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DISTRIBUTION AND LOCATION OF USES

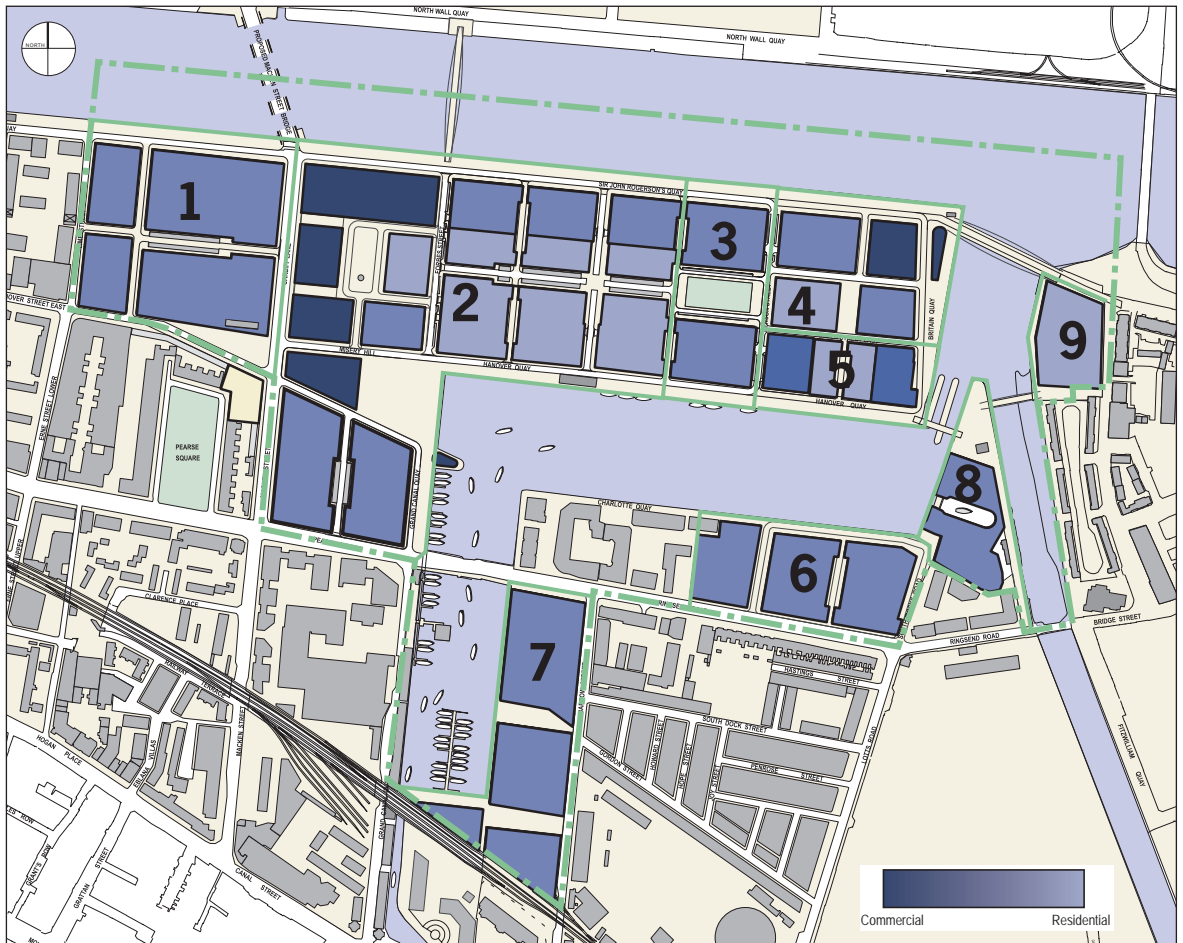


Diagram 6

4.1 INTRODUCTION

The Planning Scheme promotes a land use mix of 40% commercial and 60% residential based on land area. The residential category includes community, cultural, hotels and local shopping for the purpose of this ratio. There is a prior assumption that this ratio will be met on all sites above 0.2 hectares (0.5 acres). Variations on that ratio may be considered subject to an absolute minimum of 40% residential and 30% commercial with 30% variable where a development:

- (i) contributes to the enhancement of the Area through the provision of public open space; or
- (ii) provides social and affordable housing in excess of the Authority's minimum requirement; or
- (iii) provides other elements which can be clearly demonstrated to advance the social economic and physical policies of the Master Plan.

and where significant falling demand for either particular use can be independently demonstrated.

Small sites, i.e. those below 0.2 hectares (0.5 acres), may be exclusively devoted to a single use, provided the use at ground floor enlivens the street.

Certain locations are identified as being appropriate for different scales of uses and types of use, due to their accessibility, aspect and environmental quality and are shown on Diagram 6. The diagram broadly shows the proportionate emphasis on land use, with the light blue being predominantly residential and the darkest blue being predominantly commercial offices. The principle of mixed development applies throughout the Area and lively uses will be sought in strategic locations to ensure a vibrant self policing atmosphere is created.





Hay's Galleria, offices with a public link through the galleria and active uses on ground floor

4.2 OFFICE AND ENTERPRISE USE

The current vacancy rate in the office market in central Dublin is at an all-time low and there is substantial demand for good quality office accommodation.

Offices within the Area would have the benefit of high accessibility and a pleasing waterfront environment. The size of office space should relate to its accessibility.

Larger corporate offices should be located close to public transport to reduce traffic generation and create a pleasant environment. Floor plates in excess of 930 sq metres (10,000 sq.ft.) should be located within the blocks lining Cardiff Lane/Macken Street, north of Hanover Street East, along the River Liffey and at Grand Canal Dock Station. These blocks have the advantage of having high profiles and being within a short walk of public transport. These large office blocks should be designed to enable sub-division should market forces change.

Smaller office units should be integrated with other uses within the finer grain development. Small office units should be located above other street level uses such as retail rather than as a series of 'own door' offices.

Small ground floor businesses having a significant public use such as recruitment offices, photocopying, car-hire, estate agents, ships chandlery or similar will be encouraged in areas leading up to the main retail area as shown on Diagram 7.



Studios and managed workspace in converted factory



High quality atrium space

4.3 RESIDENTIAL

It is the Authority's aspiration to ensure that residential units will vary in both size and type to accommodate young single people, families including children, older people and those looking for retirement homes close to the city centre.

In all housing proposals, an appropriate mix of house types and sizes should be provided. The desirable mix will be determined by location and local circumstances and the need for family accommodation.

The market for residential units is currently very strong and there is a serious under supply of units, particularly for first time buyers. There is a need to provide units that are suitable for owner occupation. The owner occupier will be discerning in their choice and will be seeking, for example, large living spaces, separate kitchens and en-suites to the main bedrooms. The accommodation provided should therefore be large and attractive in design to attract owner occupiers.

The Planning Scheme establishes a rationale for the location of various housing typologies. The apartment accommodation should take advantage of the views over the River Liffey and the dock basins. Elements such as roof gardens, balconies and communal courtyards should provide high quality amenity space for the apartments.

Specific plots fronting the new east-west street and the north-south mews could be developed as 'own front door' family housing. These locations are designed to have a peaceful environment which will not be affected by evening activities on the waterfronts. The elderly and families with children should, where possible, have ground floor access.

The Authority will ensure that the area lying between Pearse Street/ Macken Street and the new Grand Canal Square contains a substantial content of duplex 'own front door' residential units within blocks. A significant number of the 'own front door' units shall front onto Pearse Street.

At least 8m² per bed space of private or semi-private open space shall be provided in residential developments. Such space can include balconies, roof gardens and courtyards. Private open space should be provided in various typologies. Such space ranges from private gardens for family housing, communal courtyards for apartments, balconies wherever possible, and roof terraces where appropriate. Suitable play spaces and crèche facilities should be provided to encourage family living in the Area.

Twenty percent of each typology (size and nature of unit) of residential development should be social/affordable housing. It should not be possible to differentiate social/affordable housing from private housing by design quality.



High quality contemporary housing



High quality urban living space



Balconies provide pleasant private amenity space, extending views across the river and docks

Key

-  Retail, restaurants, cafes, bars
-  Small ground floor businesses with a significant public use
-  Location for a deluxe hotel



Diagram 7



Fine grain shops, restaurants and public houses

4.4 RETAIL

Existing neighbourhood shopping areas are located around Pearse Street and Ringsend. With new residents there will be demand for additional restaurants, shops and public houses. These facilities should be provided to cater for the demands of the expected population that will be living, working and visiting the Area. This will also create a lively, atmospheric place and reduce the need to travel.

Hanover Quay and Grand Canal Quay are located on the primary pedestrian links. Their orientations also provide them with the benefit of capturing sunlight. Their potential should be maximised by providing accommodation suitable for restaurants, public houses and shops. These uses will create a desirable destination and enliven the waterfront and this area was identified in the Master Plan as the most appropriate area for the development of a concentration of retail use. Diagram 7 shows the preferred location for such uses.



Quayside activity

4.5 HOTEL

Due to the Area's waterfront location and its close proximity to the city centre, hotels are considered to be an appropriate use. They should be located specifically where good vehicular access and views are available.

The site fronting onto the new public space is the selected location for a deluxe hotel with approximately 150 to 200 bedrooms, indicated on Diagram 7. This would enable servicing and visitor access without having a detrimental effect on the rest of the development. It would also provide active uses such as bars and restaurants to front the space encouraging animation.

Smaller budget to mid-range hotels could be located along Hanover Quay and Sir John Rogerson's Quay to maximise the benefits of views. These should be integrated with bars or restaurants on ground floor.

4.6 RECREATION AND AMENITY AREAS

The primary amenities within the Area are the water bodies, the quaysides and Grand Canal Square. They provide a wealth of watersport and event opportunities.

A green public space should be created within the new development of the peninsula. This would provide a safe play area for the children of the residential population.

4.7 CRECHE AND NURSERY FACILITIES

Recognising the increasing demand for such facilities, the Authority will encourage the provision of such facilities in both commercial and residential areas.

4.8 'SEVESO II'

Council Directive 96/82/EC on the control of major accidents involving dangerous substances.

The Directive aims to prevent major accidents involving dangerous substances, and to limit the consequences of such accidents for human beings and the environment. Member States are required to ensure that their objectives are taken into account in their land use policies. The Authority's objectives for land use are incompatible with the location of establishments where dangerous substances are present. The Authority will therefore not issue any Section 25 Certificates for the location or development of such establishments within the Area.

4.9 SPECIAL PROJECT AREAS

A number of special project areas have been identified, due to their historical character or complex ownerships/interests. These all warrant detailed studies.

4.9.1 Landmark building (Zone 2)

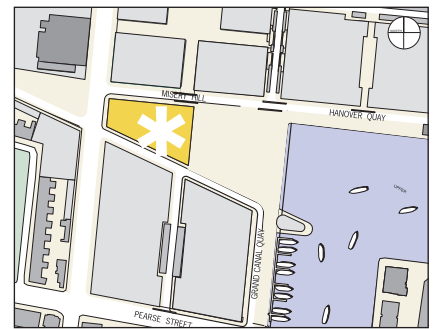
The block adjacent to the new waterfront public space is a prime site. It is located on two of the primary pedestrian links, making it highly accessible. This building should be a landmark in terms of its architecture and use. An arts or cultural use would be ideal but other uses which generate extensive use by the public would be considered. The ground floor should be open to the public and include active uses, such as a restaurant, that encourage people to flow out into the public space.

4.9.2 Warehouses (Zone 5)

This zone includes two warehouse buildings, one of which is a protected structure. Their façades have significant architectural quality that should be retained. Whilst it would not be expected that the warehouses be retained in their entirety, a suitable portion of the front part of the buildings should be retained to provide an appropriate three-dimensional scale and meaning to the façades. This front area should be refurbished for either cultural, retail, restaurant or bar use. The space between the retained elements should be sensitively infilled to an appropriate scale with similar uses at street level.



Example of art gallery with café animating the public space



Low Landmark building location



Protected structure - within zone 5, should be converted



Example of contemporary infill



Example of high quality community facility

4.9.3 Barrow Street Area (Zone 7)

This zone comprises a number of buildings to be retained due to their quality. This zone should be sensitively infilled to respect the existing built form. To enable public access to the inner basin without disrupting the special quality of the western façades that descend directly into the water openings at ground level should be maximised. In particular, consideration should be given to the development of a route from Gordon Street. Consideration will be given to alternative access routes provided they are meaningful in a civic design sense.

The infilling of the southern tip of the inner basin creates a triangular development site that backs onto the raised railway lines. This site and the Grand Canal Dock Station site should be considered together to maximise benefits. This should enable an entrance to the new DART Station to be located on a new pedestrian link between Barrow Street and Grand Canal Quay.

The height of the triangular development should be limited to allow glimpses of the GCD to be caught from passing trains. Due to the accessibility a landmark building should be developed on this site. These two sites should be combined to achieve the required plot ratio.

Diagrams 11 and 19 identify part of this zone as being suitable for a tall landmark building which would highlight the location of the DART station. In view of the proximity of existing low rise development and the protected structures, this will pose a considerable architectural and urban design challenge.

4.9.4 Graving docks (Zone 8)

The existing boating activities should be rationalised, and at least one of the three graving docks should be restored. This zone, as a whole, has the potential to combine exciting unique community facilities having a maritime theme with viable commercial and residential use. The provision of a nautical heritage centre is also worthy of examination. Close consultation will be maintained with the existing marine interests, local users and the community with a view to ensuring that this site is developed in a manner which will fully exploit its potential for amenity, nautical, community, commercial and residential use.

New pedestrian bridges across the lock and to Ringsend should be provided to improve safe access to the prominent zone. The precise design and location of these bridges will require detailed study.

4.9.5 Zone 9

The proposed public transport bridge across the mouth of GCD combined with the proposed pedestrian bridges will greatly improve this zone's accessibility. This prominent site should be largely residential with improved community facilities, to take advantage of its location. The plot ratio and mix of use should be consistent with the standards set for the development as a whole.

4.10 POLICIES

The Authority will:

- 1 Allocate land use in the mixed fashion shown in diagram 6 and as articulated in paragraphs 4.1 to 4.9.
- 2 Ensure that a land use mix of 40% commercial and 60% residential based on land area is achieved overall within the Area. There is a prior assumption that this ratio will be met on all sites above 0.2 hectares (0.5 acres). Variations on that ratio may be considered subject to an absolute minimum of 40% residential and 30% commercial with 30% variable where a development:
 - (i) contributes to the enhancement of the area through the provision of public open space; or
 - (ii) provides social and affordable housing in excess of the authority's minimum requirement; or
 - (iii) provides other elements which can be clearly demonstrated to advance the social economic and physical policies of the Master Plan.and where significant falling demand for either particular use can be independently demonstrated.
- 3 Require the provision of 20% of each typology (size and nature) of new residential units to be social and/or affordable accommodation.
- 4 Require a substantial content of duplex 'own front door' residential accommodation provided within blocks in the area lying between Pearse Street, Macken Street, Grand Canal Square and Grand Canal Quay, with a significant number of these fronting onto Pearse Street.
- 5 Provide for sufficient retail facilities to cater for the demands of the population working, living and using the area and concentrate these so as to create a desirable destination in the Grand Canal Quay/Hanover Quay area which will enliven the waterfront.
- 6 Provide a site for a high quality hotel facing on to the new public square and encourage the provision of smaller budget and mid-range hotels along Hanover Quay and Sir John Rogerson's Quay.
- 7 Encourage the provision of crèche/nursery facilities throughout the Area.
- 8 Allocate land for amenity purposes as outlined in Chapter 6.