

Section 4: Human Beings

4.1 INTRODUCTION

Human Beings comprise an important aspect of the environment to be considered. Any significant impact on the status of humans which may be potentially caused by a development proposal must therefore be comprehensively addressed.

Human Beings is a broad ranging topic and addresses the existence, activities and wellbeing of people as groups or 'populations'. While most developments by people will affect other people, this EIS document concentrates on those topics which are manifested in the environment, such as new land uses, more buildings or greater emissions. Issues such as employment, commercial competition, zoning and other social and economic issues are dealt with by more specific instruments (such as the statutory land use planning process).

This chapter of the EIS document has been prepared by John Spain Associates, *Planning & Development Consultants*.

4.2 STUDY METHODOLOGY

This chapter of the EIS document has been prepared with reference to the specific criteria set out in the Guidelines on Information to be contained in an Environmental Impact Statement (EPA) (EPA 2003).

A site visit was undertaken to appraise the location and likely and significant potential impact upon human receptors. Published reference documents such as Central Statistics Office Census data, the Regional Planning Guidelines for the Greater Dublin Area and the Draft Dublin City Development Plan 2011 – 2017 have been consulted.

It should be noted that there are numerous inter-related environmental topics described throughout this EIS document which are also of relevance to Human Beings. Issues such as the potential likely and significant impacts of the proposed development on landscape, flora & fauna, air quality, noise, water etc are of intrinsic direct and indirect consequence to the health and well being of Human Beings. However, this chapter of the EIS document focuses primarily on the potential likely and significant impact on Human Beings in accordance with the criteria set out in the EPA Guidelines namely: Economic Activity, Social Patterns, Land Use, Health & Safety, and Settlement Patterns. Where there are identified associated and inter-related potential likely and significant impacts which are more comprehensively addressed elsewhere in this EIS document, these are referred to. The reader is directed to the relevant environmental topic chapter of this EIS document for a more detailed assessment.

4.3 THE EXISTING RECEIVING ENVIRONMENT (BASELINE SITUATION)

4.3.1 INTRODUCTION

This section assesses the receiving environment, the context, character, significance and sensitivity of the baseline receiving environment into which the proposed development will fit. This takes account of any other proposed developments that are also likely to proceed. In accordance with the EPA

Guidelines (2002 & 2003) the existing environment is considered in this section under the following headings:

- Economic Activity;
- Social Patterns;
- Land-Use;
- Employment;
- Health & Safety; and
- Settlement Patterns.

4.3.2 ECONOMIC ACTIVITY

After over a decade of sustained economic growth (quantitative expansion in Gross National Product (GNP)), the Irish economy has experienced a considerable downturn since mid 2008.

The Economic and Social Research Institute (ESRI) review the most recent trends in economic activity patterns at national and international levels on a quarterly basis. The Summer 2010 Quarterly Economic Commentary from ESRI (1) notes that in recent months, economic indicators and data have produced a mixed picture of the performance of the Irish economy stating that while data on retail sales, consumer confidence and exports all point to signs that a recovery is already underway, the numbers from the Live Register, income tax returns and the most recent estimates of quarterly GNP would suggest that the economy is still contracting.

Based on the most recent quarterly data from the CSO, the ESRI estimate that there could be marginal positive growth in GDP for 2010 of ¼ per cent. The ESRI expect a resumption of growth in 2011, concentrated in growth in external demand, but also reflecting a modest resumption of domestic demand. For 2011, the ESRI expect GDP to grow by 2¾ per cent and GNP to grow by 2¼ per cent. The report notes that while this return to growth is to be welcomed, it should be seen as a modest pace of growth.

On employment, the ESRI state that the implications of the recession have been dramatic. The ESRI now expect employment in 2010 to be 72,000 lower than in 2009, on an annual average basis. This implies a cumulative fall in employment of 266,000 since 2007.

With reference to the development to which this EIS is subject, the proposed development has the potential to rejuvenate and revitalise the subject site through the provision of a mixed use development and in doing so to introduce increased densities and improve living conditions for future residents. The mixed use nature of the proposed development will also provide retail, commercial and community floorspace to meet local needs and to supplement existing provision in the locality. This retail, commercial and community floorspace, in addition to providing local employment opportunities, will ensure the consolidation of this prime urban location and will provide a sustainable development, with all necessary services within walking distance of the site.

¹ <http://www.esri.ie/UserFiles/publications/RB20100201/QEC2010Sum.pdf>

4.3.3 SOCIAL PATTERNS AND COMMUNITY FACILITIES

The Central Statistics Office (CSO) provides information on population and socio-economic aspects of the population residing within the area to which this proposed development relates. O' Devaney Gardens is located within the District Electoral Division (DED) of Arran Quay D and is located within the administrative area of Dublin City Council.

The purpose of the proposed development is to seek the rejuvenation and revitalisation of the existing dated O' Devaney Garden Complex with the aim of significantly improving the quality of life of the residents, connections and synergies with surrounding areas, and the public realm and character and appearance of the area.

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 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 around Oxmanstown and the village of Stoneybatter. 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.

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 strong community spirit of the residents of O' Devaney Gardens is a considerable asset for the regeneration plan and the local area.

Existing Community Facilities on the Subject Site

Community services operated from O' Devaney Gardens at present include the community development centre at no. 34, which has been in operation for the past 17 years. This service plays a vital role for different groups on site and caters for a diverse range of activities including:

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

Other community facilities in the vicinity of the site include the Stoneybatter Youth Service and the Tweenies childcare service.

Existing Community Facilities in the Surrounding Area

There are a number of important community facilities within Stoneybatter that play a valuable role in the provision of social infrastructure. These have been recorded in a community audit prepared by Dublin City Council in the preparation of the Masterplan for O' Devaney Gardens which accompanies this application. These facilities are identified on the Community Audit Map and Schedule enclosed at Appendix 4.1.

The Masterplan which accompanies this application identifies a list of approximately 90 facilities inclusive of schools, childcare locations, health facilities, sports facilities and shopping areas etc. which act as important facilities and locations for local residents. The majority of these locations are within a catchment area of 1.0 km from the site.

The services of the Parish Centre, An Siol, North West Inner City Network and Aughrim Street Sports Centre are particularly relevant for the O' Devaney Gardens area. The following provides a brief summary of the services provided by the aforementioned organisations.

Parish Community Centre-Prussia Street

The existing parish community centre on Prussia Street in Stoneybatter 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.

An Siol Community Development Project – Manor Street

Provide support to local resident groups in addressing social and economic exclusion. In addition to running services from their premises located in Stoneybatter, they provide services on location for targeted interaction where services are most needed. Their activities include:

- Homework clubs in O' Devaney Gardens;
- Tuition service to the local schools;
- One to one support to parents with children with special needs;
- 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.

North West Inner City Network – NWIC – North King Street

Established in 1997, the Network seeks to ensure that the community has an active say in how the community is developed. The NWIC are part of the Community Forum for O' Devaney Gardens. The Network has produced action plans to identify priority needs for the North West Inner City, these included 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 for Grangegorman for the NWIC;

- Childcare and family support;
- Health Service;
- Inter-cultural integration;
- Older persons services;
- Unemployment Services;
- Women's Issues;

Aughrim Street Sports and Community Centre

The Aughrim Street Sports and Community Centre is located within short walking distance from O' Devaney Gardens. This facility includes an indoor Sports Hall which can facilitate a range of uses including basketball, soccer, volleyball, hockey etc. The facilities are used by people living and working in the wider community.

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

The following priorities were identified by each of the service providers consulted:

Parish Community Centre: Identified that a neighbourhood facility as part of the regeneration proposals for O' Devaney Gardens would complement the existing services of the parish centre.

An Siol CDP: Identified the need for flexible community floorspace so that facilities can be used by a range of difference groups and ages.

The NWIC recommended that social infrastructure should be phased in tandem with the first phases of new residential development and the existing community services operated from the site should be located in the an accessible location.

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 redevelopment. The purpose of this 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.

4.3.4 POPULATION

The most recent census of population by the CSO was undertaken in 2006. The census provides demographic trends for the region, county, town and local levels. The CSO population statistics relevant to this EIA are set out in Table 4.1 below. This table provides population figures for the State, Dublin County, Dublin City, the wider neighbourhood (Arran Quay B, Arran Quay C, Arran Quay E ad Cabra East C are all includes within the wider neighbourhood analysis) and the Arran Quay D DED for 1996, 2002 and 2006. The area covered by the wider neighbourhood is illustrated on Figure 4.1.

Figure 4.1: Immediate and Wider Neighbourhood O' Devaney Gardens

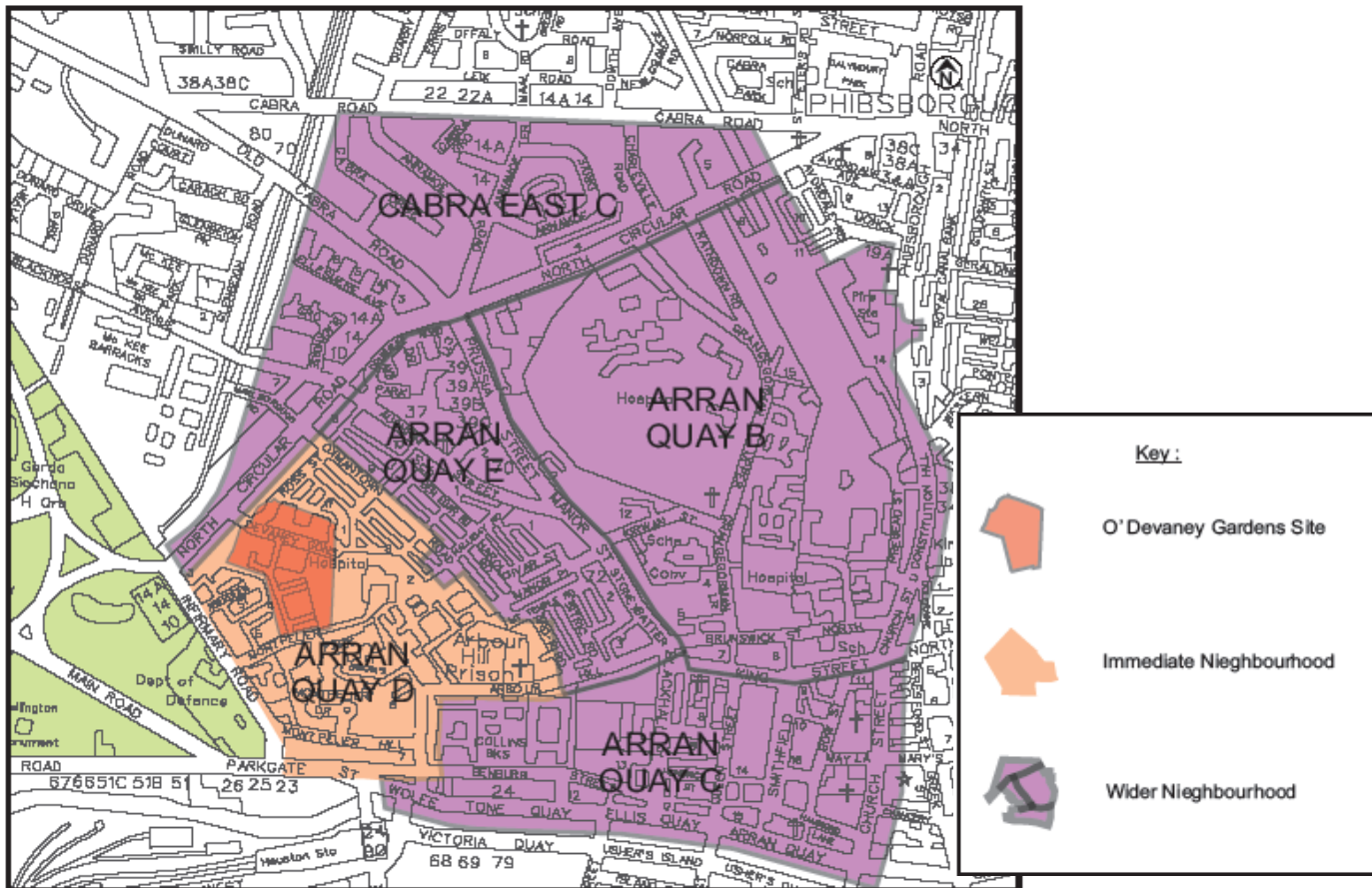


Table 4.1: Population Statistics 1996 - 2006

	2006	2002	1996
State	4,239,848	3,917,203	3,626,087
Dublin (County)	1,187,176	1,122,821	1,058,264
Dublin City	506,211	495,718	481,854
Wider Neighbourhood	17,247	15,679	13,540
Arran Quay D	3,600	3,675	3,264

The CSO data illustrates that the population of the Irish State increased between 2002 and 2006 by 8.2% or 322,645 persons, bringing the total population of the Irish State to 4,239,848. This substantial and rate of growth can be predominantly attributed to greater economic activity, increased job opportunities and continued immigration. As discussed above, this trend has changed markedly since 2008 with a severe reduction in economic activity owing largely to a global economic downturn.

It can be seen that the population trends for the County, City, wider neighbourhood and Arran Quay D areas generally do not follow the population increase of the State over this period. Dublin County displays a population increase of 5.7% over from 2002 to 2006 and Dublin City displays

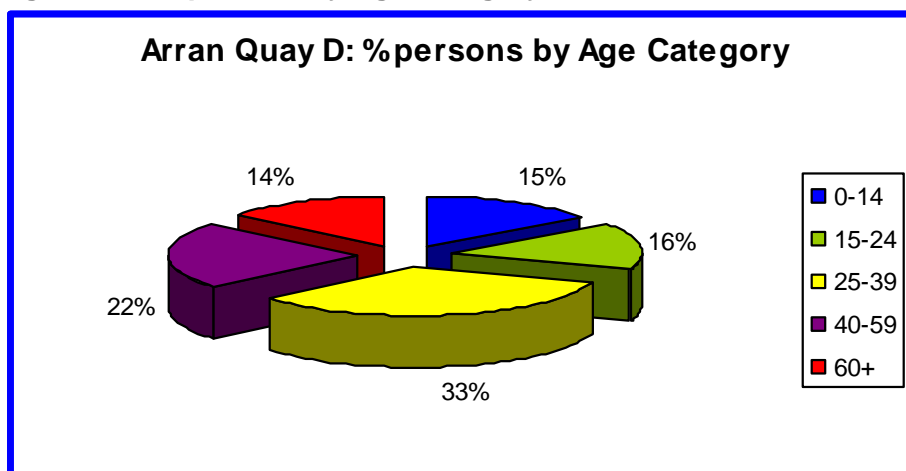
a 2.1% increase. An average population growth of 13% across the DED's in the wider neighbourhood area is recorded between the census period 2002-2006, but this is mostly attributed to significant growth in Arran Quay C (Smithfield Area) which increased by 56.4% alone. By contrast from the 2006 census, the population of Arran Quay D decreased by -2.0% (from 3,675 in 2002 to 3,600 in 2006) in the four year period between 2002 and 2006.

In terms of age category, Table 4.3 and Figure 4.2 below show the persons by age category in the Arran Quay D ward. Figure 4.3 illustrates the percentage persons by age category in the wider neighbourhood area.

Table 4.2: % Persons by Age Category, 2006

Age	Arran Quay D	Wider Neighbourhood	State
0 - 4 years	5%	5%	7%
5 - 9 years	5%	3%	7%
10 - 14 years	5%	3%	5%
15 - 19 years	6%	4%	7%
20 - 24 years	10%	15%	8%
25 - 29 years	13%	19%	9%
30 - 34 years	11%	12%	8%
35 - 39 years	8%	8%	8%
40 - 44 years	7%	5%	7%
45 - 49 years	6%	5%	7%
50 - 54 years	6%	4%	6%
55 - 59 years	4%	4%	5%
60 - 64 years	4%	3%	4%
65 - 69 years	3%	3%	3%
70 - 74 years	3%	2%	3%
75 - 79 years	2%	2%	2%
80 - 84 years	1%	1%	2%
85 years and over	1%	1%	1%

Figure 4.2: % persons by Age Category

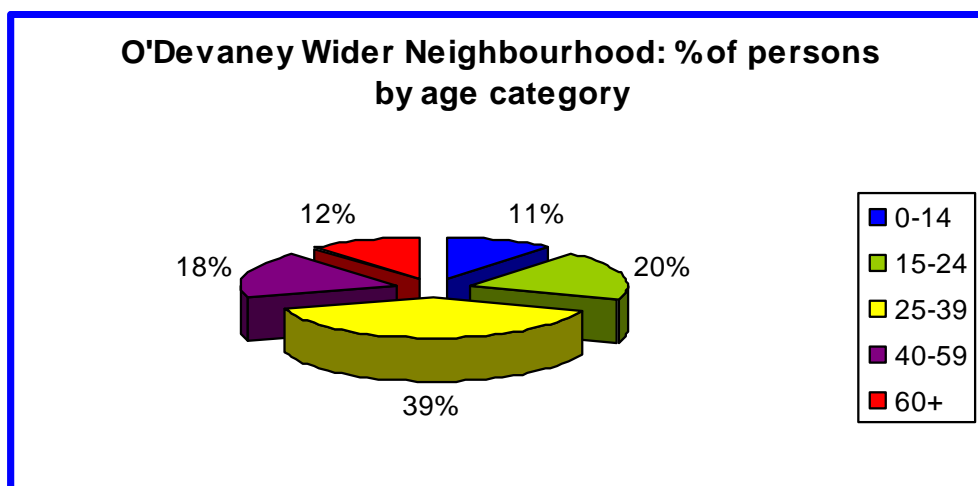


It can be seen from the above that that people in the 25-39 age group category represent 33% of the population in Arran Quay D, the largest

category. The next highest category is people in the 40-59 age group at 22%. 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.

The wider neighbourhood follows a similar trend with the top category represented by persons ages 25-39 (39%) and followed by the 15-24 age group as the second highest category (at 20%). At a state level 25% of the population are within the 25-39 age group category.

Figure 4.3: O' Devaney Wider Neighbourhood - % of persons by age category



In the Arran Quay D ward, 25.4% (915 persons) of the inhabitants are classified within the dependant age categories (14 years of age and below, and above 65 years of age). This provides an age dependency percentage of 34% for the Arran Quay D ward, which is derived from the percentage of persons within the age dependent cohort expressed as a percentage of the population within the within the working age categories. This 34% age dependency ratio compares with 25% for the wider neighbourhood area and 30% for the state.

This demonstrates the high proportion of dependant persons residing in the area and emphasises the need for employment opportunities and appropriate services and facilities to support families. It is also apparent that, due to the high percentage of persons with the 15-39 cohort, population of the area can be expected in increase, resulting in a future increase in the age dependency ratio.

4.3.5 EDUCATIONAL ATTAINMENT

Table 4.3 below shows the level of educational attainment within the Arran Quay D ward, as compared to the wider neighbourhood and the State. Table 4.4 below expresses these figures as the percentage of the total population surveyed in each ward as it relates to educational attainment.

Table 4.3: Level of Educational Attainment			
Educational Attainment	Arran Quay D	Wider Neighbourhood	State
No formal education	17	84	16,167
Primary	611	2,106	497,918
Lower secondary	462	1,612	513,411
Upper secondary	348	1,726	559,934
Technical or vocational qualification	113	618	159,200
Both upper secondary and technical or vocational	70	402	84,364
Non-degree	153	928	301,327
Primary degree	198	1,324	166,524
Professional qualification (degree status)	52	346	73,052
Both degree and professional qualification	93	656	98,217
Post-graduate certificate or diploma	84	548	90,942
Post-graduate degree (masters)	156	879	84,628
Doctorate (Ph.D)	26	108	14,412
Not stated	162	828	130,237
Total	2,545	12,165	2,790,333

Table 4.4: Level of Educational Attainment expressed as a Percentage			
Educational Attainment	Arran Quay D %	Wider Neighbourhood %	State %
No formal education	1	1	1
Primary	24	17	18
Lower secondary	18	13	18
Upper secondary	14	14	20
Technical or vocational qualification	4	5	6
Both upper secondary and technical or vocational	3	3	3
Non-degree	6	8	11
Primary degree	8	11	6
Professional qualification (degree status)	2	3	3
Both degree and professional qualification	4	5	4
Post-graduate certificate or diploma	3	5	3
Post-graduate degree (masters)	6	7	3
Doctorate (Ph.D)	1	1	1
Not stated	6	7	5

It can be seen from the above that, when compared to the figures for the State, both the Arran Quay D ward and the wider neighbourhood display a higher percentage of the population achieving primary degree and post – graduate degree masters qualifications. This reflects the fact that persons residing within the Arran Quay D ward and wider neighbourhood have good access to third level facilities compared with more rural areas of the State.

However, it is noted that both the Arran Quay D ward and the wider neighbourhood have a significantly lower than average percentage of persons achieving primary, and upper secondary education.

4.3.6 SOCIAL CLASS AND EMPLOYMENT BY SECTOR

Table 4.5 below shows the Arran Quay D ward, the wider neighbourhood and the State in terms of their employment sector. Table 4.6 provides this information in a percentage format, related to the total amount of respondents.

An examination of the employment areas of a community can allow an insight into the character of the community and can assist with identifying opportunities that may exist for the provision of employment opportunities in the area.

Social Class	Arran Quay D	Wider Neighbourhood	State
Professional workers	210	1,302	277,062
Managerial and technical	618	3,270	1,117,986
Non-manual	501	2,613	721,731
Skilled manual	501	1,974	725,938
Semi-skilled	537	2,087	469,320
Unskilled	342	1,152	180,371
All others gainfully occupied / unknown	891	4,849	747,440
Total	3,600	17,247	4,239,848

Social Class	Arran Quay D	Wider Neighbourhood	State
Professional workers	6	8	7
Managerial and technical	17	19	26
Non-manual	14	15	17
Skilled manual	14	11	17
Semi-skilled	15	12	11
Unskilled	10	7	4
All others gainfully occupied / unknown	25	28	18

An examination of the social class is assisted with an analysis of the occupation type of the community. This is shown in Table 4.7 below, with Table 4.8 showing these figures as percentages. A review of the occupation types of the resident population establishes the pattern of employment/industry types in the local area and identifies opportunities that might exist for employment in the area.

Table 4.7: Employment Sector

Occupation by Sector	Arran Quay D	Wider Neighbourhood	State
Agricultural workers	3	18	86,414
Manufacturing workers	131	600	245,234
Building and construction workers	171	797	183,429
Clerical and office workers	145	1,10	182,200
Administrative and Government workers	137	779	183,470
Transport workers	112	470	114,919
Sales workers	284	1,627	284,164
Professional workers	379	2,004	342,414
Services workers	263	1,336	224,964
Other workers	308	1,728	230,918
Total	1933	10,369	2,078,126

Table 4.8: Employment Sector expressed as a Percentage

Occupation by Sector	Arran Quay D	Wider Neighbourhood	State
Other agricultural workers	0.2	0.2	4.2
Manufacturing workers	6.8	5.8	11.8
Building and construction workers	8.8	7.7	8.8
Clerical and office workers	7.5	9.7	8.8
Administrative and Government workers	7.1	7.5	8.8
Transport workers	5.8	4.5	5.5
Sales workers	14.7	15.7	13.7
Professional workers	19.6	19.3	16.5
Services workers	13.6	12.9	10.8
Other workers	15.9	16.7	11.1

As would be expected due to the urban location of the site, the Arran Quay D ward and wider neighbourhood area have very low percentages of persons working in agricultural related industries. With regard to other sectors, in general, the Arran Quay D ward and wider neighbourhood broadly reflect the State averages.

It is notable that there is a higher percentage of service workers in the Arran Quay D ward and wider neighbourhood as compared to the State. In Arran Quay the largest category is professionals at 20%. The second largest is the other category at 16%, followed closely by sales at 15%. These trends are reflected within the wider neighbourhood area with the professional category at 19%, "other" category at 17% and sales at 16%.

4.3.7 LAND USE

The subject site is centrally positioned within the wider city centre context. To the south west of the site, significant new mixed use development is under construction including Clancy Barracks and the new Heuston South Quarter. These developments will provide locations of mixed use activity including residential, office, retail, cultural, leisure and community uses. These sites are also located within the boundary of the 2005 Heuston Framework Plan. This

Plan sets out a strategic vision for this western gateway to the city centre and aims to provide a vibrant zone to the west of the city centre to interact with the emergence of the docklands gateway to the east of the city.

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 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.

The O' Devaney Garden lands are also located in close proximity to the Grangegorman Framework Development Area. A gateway entrance to Grangegorman is envisaged from the North Circular Road, the same corridor which provides entrance to the O'Devaney Garden lands. Aughrim Street, Manor Street and Prussia Street will also provide access to the southern zone of Grangegorman. The development of Grangegorman is proposed under the process of a Strategic Development Zone (SDZ). A draft of the Planning Scheme for the lands was prepared in May 2008.

The Planning Scheme seeks the development of the Grangegorman lands to provide for a new city quarter which integrates a world class education campus with the surrounding neighbourhoods. A specialist zone for learning, creativity, research and knowledge industries will be developed on strength of the DIT facilities. The Masterplan concepts outlined for these lands include a height strategy of 2-8 storeys with specific locations identified for height increases to define landmark locations.

In addition to the strategic development zones of Heuston and Grangegorman, there are a number of other character areas close to the complex including the Courts Service Complex at the junction of Parkgate Street, Conyngham Road and Infirmary Road, the former Department of Defence site on Infirmary Road, Collins Barracks and Smithfield.

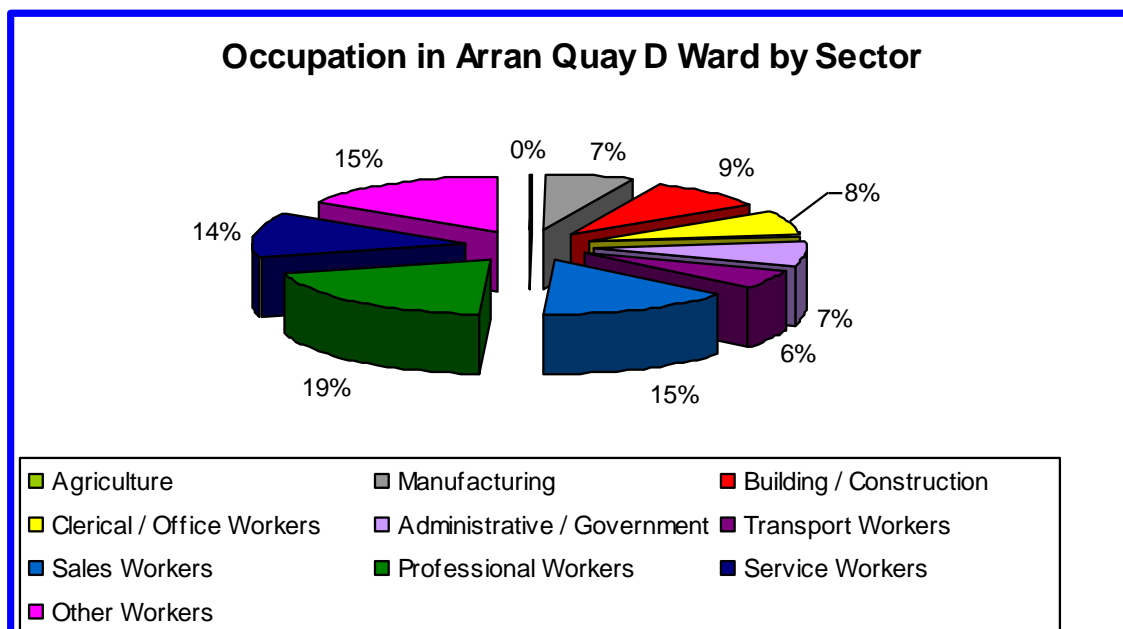
The proposed redevelopment of the site will provide an opportunity for O' Devaney Gardens to play an integral role in the functions and activities serving the wider local community and in addition recognise that as a new urban quarter, the redevelopment area has an important role to play in interacting with other strategic city centre zones.

4.3.8 EMPLOYMENT

The 2006 CSO employment data for the Arran Quay D ward is reproduced in Table 4.9 and Figure 4.3 below.

Table 4.9: Employment by Sector in Arran Quay D Ward for 2006 and 2002		
Year / Sector	2006	2002
Agriculture	3	5
Manufacturing	131	127
Building / Construction	171	110
Clerical / Office Workers	145	134
Administrative / Government	137	174
Transport Workers	112	100
Sales Workers	284	219
Professional Workers	379	377
Service Workers	263	208
Other Workers	308	351
Total	1,933	1,805

Figure 4.4: Occupation in Arran Quay D Ward by Sector



The 2006 Census recorded that the rate of unemployment nationally was 4.4%. According to the 2006 Census, Ireland had the lowest unemployment rate in the EU's 25 countries, with the strong employment performance being matched by an equally strong labour force. The 2006 Census recorded that the rate of unemployment nationally was 4.4%. A total of 238 no. persons were recorded as being unemployed in the Arran Quay D B ward in 2006, representing approximately 7% of the population, a figure which was above the national average. However, the above figures are unreliable having regard to economic downturn. The Live Register figures for November 2010² record an unemployment rate of 13.5%. There are no local or regional figures available.

² Central Statistics Office, available at: http://www.cso.ie/releasespublications/documents/labour_market/current/lreg.pdf (viewed 7th December 2010)

4.3.9 HEALTH & SAFETY

The geographical area in the vicinity of the subject site is primarily built development comprising residential, commercial and retail land uses and does not include any man-made industrial processes (including SEVESO II Directive sites (96/82/EC & 2003/105/EC) which would be likely to result in any risk to human health and safety.

4.3.10 SETTLEMENT PATTERNS

The subject site is located in a dense urban area and comprises a significant amount of residential properties. It has been outlined previously that the Arran Quay D Ward had a population of 3,600 persons in 2006 and is located within the Dublin City area which has a population of 506,211. The Arran Quay D ward occupies a central location within the city and, in accordance with national and regional planning policy, is an appropriate location for increased densities and consolidation.

The Draft Regional Planning Guidelines for the Greater Dublin Area 2010-2026 emphasise the need to consolidate the Dublin Metropolitan Area. This objective is carried forward to the Draft Dublin City Development Plan 2011 – 2017 which outlines that, given the diminishing supply of undeveloped land in the city, an increase in overall densities will be necessary to achieve the consolidation of the metropolitan area envisaged in the Regional Planning Guidelines.

In accordance with this approach, the Draft Dublin City Development Plan 2011 – 2017 explains that, following on from the current Dublin City Development Plan 2005 – 2011, the Draft Plan will continue to consolidate the city and maximise the efficient use of land. The Draft Plan notes that this will reduce urban sprawl and provide for a compact city with attractive mixed-use neighbourhoods, a variety of housing types and tenure, and adaptable housing, where people of all ages will choose to live as a matter of choice.

The subject lands are zoned under the Z13 zoning objective in the Dublin City Development Plan 2005 – 2011 (see Figure 4.4), which seeks to provide for the *“social, economic and physical regeneration of an area”*. In the Draft Dublin City Development Plan 2011 – 2017, the subject lands are zoned Z14 (see Figure 4.5 overleaf), *“to seek the social, economic and physical regeneration of with mixed use, of which ‘residential’ and ‘Z6’ would be the predominant uses”*. The subject site has also been identified in the Draft Dublin City Development Plan 2011 – 2017 as ‘Strategic Development and Regeneration Area No. 11- O’Devaney Gardens.

Figure 4.5: Zoning Map Extract from Map E of 2005-2011 City Development Plan

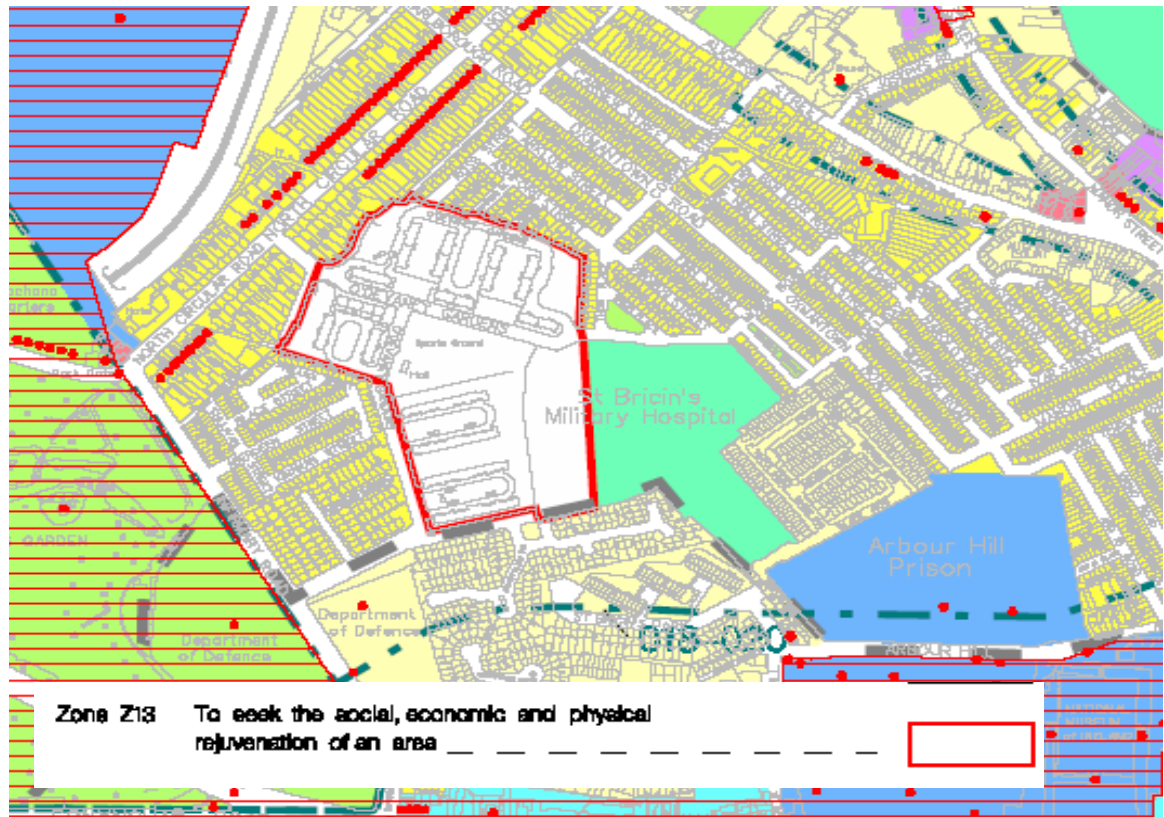
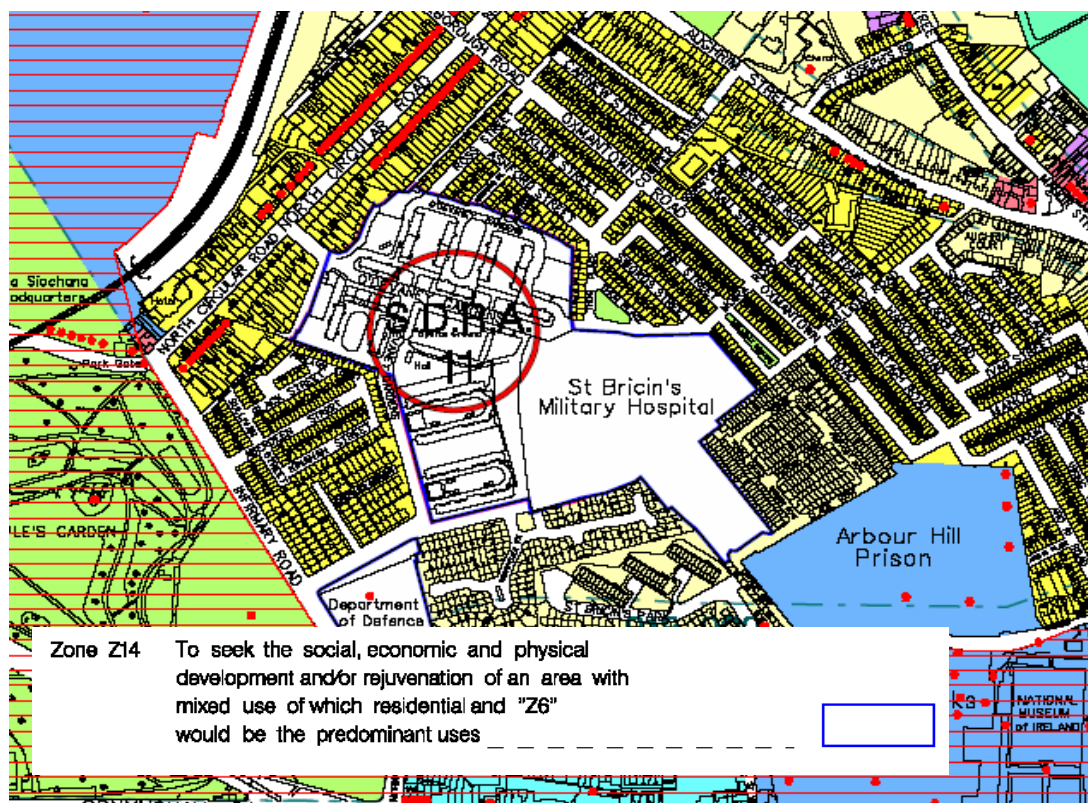


Figure 4.6: Zoning Map Extract from Map E of Draft City Development Plan 2011-2017



4.4 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

Consideration of the characteristics of the proposed development allows for a projection of the 'level of impact' on any particular aspect of the proposed environment that could arise. For this chapter the potential impact on Human Beings is discussed.

A full description of the proposed development is provided in Section 2 of this EIS document. The proposed development comprises Phase 1A of a wider mixed use redevelopment of O'Devaney Gardens incorporating residential development, commercial / retail floorspace and community facilities. The first phase of the re-development (Phase 1A) comprises of 110 no. residential units and 4,680sq.m. neighbourhood park.

The overall development for O'Devaney Gardens comprises mixed use development with the potential for approximately 398 residential units of mixed typologies, approximately 1,880 sq.m gross floor area of non residential/commercial uses in Phase 1B and 1,280 sq.m of mixed office and community space in Phase 1B. Future phases (Phase 2) could have potential for mixed office and residential (8,000 sq.m. office potential). Car parking will be proposed in accordance with Development Plan standards at surface and basement level. The height of the development will range from 2-4 storeys in total.

4.5 POTENTIAL IMPACT OF THE PROPOSED DEVELOPMENT

4.5.1 INTRODUCTION

This section provides a description of the specific, direct and indirect, impacts that the proposed development may have during both the construction and operational phases of the proposed project. This is provided with reference to both the Characteristics of the Receiving Baseline Environment and Characteristics of the Proposed Development sections while also referring to the (i) magnitude and intensity, (ii) integrity, (iii) duration and (iv) probability of impacts.

Impact assessment addresses direct, indirect, secondary, cumulative, short, medium and long-term permanent, temporary, positive and negative effects as well as impact interactions.

4.5.2 ECONOMIC ACTIVITY

Construction Phase

The construction phase of the proposed development is likely to result in a significant net improvement in economic activity in the area of the proposed development site particularly in the construction sector and in associated and secondary building services industries.

The construction sector (including associated services) has been documented as one of the most adversely impacted sectors of the Irish economy since the economic downturn in 2008. The proposed mixed use development on a phased basis is likely to significantly enhance economic activity in the construction sector. The construction phase will also have secondary and

indirect 'spin-off' impacts on ancillary support services in the area of the site together with wider benefits in the aggregate extraction (quarry) sector, building supply services, professional and technical professions, etc. These beneficial impacts on economic activity will be largely temporary but will contribute to the overall future viability of the construction sector and related services and professions over the phased construction period.

The proposed development may have slight medium-term adverse impacts on businesses in the vicinity of the subject site as a result of construction traffic, nuisance, dust and noise during the construction phase of the proposed development. Any disturbance is predicted to be commensurate with the normal disturbance associated with the construction industry where a site is efficiently and properly managed having regard to neighbouring activities. The construction methods employed and the hours of construction proposed will be designed to minimise potential impacts to nearby residents.

Operational Phase

The operational phase of the proposed development will result in the availability of 398 no. new residential properties at Masterplan level. This will provide accommodation for approximately 1,810 persons, based upon an average occupancy projections provided by Dublin City Council. At present the site is currently occupied by 267 people. This represents an approximate increase in occupancy on the site of 1,500.

This increase in occupancy in the area will enhance local spending power and will assist with the delivery of a critical mass of population which will support a wide range of additional local businesses, services and employment opportunities.

The overall development for O'Devaney Gardens comprises mixed use development with the potential for approximately 398 residential units of mixed typologies, approximately 1,880 sq.m gross floor area of non residential/commercial uses in Phase 1B and 1,280 sq.m of mixed office and community space in Phase 1B. Future phases (Phase 2) could have potential for mixed office and residential (8,000 sq.m. office potential). The development will provide direct and indirect employment opportunities in the area.

4.5.3 SOCIAL PATTERNS

Construction Phase

The subject site is located in a built-up area, close to a large number of residential properties. It is acknowledged that the construction phase of the project may have some short-term negative impacts on local residents. Such impacts are likely to be associated with construction traffic and possible nuisances associated with construction access requirements. These impacts are dealt with separately and assessed elsewhere in the EIS, particularly in Chapter 5 (Traffic and Transportation), Chapter 11 (Air Quality and Climate) and Chapter 12 (Noise and Vibration).

Such impacts will be short term and in the longer term, the completed scheme will have beneficial impacts for local businesses, residents and the wider community. Any disturbance is predicted to be commensurate with the normal

disturbance associated with the construction industry where a site is efficiently and properly managed having regard to neighbouring activities. The construction methods employed and the hours of construction proposed will be designed to minimise potential impacts to nearby residents.

Operational Phase

The operational phase of the proposed development will result in the availability of 398 no. new residential properties provided on a phased basis. This will provide accommodation for approximately 1,810 persons, based upon an average occupancy of 4.5 persons per unit in Phase 1A having regard to the large sizes of these units proposed. The following is assumed for future phases of development:

- 3 bed 6 person
- 2 bed 4 person

At present the site is currently occupied by 267 people. This represents an approximate increase in occupancy on the site of 1,500.

The overall development for O'Devaney Gardens comprises mixed use development with the potential for approximately 398 residential units of mixed typologies, approximately 1,880 sq.m gross floor area of non residential/commercial uses in Phase 1B and 1,280 sq.m of mixed office and community space in Phase 1B. Future phases (Phase 2) could have potential for mixed office and residential (8,000 sq.m. office potential). The Masterplan development includes for the development of neighbourhood park for social interaction within Phase 1 and proposed local shopping and community services in Phase 1B adjacent to the new homes and the park. The provision of these facilities in addition to permeable connections to adjoining streets will help to break social exclusion and encourage positive social interaction.

4.5.4 LAND-USE

Construction Phase

The proposed development involves the demolition of the existing residential blocks within O'Devaney Gardens and their replacement with 398 new residential properties and retail, commercial and community facilities, all on a phased basis. In this regard, the predominant residential nature of the land use will not change. The construction phase will involve the temporary use of the land for construction activities. These activities, which will involve extensive excavation and construction work, will be largely confined to the proposed development site. Additional works are likely to be required to the adjoining public road network to facilitate road realignment and infrastructure works.

Secondary land use impacts include off-site quarry activity and land fill for removed spoil. Construction works are likely to take place over a number of years and on a phased basis thereby moderating any impact on land use.

Operational Phase

The predominant residential use of the land will be maintained during the operational phase of the proposed development. However, the quality of the

built development on the subject site will be significantly enhanced through the replacement of the existing residential blocks with new units designed in accordance with the latest requirements in terms of size and energy efficiency.

The units will also be governed by national guidance³ and guidance set out in the Dublin City Development Plan 2005 – 2011 in terms of the provision of private and public open space, childcare facilities and bicycle parking facilities.

4.5.5 EMPLOYMENT

Construction Phase

During construction, the development will generate direct and indirect employment over the envisaged multi-stage phased construction period. The ultimate build out of the proposed development is a substantial urban infrastructural development and it is anticipated that a significant number of jobs will be created directly on site.

It is anticipated that the majority of the workforce will travel from existing places of residence to the construction site rather than reside in the immediate environs of the site. However, some minor and temporary increase in local population is also likely.

The construction of the proposed development will also result in indirect job creation in, for example, building services, together with supporting employment in local businesses associated with the increase in spending on goods and services in the area.

Operational Phase

Once operational and partially operational, the proposed development is likely to support an element of local employment in the proposed neighbourhood centres, crèches, the primary school and in the upkeep and running of the proposed community facilities and wider residential community.

In addition to the extra jobs to be provided on site by way of the proposed commercial / retail development, there will be additional spending power introduced into the local economy which will also have a job creating effect.

4.5.6 HEALTH & SAFETY

Construction Phase

The construction phase of the proposed development is likely to have some short-term negative impacts on local residents. Such impacts are likely to be associated with construction traffic and possible health and safety impacts and nuisances associated with construction access requirements, pollution spillages, migration of surface contaminants, dust, noise and littering.

³ Sustainable Residential Developments in Urban Areas, Guidelines for Planning Authorities (May 2009), Department of the Environment, Heritage and Local Government

The most sensitive receptors are likely to be local residents of one-off residential dwellings along the adjoining street network and nearby multi-unit residential developments. Secondary impacts may include resulting increased traffic arising from hauling building materials to and from the proposed development site which are likely to affect human beings distant from the proposed development site, including adjacent to aggregate sources and landfill sites.

Construction impacts are likely to be short term and are dealt with separately in the relevant chapters of this EIS document. The construction methods employed and the hours of construction proposed will be designed to minimise potential impacts. The construction phase of the proposed development will be regulated by Building Regulations, Health & Safety Standards and other relevant legislation.

Operational Phase

The proposed development is unlikely to have any significant impacts on human health and safety once completed and operational. The proposed development will be required by relevant legislation that it does not constitute a health and safety hazard.

The proposed development is unlikely to result in any emissions which are likely to be harmful to human health. Interim phases of the proposed development i.e. where the development is partially complete with residual areas laid out for future development, has the potential to result in a health and safety hazard and will be regulated by relevant Health & Safety Standards and legislation.

4.5.7 SETTLEMENT PATTERNS

Construction Phase

The construction phase of the proposed development will result in a gradual delivery of 398 no. residential units at Masterplan level and associated neighbourhood services and infrastructure. The likely and significant potential impact of the construction phase is described below.

Operational Phase

The operational phase of the proposed development is likely to result in an increase in the population of the Arran Quay D ward from 3,600 persons in 2006 by an additional 600 persons upon completion of development and the occupancy of all available residential units. The existing range of uses on site will be diversified in the provision of retail, commercial and community floorspace and there will be an increase in the density of the land use, with associated impacts on local services and facilities.

4.6 'DO NOTHING' IMPACT

In order to provide a qualitative and equitable assessment of the proposed development, this section considers the proposed development in the context of the likely impacts upon the receiving environment should the proposed development not take place.

A '*do nothing*' impact would result in the subject lands maintaining their dated appearance, with the local population being accommodated in sub-standard units with an absence of appropriate ancillary facilities. The potential for any likely and significant adverse environmental impacts arising from both the construction and operational phases of the proposed development would not arise. However, similarly the potential for any likely and significant positive environmental impacts arising from both the construction and operational phases of the proposed development would also not arise.

An opportunity would be missed to consolidate and rejuvenate this inner centre location in accordance with national, regional and local planning policy guidance. This has the potential to create indirect and secondary environmental impacts, such as pressures on local services and facilities and road networks as a result of increased pressure for development in outer city and suburban locations.

4.7 AVOIDANCE, REMEDIAL AND MITIGATION MEASURES

Remedial and mitigation measures describe any corrective or mitigative measures that are either practicable or reasonable, having regard to the potential likely and significant environmental impacts. This includes avoidance, reduction and remedy measures as set out in Section 4.7 of the Development Management Guidelines 2007 to reduce or eliminate any significant adverse impacts identified.

4.7.1 CONSTRUCTION PHASE

A range of construction related remedial and mitigation measures are proposed throughout this EIS document with reference to the various environmental topics examined and the inter-relationships between each topic. These remedial and mitigation measures are likely to result in any significant and likely adverse environmental impacts on Human Beings during the construction phases being avoided.

Chapter 16 of this EIS document provides a summary of all of the remedial and mitigation measures proposed as a result of this EIA. The following mitigation measures are proposed for the construction phase of the proposed development with reference to Human Beings:

Construction Phase

HB CONST 1: In order to ensure the protection of the residential amenities of adjoining residents a full Construction Management Plan (including traffic management) and phasing plan should be put in place prior to the commencement of development. The construction management plan should specifically address the likely extended duration of the construction phase for the complete build – out of the proposed development and construction management issues associated with interim and partially complete phases.

HB CONST 2: All construction phase remedial and mitigation measures included throughout this EIS document with reference to all environmental topics should be implemented.

4.7.2 OPERATIONAL PHASE

HB OPERAT 1: A full Waste Management Plan should be prepared prior to the commencement of development;

HB OPERAT 2: All operational phase remedial and mitigation measures included throughout this EIS document with reference to all environmental topics should be implemented.

4.8 PREDICTED IMPACTS OF THE PROPOSED DEVELOPMENT

This section allows for a qualitative description of the resultant specific direct, indirect, secondary, cumulative, short, medium and long-term permanent, temporary, positive and negative effects as well as impact interactions which the proposed development may have, assuming all mitigation measures are fully and successfully applied.

It should be noted that in addition to remedial and mitigation measures, impact avoidance measures have also been built in to the EIA and project design processes through the assessment of alternatives described in Chapter 2 of this EIS document.

4.8.1 CONSTRUCTION PHASE

During construction phase, notwithstanding the implementation of remedial and mitigation measures, there will be some minor temporary residual impacts on Human Beings most likely with respect to nuisance caused by construction activities.

It is anticipated that subject to the careful implementation of the remedial and mitigation measures proposed throughout this EIS document, any adverse likely and significant environmental impacts will be avoided. Positive impacts are likely to arise out of a temporary increase in local employment and economic activity.

The overall predicted likely and significant impact of the construction phase will be temporary and likely to be neutral.

4.8.2 OPERATIONAL PHASE

The operational phase will not result in any material change in the predominant residential use of the site. However, the future occupants of the site will benefit from enhanced commercial, retail, community and open space facilities, in addition to high quality residential units built in accordance with the guidelines in 'Sustainable Residential Developments in Urban Areas (May 2009)' and the requirements set out in the Dublin City Development Plan 2005 – 2011.

It is therefore considered that the operational phase will display a long term beneficial impact for local residents and future occupiers of the subject site through the rejuvenation of the area and the consolidation of this city centre location.

4.9 CUMULATIVE IMPACT

It is necessary to consider the potential cumulative impact of the Phase 1 development together with future phases of development as outlined in the Masterplan. The overall development will provide for approximately 398 residential units of mixed typologies, approximately 3,500 sq.m g.f.a of non residential/commercial uses and approximately 2,500 sq.m of community space.

The subject Phase 1A development will be followed by a further two general phases of development. The overall proposed development seeks the comprehensive redevelopment and rejuvenation of the O Devaney Gardens area. It is envisaged that the completed development will have a long term beneficial impact for local residents, the wider community and character and appearance of the area.

Considerable care has been taken to ensure that the Phase 1A development can operate independently from future phases until such a time as the future phases are operational. This will ensure continuity in the provision of social and community facilities during the construction of future phases.

It is recognised that future phases of development will have associated short-term negative impacts on the local community and immediate surrounding community in terms of construction impact and the temporary relocation of residents. These issues are likely to be commensurate with the normal disturbance associated with the construction impact on urban brownfield sites. Appropriate mitigation measures will be proposed in conjunction with future phases of development to ensure that these impacts are not significant.

Overall, whilst the cumulative impact in the short term is expected to be adverse and slight, the medium to long term cumulative impact will be significant and beneficial.

4.10 MONITORING

This section addresses the effects that require monitoring, along with the methods and the agencies that are responsible for such monitoring.

Given the likely extended construction period of the proposed development over a number of years it is recommended that a monitoring plan is included in the proposed Construction Management Plan particularly to ensure oversight of interim phases of the proposed development prior to the overall completion of the proposed development.

The Construction Management Plan should include appropriate responsible persons and agencies to carry out monitoring and overseen by the Planning Authority. The Construction Management Plan should allow for an ongoing consultative strategy with local residents and stakeholders.

4.11 REINSTATEMENT

Whilst not applicable to every aspect of the environment considered within the EIS, certain measures need to be proposed to ensure that in the event of the proposal being discontinued, there will be minimal impact to the environment.

There are no reinstatement works proposed with respect to Human Beings.

4.12 INTERACTIONS

This section provides a description of impact interactions together with potential indirect, secondary and cumulative impacts.

As noted above, that there are numerous inter-related environmental topics described throughout this EIS document which are also of relevance to Human Beings. Issues such as the potential likely and significant impacts of the proposed development on landscape, flora & fauna, air quality, noise, water etc are of intrinsic direct and indirect consequence to the health and well being of Human Beings.

However, this chapter of the EIS document focuses primarily on the potential likely and significant impact on Human Beings in accordance with the criteria set out in the EPA Guidelines namely: Economic Activity, Social Patterns, Land Use, Health & Safety, and Settlement Patterns. Where there are identified associated and inter-related potential likely and significant impacts which are more comprehensively addressed elsewhere in this EIS document, these are referred to. However, the reader is directed to the relevant environmental topic chapter of this EIS document for a more detailed assessment.

4.13 DIFFICULTIES ENCOUNTERED IN COMPILING

This section provides an indication of any difficulties encountered by the environmental specialist in compiling the required information.

No significant difficulties were experienced in compiling this Chapter of this EIS document.