



Uimhir Thagarta Uathúil: DCC-C43-MA-316

Údar: Ringsend Community Development Group

Stádas: Submitted

Submission:

Ringsend Community DCC Plan Observations 01092022 Issue

Comhairliúchán:

Material Alterations to Draft Dublin City Development Plan 2022-2028

Chapter 14: Land-use zoning

Caibidil: Chapter 14: Land-use zoning

Please select the Proposed Material Alteration on which you are commenting::

Material Alteration no.
14.4

Please accept the following observations, on behalf of the Ringsend Community Development Group, for consideration as part of Dublin City Councils public consultation on Development Plan 2022 – 2028 and Material Alterations to the Draft Dublin City Development Plan 2022-2028.

Clarification is sought on the following items contained and stated within the Draft on Development Plan 2022 – 2028.

1. What is meant by Community Infrastructure Audit SDRAs objective QHSNO11, Section 5.5.8 Social and Community Infrastructure - *To carry out and maintain an audit of community infrastructure for Strategic Development and Regeneration Areas, where appropriate*

How will this impact on the existing Z15 zonings in the Ringsend/Irishtown areas.

What are the parameters for the audit

Who is consulted as part of the audit

1. The Ringsend Community Center is zoned Z14. - *Strategic Development & Regeneration Area* and lies within the SDR boundary. This site should be designated Z15 - Community & Social Infrastructure. Why is this site not designated Z15 - Community & Social Infrastructure?
1. Throughout the draft CDP there are references to the objectives of the Ringsend-Irishtown LEIP and suggestions that integration and interconnectivity, across a number of CDP themes, between Ringsend-Irishtown and the North Lotts and Grand Canal Dock/Poolbeg SDZs can be achieved.

The Ringsend and Irishtown LEIP was completed in 2017, since then, there has been no consultation with the community on delivery of the plans objectives, nor has there been any review of the plan which is now 5 years old. DCC have not provided updates to the community on funding and plans form role out of the LIEP. Full disclosure of the budget and design Plans should eb provided to the community if Ringsedn & Irishtown.

Please provide clarity on DCC intentions to update the plan in light of the significant change to the North Lotts and Grand Canal Dock and Poolbeg SDZs and population increases.

The Ringsend and Irishtown LEIP focuses on Public Realm improvements and **is not a fit for purpose document to replace or be presented as an alternative to/ nor a replacement of, an LAP or Masterplan for the Ringsend and Irishtown area** which is located between the 2 SDZs - North Lotts and Grand Canal Dock and Poolbeg.

The Ringsend Community and Development Group are seeking proactive engagement with DCC on LAP/master planning for the area. At present, the communities of Ringsend and Irishtown find themselves having to reactively engage via the planning system because the CDP zoning and ad hoc speculative nature of planning applications for developments within the area is the only statutory approach to development management at present. This is an ad hoc approach. We need a plan led approach for micro sites within the community, such as community use Z15 and other lands with development potential and critical corridors of connectivity such as Pigeon House Road, Cambridge Road, Ringsend Park, arterial roads and Greenway proposals.

1. Appendix 3 of the Draft CDP reflects the 2018 Urban Development and Building Heights Guidelines for Planning Authorities. Key points from the guidelines include: • Development plans should identify locations where increase height is appropriate/promoted.

The draft CDP makes the following comment in Section Chapter 13: Strategic Development Regeneration Areas (SDRAs) – HEIGHT:

In relation to the SDZs for North Lotts and Grand Canal Dock and Poolbeg West, specific height requirements apply as set out in the Planning Schemes, where heights are set out for individual city blocks or elements within them.

*More generally for the SDRA area (of which Ringsend & Irishtown are located), Ministerial guidance published in 2018 has redefined a planned approach to building heights which is now to be implemented, **and this SDRA has clear locational advantages that support some increased height in appropriate locations**"*

1. The Ringsend Community and Development Group are seeking **clarifications and request DCC to clarify the record in the Draft CDP and any revision/material change to the draft CDP** that the areas referred to as having clear locational advantages that support some increased height in appropriate locations **are those sites (and none other)** listed in the Draft CDP under Chapter 13: Strategic Development Regeneration Areas (SDRAs) - 13.8 SDRA 6 – Docklands: I.e.

Key Opportunity Sites

1 - Connolly Station

2 - Site between 52 Oriel Street Lower, the Royal Canal Greenway and the canal rail bridge

3 - Shamrock Place

4 - Ossory Industrial Estate

5 - Coady's Yard, Ossory Road

6 - North Strand Fire Station/Former Readymix Site

7 - Docklands Innovation Park

8 - Chadwick's Yard

9 - East Road

10 - Castleforbes Business Park

11 - Trinity College Innovation District

12 - ESB Complex, South Lotts Road

13 - George Reynolds House, Oliver Plunkett Avenue

1. - Former Power Station and Pigeon House Hotel, Poolbeg

Attachments:

DCC-C43-MA-316-7075 - R RingsendCommunity_DCCPlan_Observations_01092022_Issue.pdf