately accessible to the Phoenix Park and the North Circular Road entrance to the park. The significant amenity and heritage value of the park is an asset for this area and the regeneration proposals provide an opportunity to highlight the importance of this proximity. The visual connection with the park is strong with the Wellington Monument and park gates in view along the NCR. The Wellington Monument is additionally in view from the centre of O Devaney Gardens. The regeneration of the site may also provide a catalyst for renewal of the North Circular Road itself and provide a catalyst for restoring one of the city's finest Victorian streetscapes.

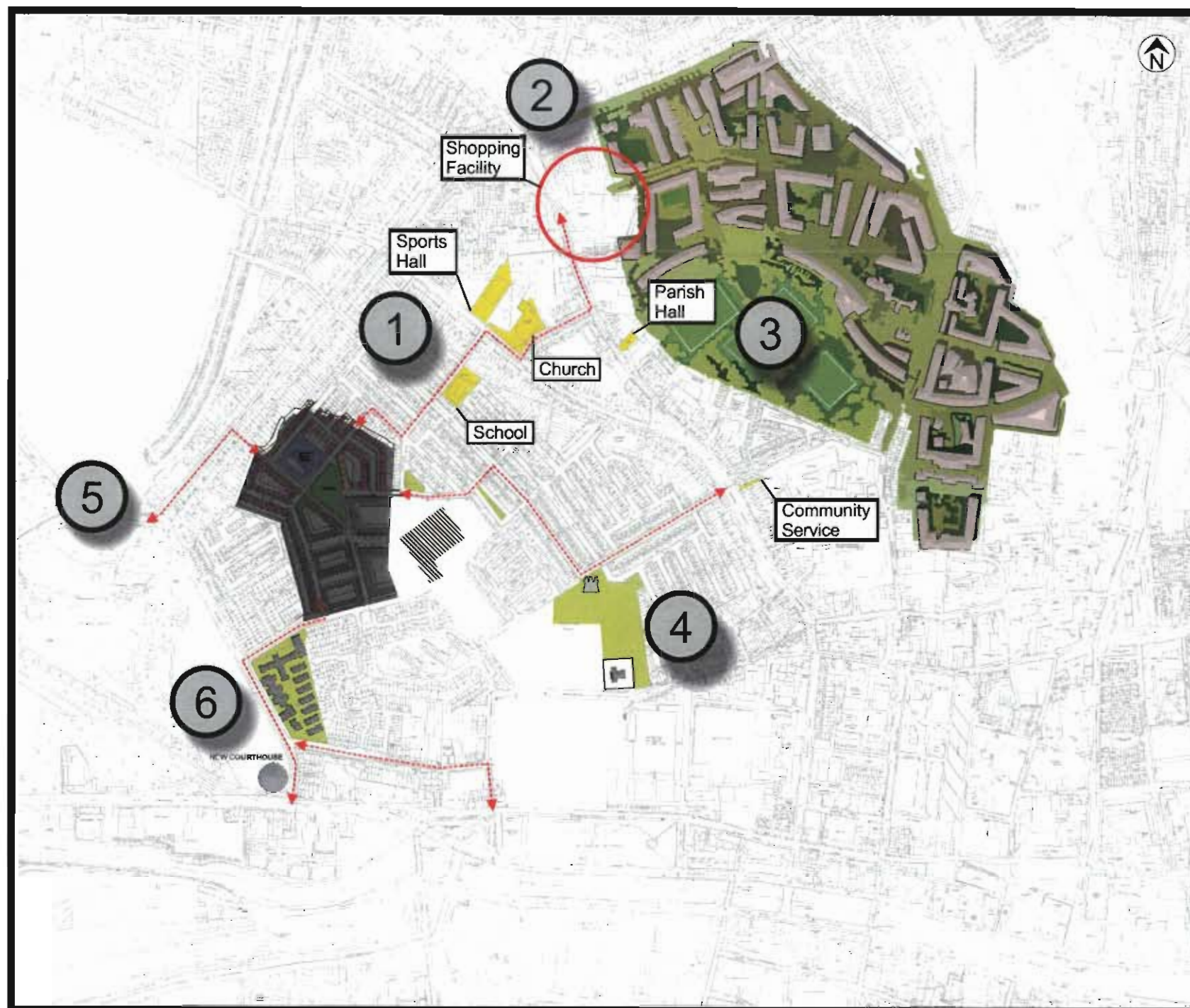
6: Moving south from the site towards Infirmary Road and Parkgate Street, the site at O Devaney is close to the mixed services on Parkgate Street, Heuston Station, the Department of Defence site on Infirmary Road (which has a planning permission for affordable residential and medical facilities) and the new Courts Service. The activity of the courts in particular are likely to generate demand for supporting services in the locality and over time such as professional offices and services that cater for staff employed in the new courts complex. An increase in activity could create demand for new services and floorspace within the regeneration site.

Key

- Character areas
- District level shopping centre
- Important locations for community facilities
- Important walking routes for connections
- O' Devaney Gardens site outline



Integrating O' Devaney Gardens with other character area's

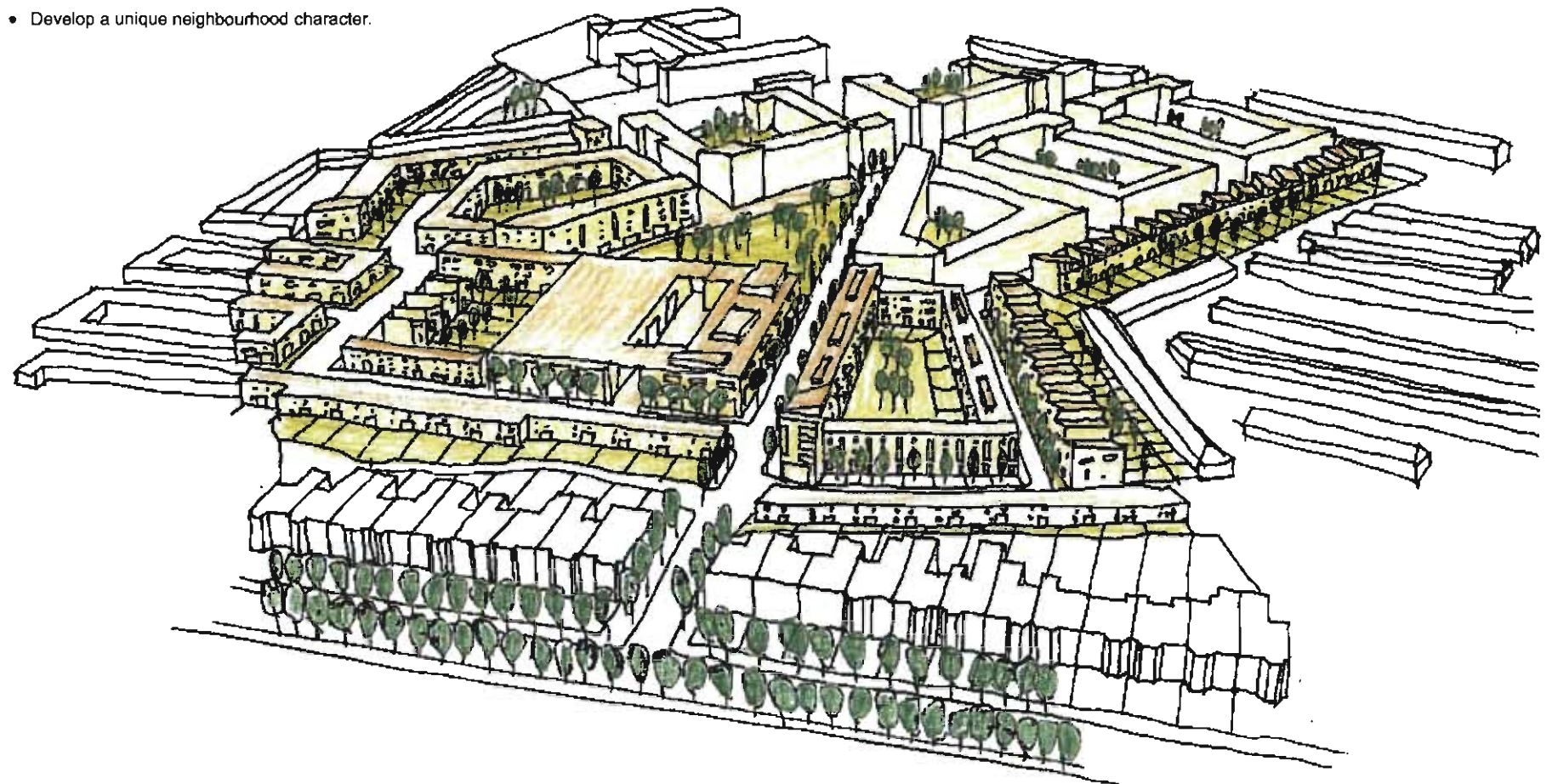


MASTERPLAN DESIGN PROPOSALS



13.0 Design Intent

- Regeneration of O'Devaney Gardens as a new village centre which interconnects with and supports the existing wider community .
- Provide an appropriate balance between high quality residential uses and other mixed uses to create and active, dynamic, inviting streetscape.
- Develop a vibrant commercial quarter / mixed use development model.
- Develop a high quality public environment with distinct civic character, which will include a new public park, attractive and well maintained landscaping, active street frontage.
- Develop greater permeability and linkages.
- Encourage increased pedestrian movement with a rich variety of uses, by providing safe and attractive streets.
- Respect the scale, layout, grain and massing of the existing fabric, North Circular Rd etc
- Create a high quality residential area with a sustainable social mix and housing tenure
- Promote high quality architecture.
- Develop successful models for social housing and apartment living in an urban context.
- De-stigmatise social housing through good design and good social integration policies.
- Housing / apartment units to comply with Variation 21 of Dublin City Council Development Plan 2005-2011.
- All Housing Units to achieve BER 'A'.
- All units to be accessibility proofed.
- All new development to comply with best practice design standards.
- Provide well planned and resourced community facilities in the development for the use of the local and wider community.
- Promote social inclusion and social mix.
- Create/encourage dynamic between the local area, adjacent areas and emerging quarters.
- Exploit the potential of the location, its close proximity to Phoenix Park, the Luas, Heuston Station and the City Centre.
- Sustainable neighbourhoods promotion and creation of balanced sustainable communities.
- Develop a unique neighbourhood character.



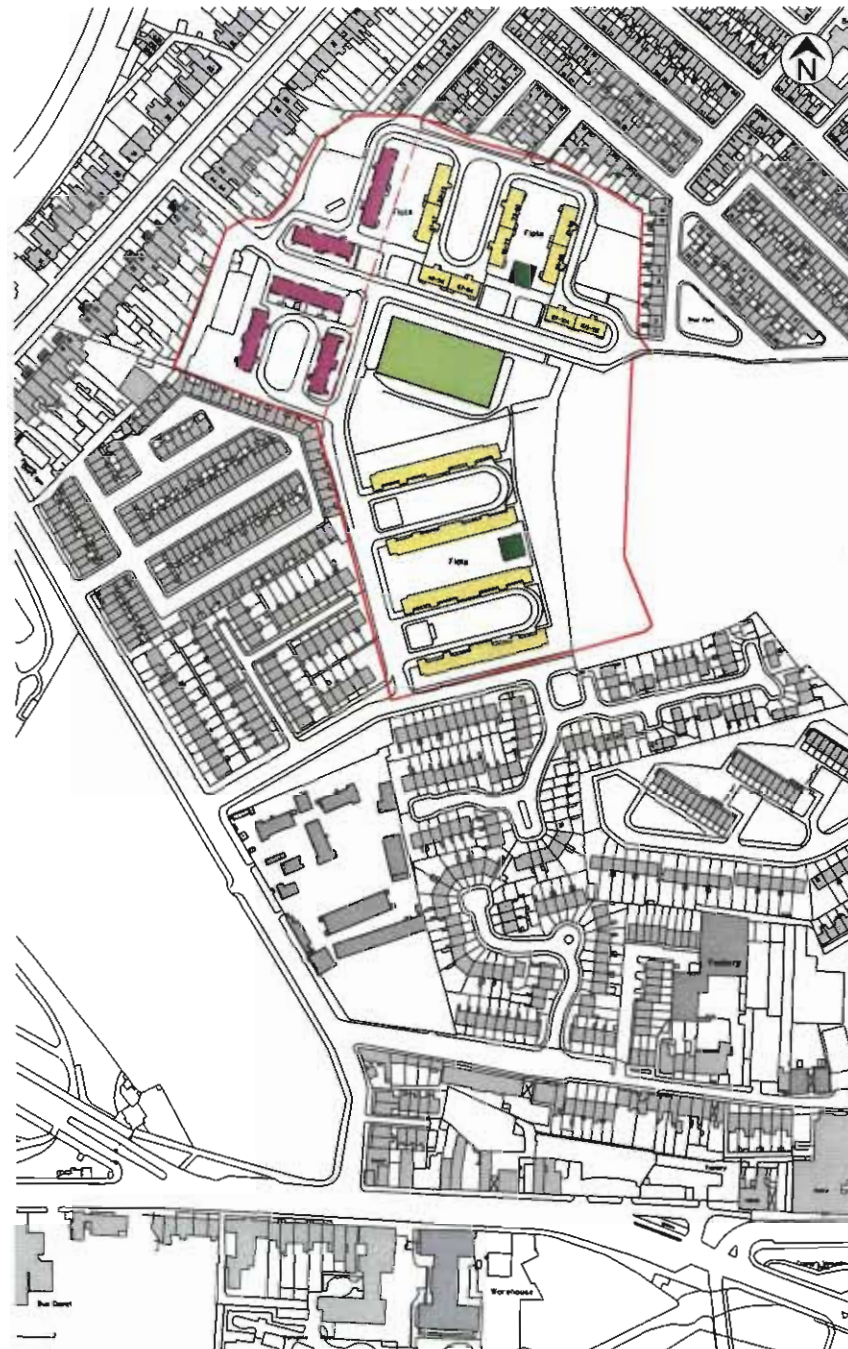
14.0 Existing Site Plan

Key

- 1.0 Housing
- 2.0 Sports Ground
- 3.0 Demolitions



Site Plan of O Devaney Gardens



Existing Site Plan Indicating Completed Stage 1 Demolitions



15.0 Concept Masterplan Approved by City Council Dec. 2008:

**PHASE 1 2009 –2011**

Phase 1 of Social & Affordable Housing development
 Establish new street pattern & services
 De-tenat 2 additional blocks

**PHASE 2 2011 –2014**

Phase 2 of Social & Affordable Housing, Commercial
 Development with Community Facilities & Rooftop Pitch
 Establish new "village green" & playground
 De-tenat and demolish remaining blocks

**PHASE 3 2014 –2018**

Phase 3 of Affordable / Private Housing
 Complete landscaping, & area upgrade

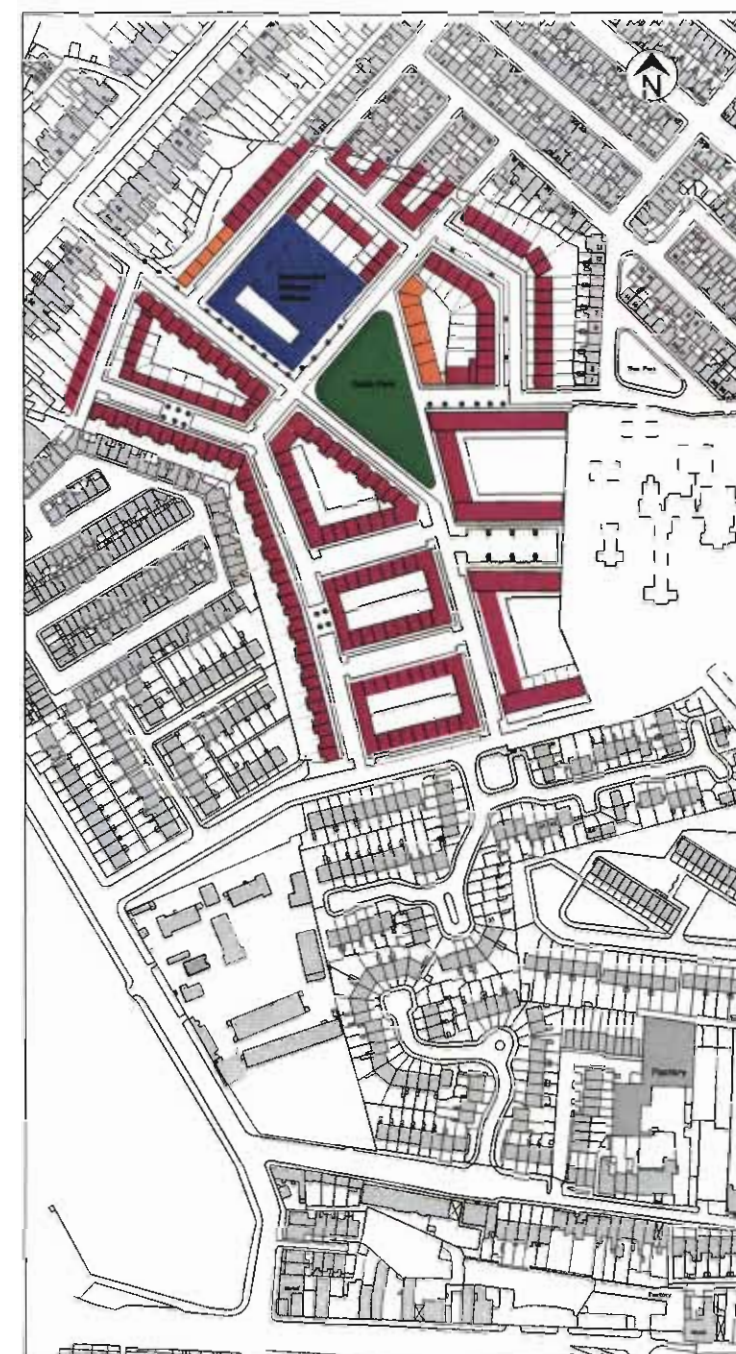
16.0 Draft Masterplan- Scoping Report to An Bord Pleanala Dec.2009

**PHASE 1a** 2010-2014

De-tenant and demolish existing flat blocks at North end of site.
 Develop 91 no. housing units, including 60 social housing units, a public park and car-parking.
 Establish new street pattern using high quality environmental and landscape design.
 De-tenant all existing flats into new development.

**PHASE 1b** 2014-2018

Develop commercial / mixed use site to North East corner as one plot or as a series of smaller incremental lots.
 Develop 29 housing units to knit in with existing grain of the neighbouring community.
 Complete the new street layout at the North end of the site using high quality environmental and landscape design.

**PHASE 2** 2015-2019

Develop 240 no. high quality housing units.
 Allow flexibility in the future for the provision of offices and mixed use buildings on account of the close proximity with Grangegorman and the new Courts building.
 Complete the street layout with the high quality environmental and landscape design used in Phase 1.
 Demolish existing flat blocks to the South end of site.

17.0 Final Masterplan December 2010 - Phase 1



Final Masterplan December 2010 - Phase 1 B



Final Masterplan December 2010 - Phase 2



Key

- Residential ■
- Commercial / Community ■
- Ground Level Enterprise / Work Live ■

17.0 Final Masterplan - December 2010**Phase 1A**

- 110 residential units.
- 60 of the units are social and 50 private / affordable.
- Indicative types are 51 No. 3 bed, 47 No. 2 bed and 12 No. 1 bed.
- Neighbourhood park : 4,680 sq. m.

Phase 1B

- Mixed use neighbourhood centre.
- Approximately 1,090 sq. m retail supermarket at ground floor.
- Approximately 790 sq. m other commercial uses at ground floor.
- 1,280 sq. m of mixed office and community spaces at first floor.
- Other residential 48 units including citizen housing.

Phase 2**Option 1**

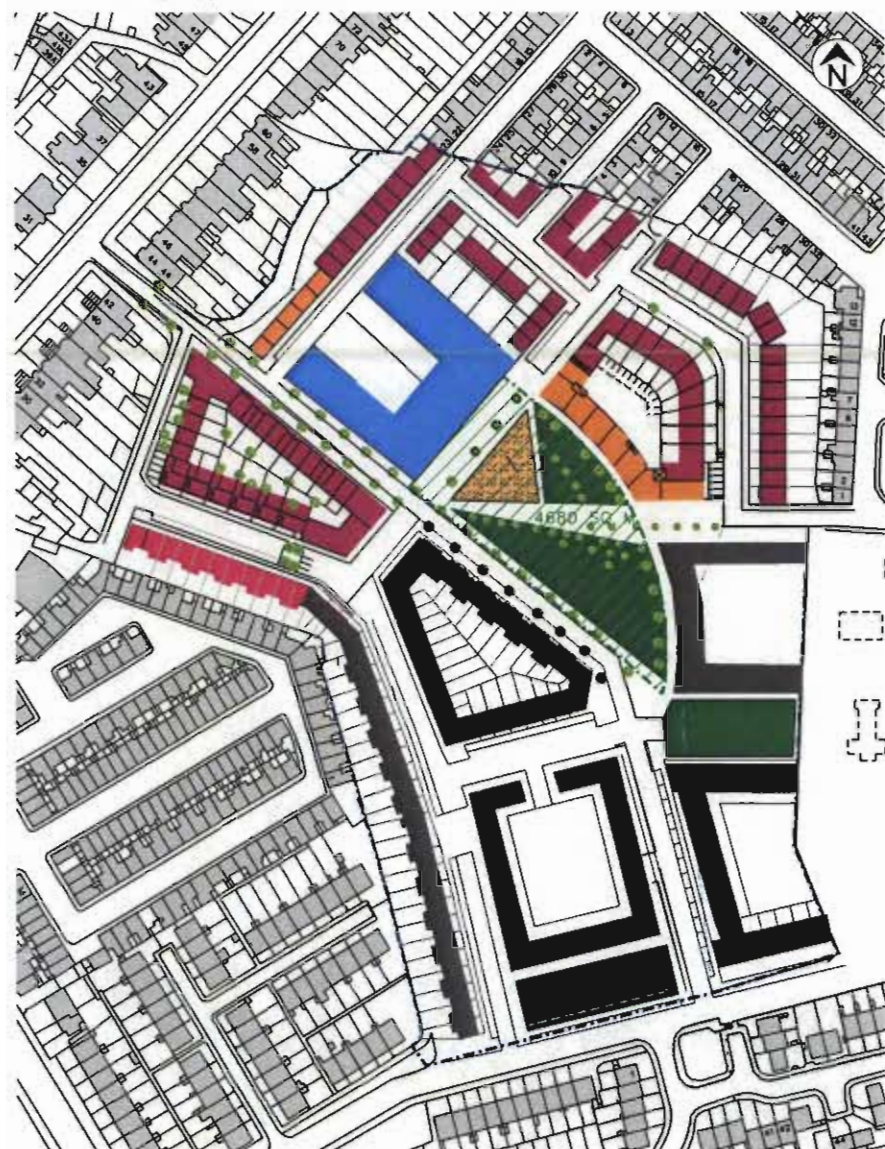
- 240 residential units.
- Housing character to integrate with types and form of Phase 1A.
- Public park : 1,100 sq. m.

Option 2

Arising from potential future synergies for enterprise with Grangegorman SDZ and the Courts Service, some commercial / enterprise activity may be an option for Phase 2 mixed with residential uses.

- 120 residential units
- 8,000 sq. m commercial.
- Public park : 1,100 sq. m.

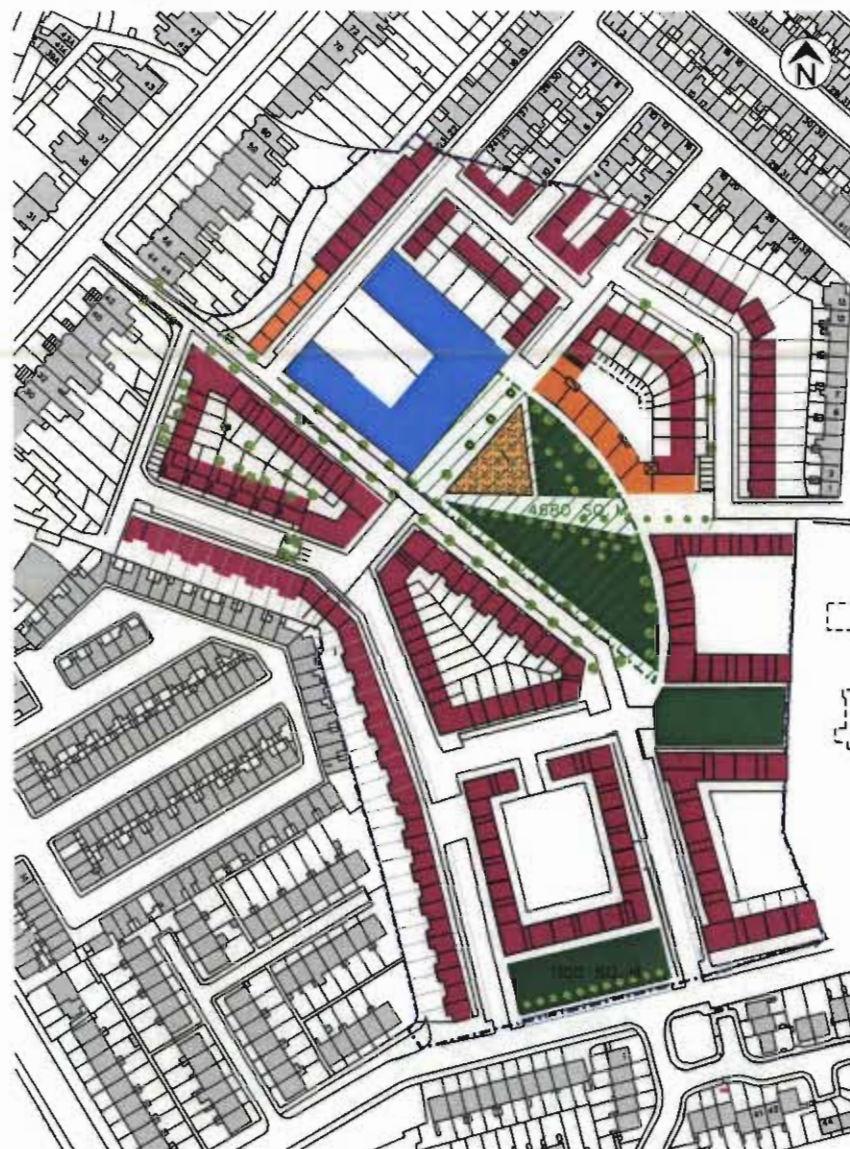
18.0 Building Types - Phase 1



The building types proposed are residential, office, enterprise and neighbourhood including community and retail. The residential scheme is designed to be sympathetic to the character of the adjoining streets. This includes back to back housing where rear gardens adjoin and knitting into existing terraces to encourage permeability and to create high quality residential streets that stitch in successfully with the established street pattern of the area. Apartment blocks and town houses are proposed to adjoin the new public park and to frame the main boulevard route through the site.

Neighbourhood uses are to be located to the North of the site close to the North Circular Road, existing routes from Stoneybatter and overlooking the new Park. This will promote integration of the site and its uses with the wider community.

Phase 2 - Option A - Residential



Phase 2 offers two potential options.

Option A is a residential scheme with house types and urban form integrating with Phase 1A.

A new park is also proposed at the south end of the site to contribute an attractive landscaped appearance on entering the site from the south. This park will also help to integrate new residents with existing residents with a local amenity that both can share.

Phase 2 - Option B - Residential & Enterprise / Office



Option B explores the option that should there be demand for office and enterprise space, new blocks could accommodate office based activities in lieu of residential. Residential would still form part of Option B for good integration of residential streets and character with the north part of the site. The opportunity for enterprise activity could arise from synergies with Grangegorman SDZ or the courts services. The types of use will be compatible with residential amenity.

Key

- Residential
- Commercial / Community
- Enterprise / Office
- Public open Space



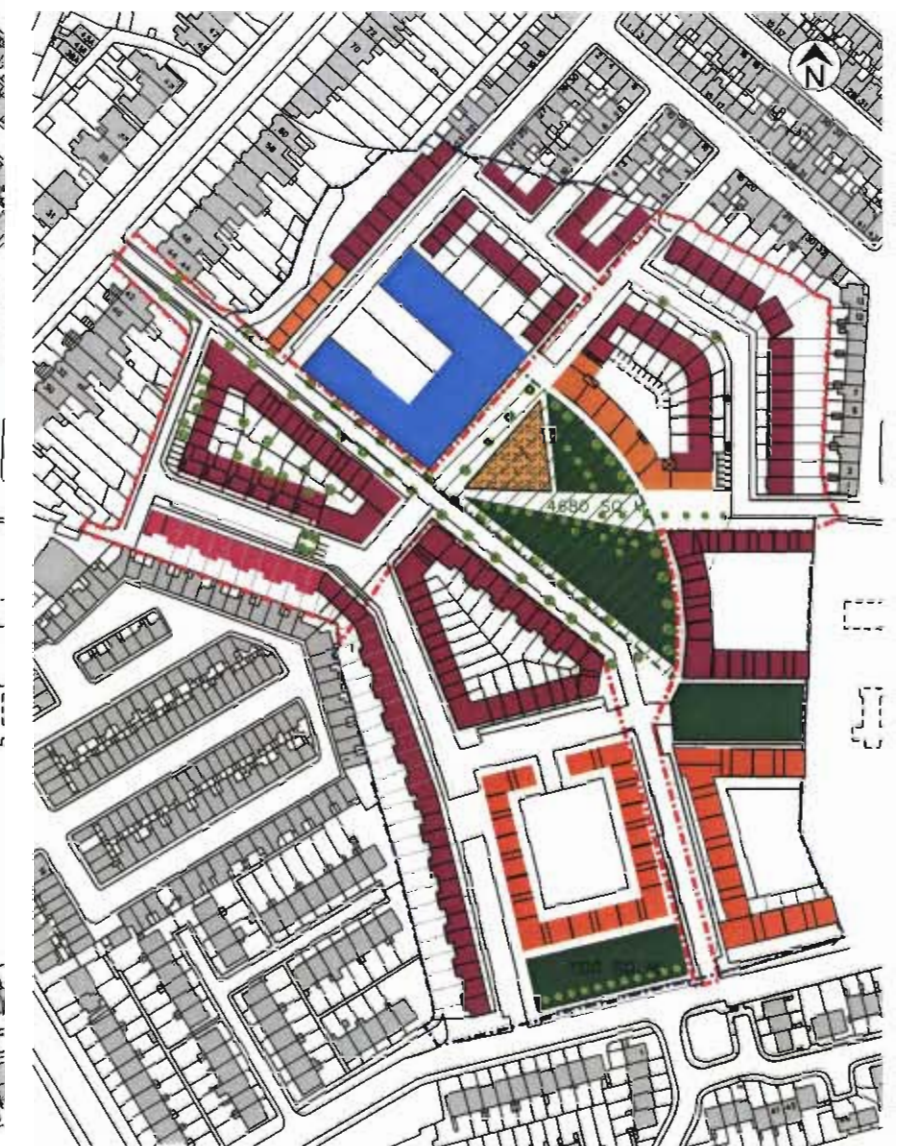
19.0 Ground Floor Uses - Phase 1A & Phase 1B



Phase 2 - Option A



Phase 2 - Option B



Ground floor uses include own door access houses (all phases), live work units (Phase 1A and 1B) , neighbourhood shops and services (Phase 1B) and public open space. Potential for commercial Phase 2 –Option B

Key

- Residential
- Commercial / Community
- Enterprise / Office
- Public open Space



20.0 First Floor Uses - Phase 1A & Phase 1B



Phase 2 - Option A



Phase 2 - Option B



- Residential throughout all phases.
- Community uses Phase 1B
- Potential for commercial Phase 2 –Option B

Key

| | |
|------------------------|---------------------------------------|
| Residential | ■ |
| Commercial / Community | ■ |
| Enterprise / Office | ■ |
| Public open Space | ■ |

21.0 Phase 1A House Types

Key

120 units in total or 576 bedspaces which are comprised of:

2 Storey Terraced Houses

3 Storey Terraced Houses

Apartments

Lite Work And apartments Above

Mixed Duplex And Apartments



60 units will be allocated for social housing of which the targets are :

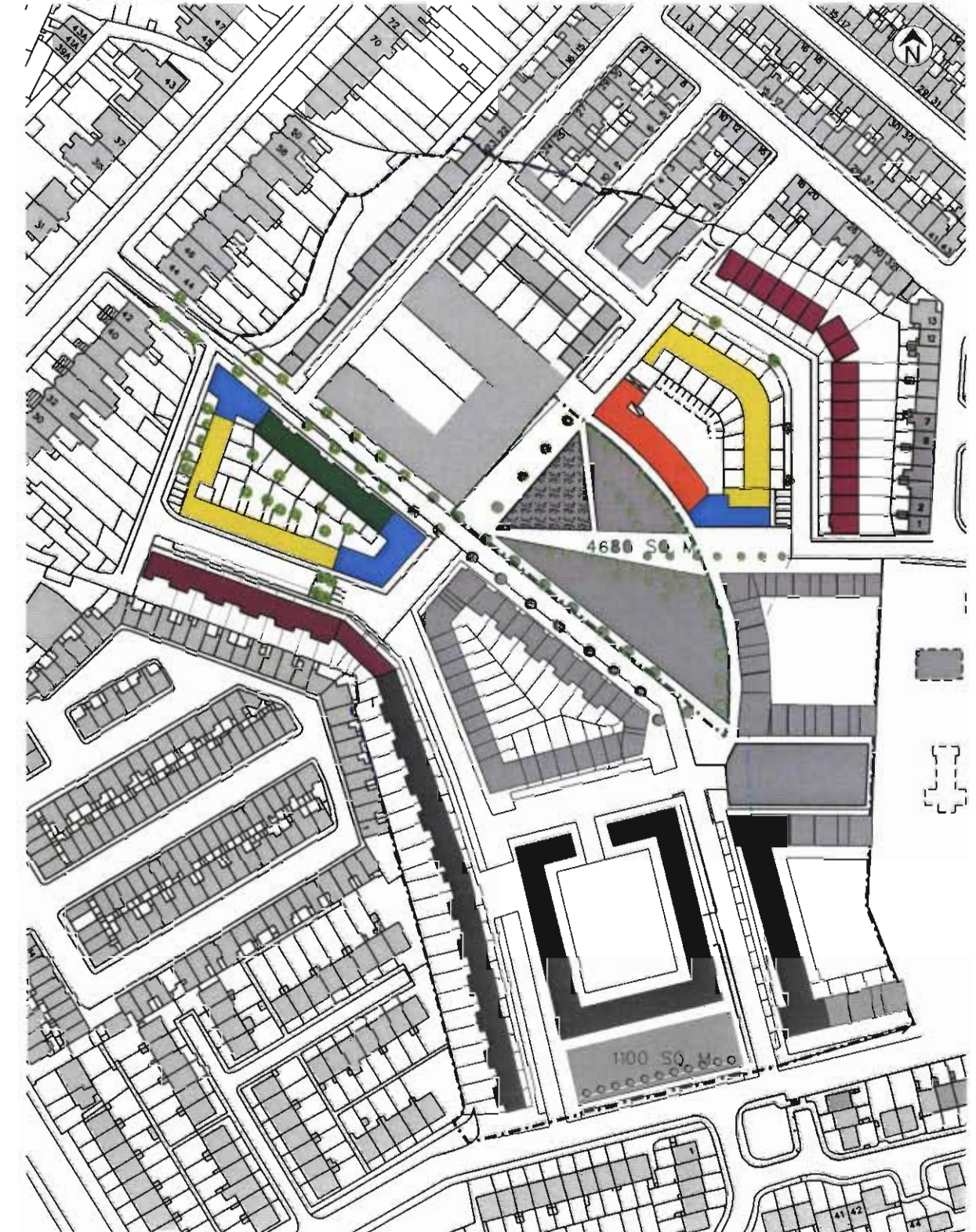
25 of the 3 bed house type

20 of the 2 bed house type

15 apartment types

This allocation will be mixed throughout phase 1a.

House Types Phase 1 A



22.0 Open Space

- Open space will be provided in the following ways, private front and back gardens for houses and town houses, balconies and terraces for apartments and duplexes, communal courtyards, and a public park.
- High quality tree lined streetscapes with a visual character will be created using quality finishes and street furniture.
- The new Public Park with Phase 1A and Phase 2 is a central feature of the regeneration project

Open Space Proposals Phase 1 A and 1 B



Open Space Proposals for Overall Masterplan (Phase 1A, 1B and Phase 2).



23.0 Movement

The following principals will apply to the movement strategy :

- Retain existing vehicular entrances to the site
- Retain the No. 46a bus route as a key public transport route and locate a bus stop on the new boulevard.
- Design high quality residential streets with traffic calming features. New street network to limit potential for rat running.
- Create good pedestrian connections with existing street networks at the North end of the site, linking the site with the local school, church, sports centre and Stoneybatter.
- Promote good permeability for the adjoining area to access new shops, park, etc.
- Provide parking spaces for all residential units to Development Plan standard.
- Residential parking to be provided in private front gardens, on street or in underground car parks.
- Commercial and Neighbourhood facilities to have assigned loading bays. Underground car parking will be encouraged for the neighbourhood centre.

Key

| | |
|------------------------------|---|
| Bus Route |  |
| Vehicular & Pedestrian Route |  |
| Pedestrian Route |  |

Movement Strategy



24.0 Height

- The height character of the development will respect the height character of the adjoining site.
- There will be a respectful transition between the existing area and the scheme, with heights ranging from 2-4 storeys.
- 2 storey units are proposed along site boundaries where there is existing single storey housing, giving due regard for separation distances, privacy and light.
- 3 storey units are proposed at the centre of the site to provide larger house types and more units in a compact layout.
- Up to 3 storeys is envisaged for commercial and community buildings.
- 4 storeys is the maximum height proposed along the main boulevard to create enclosure along the boulevard and around the public park.

Key

2 Storey
3 Storey
4 Storey

**Height Strategy for Phase 1 A and 1 B****Height Strategy for Overall Site Masterplan (Phase 1 A, 1 B and Phase 2)**

25.0 St. Bricins Masterplan

The site of St Bricin's Military Hospital adjoins the site of O Devaney Gardens to the east of the Phase 2 masterplan proposal. The institutional lands are currently in the ownership of the Department of Defence for hospital care and other administration uses.

Both the regeneration site of O Devaney Gardens and the Department of Defence lands are included in the same Z14 zoning objective under the Draft Dublin City Development Plan 2011-2017 which seeks social, physical and economic renewal.

As part of the masterplan process, Dublin City Council consulted with the Department of Defence and ascertained that in the medium to longer term timeframe, the site may no longer be used for military uses and could be re-developed.

Phase 2 of the regeneration project on O Devaney could have a context where it adjoins new uses on the site of St Bricin's.

In order to account for this context, the masterplan has explored a potential scenario and synergy between St Bricin's and the regeneration plan. It is important to note that any plans or proposals for the future of St. Bricin's will be subject to their own detailed analysis, masterplan and planning process.

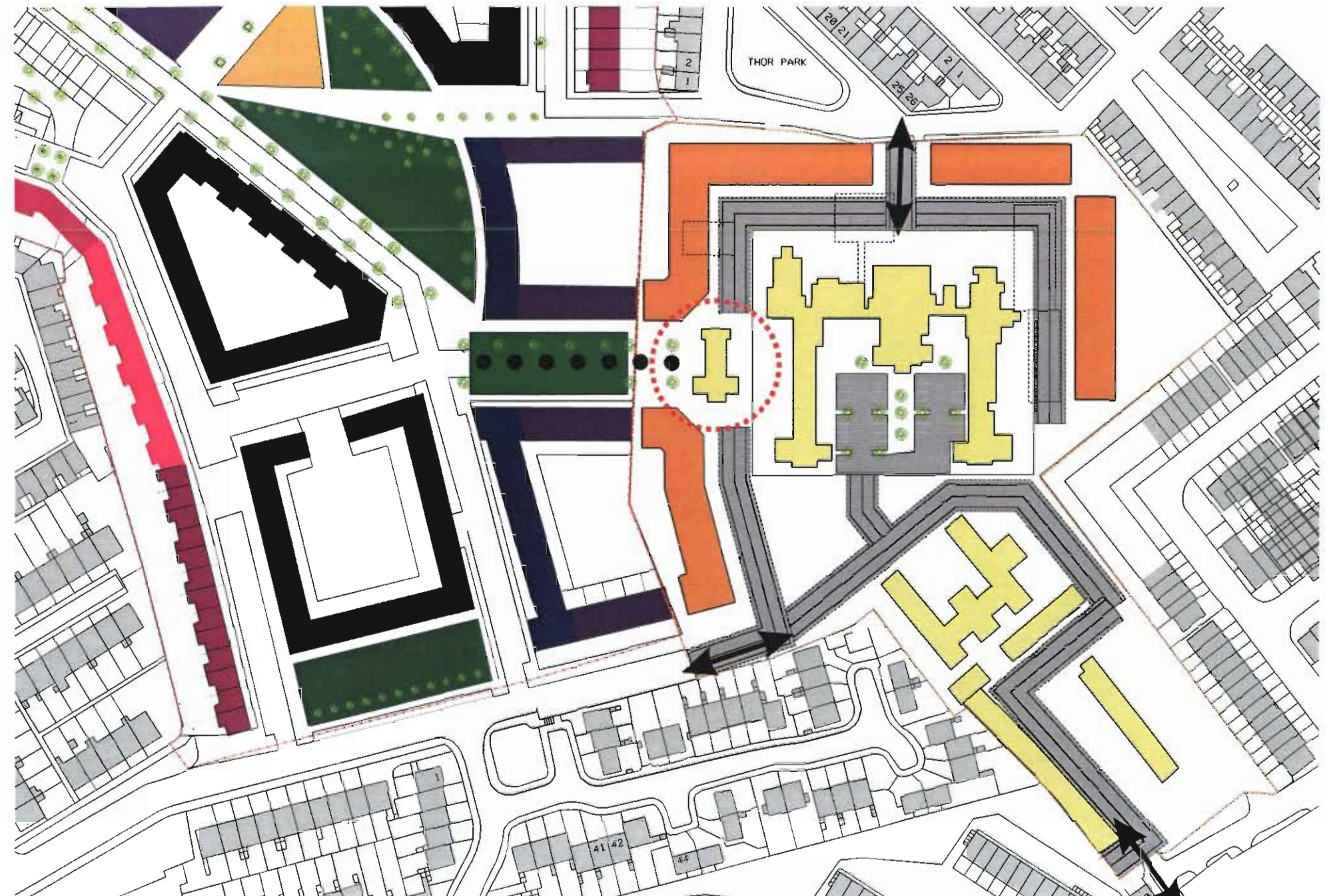
The exercise in assuming a cumulative context with St Bricin's is to ensure that the masterplan for O Devaney Gardens does not ignore issues such as future connection, compatible land use and setting of buildings. The buildings on the site of St Bricin's have potential to create a visually interesting backdrop to development in the site of O Devaney, particularly Phase 2.

In exploring the opportunities that may be presented should the site of St Bricin's develop, the opportunities considered are:

- Buildings of historic and architectural merit could be retained as part of a re-development with new uses and new vistas opened into the site. To protect the setting of existing buildings, in particular the small church, pedestrian and walking connections could be promoted between Phase 2 of O Devaney and the site.
- Permeability through the site of St Bricin's for pedestrians and cyclists will assist local movement, in particular east to west and north to south connections to penetrate the institutional land banks in this area.
- Vehicular movements to and from the site of St Bricin's can be dispersed between three potential entry and exit points, each of which would be restricted to vehicles accessing part of the site only and therefore no through traffic would be generated which would erode the special character of the site. This measure would also ensure that there are no routes for short cuts by traffic and the existing streets adjoining the site are protected from any significant increase in activity.
- Potential new uses for older buildings could include options for cultural uses, institutional uses, hotel or leisure uses, office uses, educational uses, residential uses etc. For the purposes of assessing cumulative traffic generation, assumptions are provided for more intensive traffic generators such as commercial for worst case scenario testing.
- If opportunities for infill residential arise, it will be sensitive and should relate to the character and scale of housing adjoining the boundaries in addition to protecting the prominence of older institutional buildings of architectural merit.



25.0 St. Bricins Masterplan



Focal Building



Pedestrian Access



Potential Access



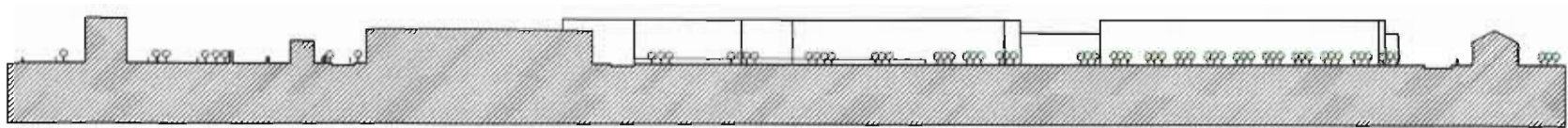
Sensitive Scale Residential



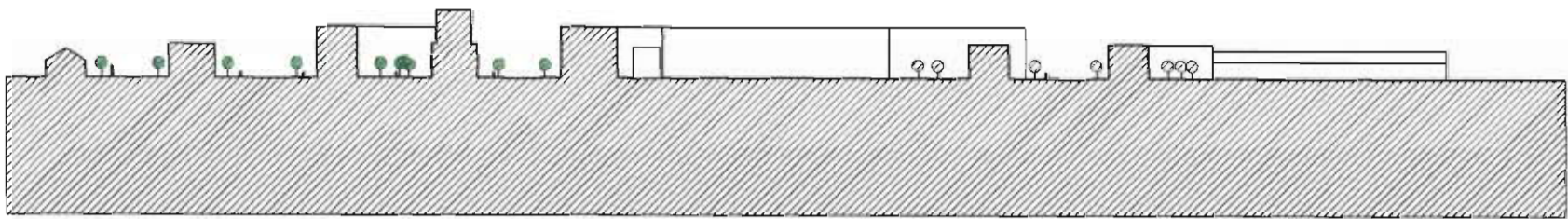
Buildings Of Potential Heritage Value

Indicative only - Subject to separate MP detailed analysis

26.0 Cross Sections



Cross Section A-A

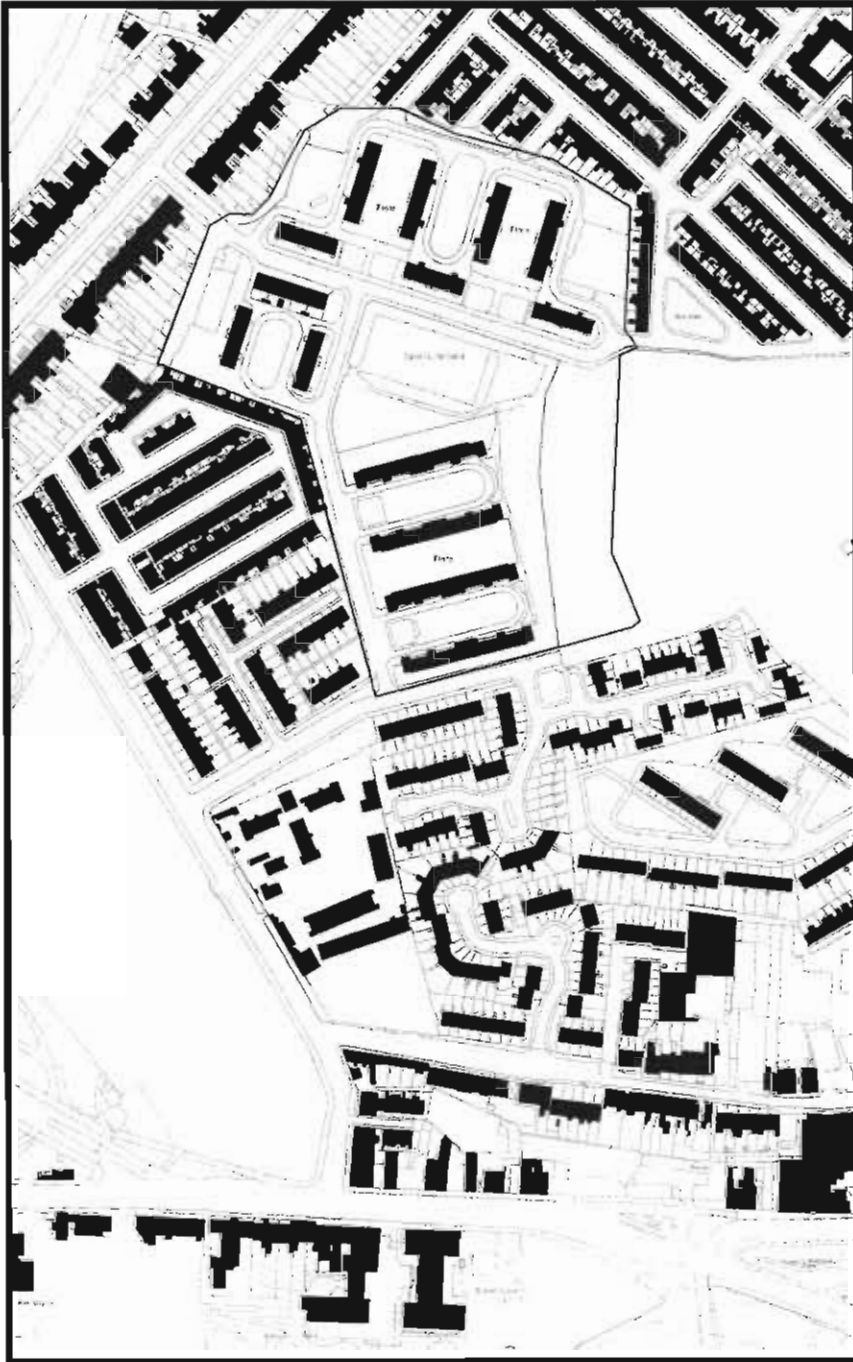


Cross Section B-B

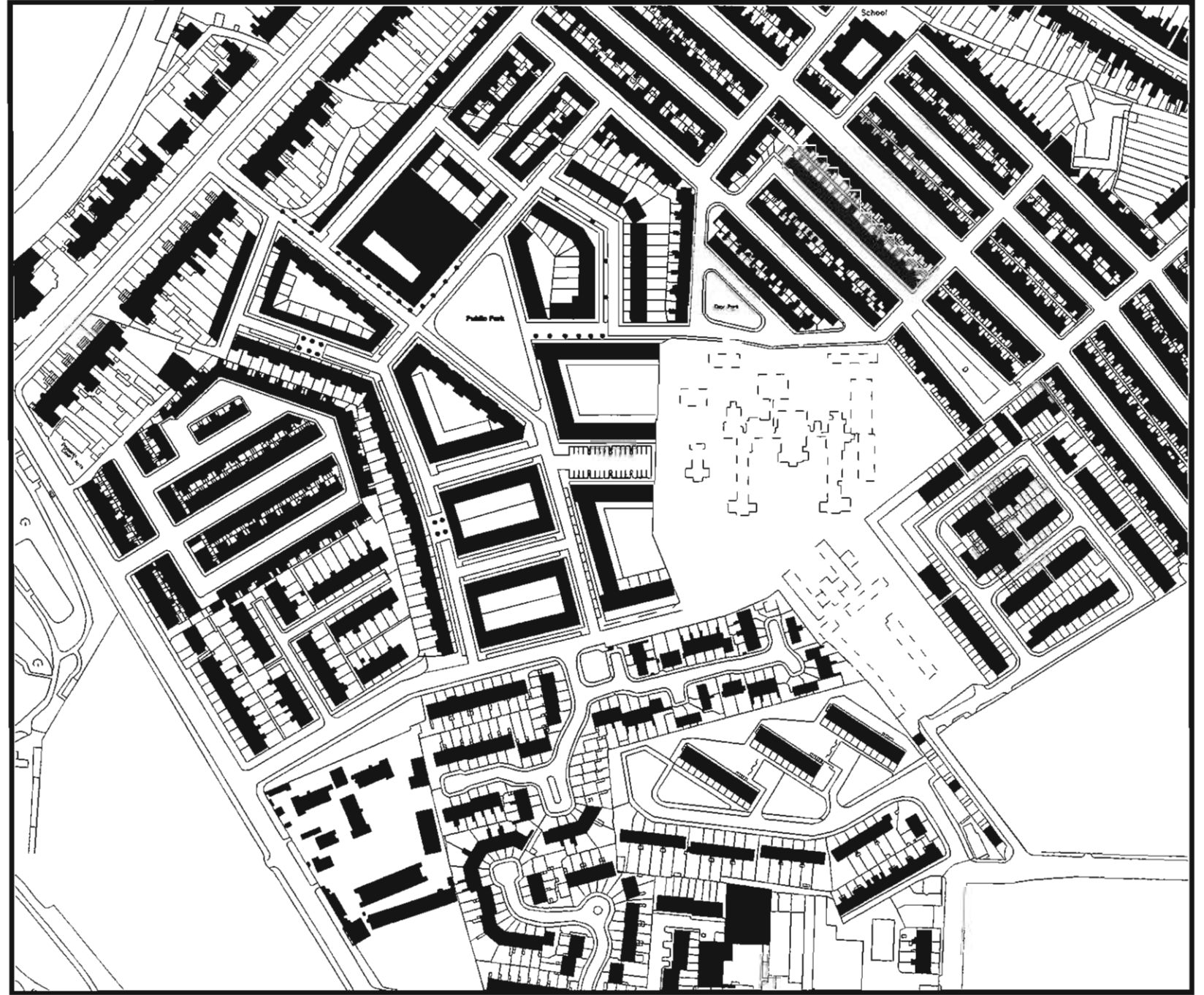
27.0 Figure Ground

The concept site strategy is to stitch the new layout successfully into the character of the adjoining streetscape.

Existing Figure Ground



Example Figure Ground



28.0 Development Statistics



| O' Devaney Gardens Regeneration Master Plan: Potential Uses | | | |
|---|---|--------------------|--|
| Phase | Proposed Uses | Phase | Proposed Uses |
| 1A | 110 residential units in four blocks (A-D) of which: <ul style="list-style-type: none">• 51 No. 3 bed units.• 47 No. 2 bed units.• 12 No. 1 bed units. Public Open Space/ Neighbourhood Park : 4,680 sq.m. | 2 | Option 1 240 residential units. Option 2 120 residential units. 8,000 m ² commercial uses. Public Open Space : 1,100 sq.m |
| 1B: | Mixed Use Neighbourhood Centre <ul style="list-style-type: none">• 1,090 m² retail supermarket at ground floor.• 790m² other commercial uses at ground floor.• 1,280m² mixed community and office space at first floor of which c 585m² is potentially office based uses and 695m² community uses. Other residential with Phase 1B: 48 residential units of which: | Total Development: | Residential: Phase 1A: 110 units Phase 1A plus the MP indicative guidance for Phase 1B and Phase 2 Option 1: 398 units Phase 1A plus the MP indicative guidance for Phase 1B and Phase 2 Option 2: 278 units Commercial: Includes potential retail and office based uses. Office based uses could include public services that benefit community services in Phase 1B: Phase 1B : 2,456 sq.m Phase 2 Option 2: c8,000 sq.m Total Potential Commercial: 10,456 sq.m. Community Phase 1B: 695 sq.m, Public Parks : 5,780 sq.m |

29.0 Phasing Sequence

