

# FOREWORD





AERIAL VIEW OF DUBLIN DOCKLANDS

# FOREWORD

## FOREWORD

The Master Plan is the statutory framework for articulating the Dublin Docklands Development Authority's ('the Authority') policy in fulfilment of its remit as defined in the Dublin Docklands Development Authority Act (1997).

The structure of the Dublin Docklands Master Plan 2008-2013, broadly reflects that of its predecessor adopted in 2003. The Authority's statutory remit requires that it constantly interrogates, monitors and appraises the assumptions and context underpinning all policies and objectives. This requires that it reflect new EU, national and regional policies, relevant policies of Dublin City Council and the substance of consultation from stakeholders, as well as research commissioned to evaluate past performance and frame future policies.

In setting out its vision and ambitions for the next five years and beyond, the publication of the Master Plan offers an opportunity to take into account the achievements and broader reflections on the efficacy of the Master Plan.

The Authority commits itself wholeheartedly to delivering on the objectives set out in this Master Plan. A reflection on the Authority's achievements and strategic priorities (set out below) offers a context for a fuller reading of this document.

## THE EVOLVING VISION:

Since the 2003 Master Plan, the physical, economic and social transformation of the Docklands has continued, extending the city of Dublin eastwards and attracting major new businesses and thousands of new residents and visitors to the area. The past five years have seen significant achievements across all the strategic priorities that underpin the Docklands project:

### Accelerating physical rollout of development

- The skyline along the River Liffey has seen dramatic change, from the hugely successful IFSC, to Spencer Dock where the PricewaterhouseCoopers building is now complete and occupied, to the south side where a whole new cityscape has been created along Sir John Rogerson's Quay
- Since 1997, a total of 765,279m<sup>2</sup> of commercial space has been permitted in Docklands (568,475 m<sup>2</sup> under Section 25; 196,804m<sup>2</sup> by Dublin City Council)
- Significant amendments to the planning schemes for the Grand Canal Dock and the North Lotts areas were approved by the Minister for the Environment, Heritage and Local Government, clearing the way for the increase in the height of the U2 Tower and the WatchTower, as well as expansion of the O<sub>2</sub> and development of the Point Village as a major retail centre
- The purchase of the 10-hectare Irish Glass Bottle site in Poolbeg by Becbay Limited, a consortium including Bernard McNamara, Derek Quinlan and the Docklands Authority, was completed and approval granted to prepare a Planning Scheme for the Poolbeg Peninsula
- The Luas Red Line extension from Connolly Station to the Point Village commenced at the end of 2007 and includes a new bridge designed by Future Systems across the Royal Canal at North Lotts
- The new Docklands Station at Sheriff Street opened in 2007 just north of Spencer Dock. It is the first new city centre station since Tara Street in 1890 and has delivered improvements in frequency and capacity on the Maynooth-Dublin commuter line.



GRAND CANAL THEATRE



THE ROYAL CANAL LINEAR PARK

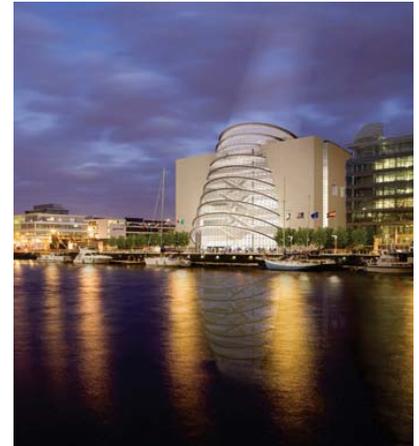
# FOREWORD

## Achieving Genuine Architectural Legacy

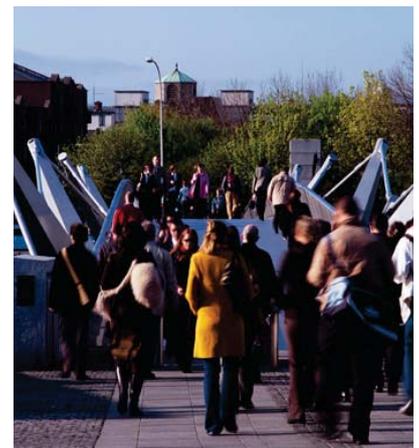
- The first phase of Grand Canal Square was completed in June 2007. Designed by renowned landscape architect Martha Schwartz, the Square covers an area of 10,000m<sup>2</sup> and features red-glowing angled light sticks and green-lighted seating areas and has brought a significant 'wow factor' to the area
- Also at Grand Canal Square, contracts were issued to developers for the Grand Canal Theatre, five-star hotel and related commercial buildings. The Theatre is designed by Studio Libeskind and is due to open in 2010 while the hotel's architect is Manuel Aires Mateus and will open in 2009
- Landscaping works were completed on the north campshires at Scotch Berth following demolition of some of the last remaining warehouses to provide a continuous walkway between North Wall Quay and The Point Village
- The U2 Tower project made significant progress with the appointment of the provisional preferred bidder, Geranger Limited, which has proposed a stunning design for the Tower by Foster & Partners to include a public viewing platform at 100 metres, a public amenity area at the base, a hotel and associated retail, and residential accommodation including 20% social and affordable housing
- Directly across the River Liffey, construction has begun on the €800 million Point Village development designed by Scott Tallon Walker, which will feature a 18,000m<sup>2</sup> shopping centre
- Dublin's newest bridge, the Sean O'Casey Bridge designed by Cyril O'Neill, was completed and provides an important link between the IFSC in north Docklands and the Trinity College/Merrion Square areas in the south. The bridge was opened in July 2005 and made an immediate impact with pedestrian traffic on the bridge more than tripling in the first three months of operation.
- The Samuel Beckett Bridge, designed by Santiago Calatrava (Macken Street to Guild Street) commenced construction in 2007 and is due for completion in 2010.
- Construction work is under way on the Royal Canal Linear Park in the North Lotts area between the IFSC and Spencer Dock. Designed by Agence Ter, the one-kilometre-long park is a major landscaping project that will transform the stretch of the Royal Canal where it enters the River Liffey.
- Immediately adjoining the Royal Canal Linear Park, construction of the Convention Centre, Dublin – designed by leading Irish architect, Kevin Roche – is already at an advanced stage and bookings have been taken for the first events in its opening year, 2010. When completed, it will extend to over 44,000m<sup>2</sup> including a 2,000-seat conference centre
- George's Dock was selected as the site for the new National Theatre (the Abbey)

## Fulfilling the Potential of the Docklands

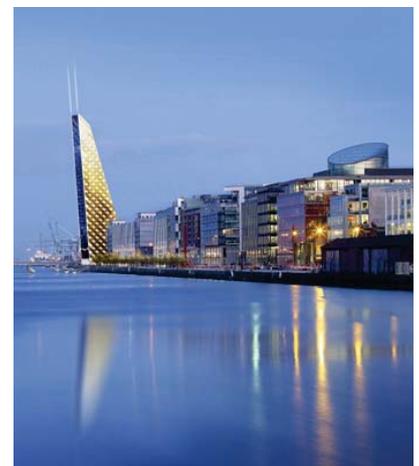
- In tandem with the evident physical changes in the Docklands, there is a less visible, but even equally important transformation taking place – the social regeneration of the Area. Since its inception, the Authority has pursued an exciting and ambitious set of activities in the areas of Education, Employment, Community Development, Civic Infrastructure and Housing
- The Authority's investment in education is considered the foundation stone of the social regeneration of the area and aims at ensuring equal opportunity and participation in the Docklands project across all communities
- More than 30 education programmes are currently running in schools that are represented on the School Principals' Forum
- These programmes include a suite of emotional intelligence and behaviour management initiatives such as Circlertime, therapeutic crisis intervention, psychological assessments and play therapy
- The promotion of family-friendly living areas in Docklands and realising quality of life is also one of the major priorities of social regeneration to ensure a lasting sense of community in the regenerated Docklands



CONVENTION CENTRE, DUBLIN



SEAN O'CASEY BRIDGE



PROPOSED U2 TOWER

- The Social Regeneration Conference has become established as an important annual forum for the local community to participate in discussion and debates on all these issues and the number of participants attending has increased year on year
- Employment initiatives such as the Schools' Job Placement Programme and the Local Employment Charter have been established by the Authority to ensure that local Docklanders are successful in securing employment, primarily in both the construction and financial sectors
- The provision of new schools and the redevelopment of other community facilities in the Area will ensure that the Docklands will be sustained into the future, well after the Authority's remit has ended

## Realising Quality of Life

- Since 1997, a total of 773 social and affordable units have been given Section-25 certification. Of these, 319 have been completed as of November 2008.
- Delivering quality play spaces for children has been highlighted as an imperative in delivering family-friendly living environments and is the subject of '*Play Space Guidelines*', a report commissioned by the Authority as a blueprint for progress in this area
- The Dublin Docklands Childcare Forum was established and published the '*Report on Childcare Services*' which looked at 24 childcare facilities, which cater for over 1,000 children in the Docklands Area

## Creating a Sense of Place

- The chq building (formerly Stack A) opened in the IFSC in 2007, anchored by leading home furnishing store, Meadows & Byrne. The magnificently restored building is now also home to a range of eclectic retail and dining options and is set to become a key destination in the Docklands
- The Liffey Voyage tour service commenced operations in 2007 and now carries over 30,000 passengers per year on its tour of the city and River Liffey
- The Authority acquired the famine replica ship, the Jeanie Johnston and its permanent berth is at Dublin City Moorings. She has become a prominent feature on the River Liffey and operates a full summer programme of port visits and sail training. The vessel's acquisition is part of the Docklands River Regeneration Strategy, which aims to bring life back to the River Liffey
- 2006 saw the beginnings of the implementation of the Docklands Arts Strategy, which includes a wide range of initiatives aimed at elevating the place and people of Docklands. One of the most prominent projects under way as part of this strategy is the proposal of commissioning artist Antony Gormley for a dramatic sculpture on the River Liffey
- The amenity of the Docklands, particularly the waterfront, is getting better with each year and is making for a much improved visitor experience. The growing programme of attractions and events, including the 'Docklands Maritime Festival', '12 Days of Christmas' and 'Docklands Urban Beach', are serving to animate the area and attract thousands of people to experience the Docklands.

# FOREWORD

## The Dublin Docklands Area Master Plan

### 1. Purpose

The Master Plan provides a framework to guide development of the Docklands Area (also referred to as the Docklands) over the five-year period and beyond, embracing social regeneration, economic development, land use, transportation, infrastructure, urban design arts, tourism, culture, leisure, and implementation.

Policies and text are accompanied by figures illustrating key aspects and ideas proposed in the Master Plan together with maps illustrating Land Use Zoning Objectives and Specific Objectives.

### 2. Process

The review of the Master Plan was commenced in November 2007. Initial meetings were held with the Executive Board, the Council and Docklands' Community Representatives.

Consultants on traffic, infrastructure, economic development, land use, arts, culture and tourism, property, cost implications and urban design contributed to individual chapters which collectively formed the Draft Dublin Docklands Master Plan 2008 document.

Following a full review of the 2003 Master Plan by the consultant team, the drafting of updated and new policies was commenced.

## Consultation

The Master Plan process was guided by frequent consultations with:

- The Community Liaison Committee
- Local business Stakeholders
- Dublin City Council
- Environmental Protection Agency
- Dublin Port
- Dublin Transportation Office
- Other Statutory Bodies

A major milestone in the process was the presentation and consultation with over 200 community representatives at the Docklands Social Regeneration Conference held in Killarney in January 2008.

## Master Plan 2008-2013 Contents

- Part 1 Introduction

The policy content in the Master Plan 2008-2013 is set out under seven parts:

- Part 2 Social Regeneration Framework
- Part 3 Economic Development Framework and the IFSC
- Part 4 Land Use
- Part 5 Transport and Infrastructural Framework
- Part 6 Urban Design Framework
- Part 7 Arts, Culture, Tourism and Leisure
- Part 8 Implementation



CUSTOM HOUSE



NIGHTTIME VIEW ALONG THE LIFFEY

# FOREWORD

## KEY ISSUES

### Sustainability as a theme of the Master Plan

The ubiquity and frequent abuse of the word “sustainability” can be seen to devalue its substance and its importance as a philosophical and practical foundation for public policy.

It will be seen throughout this Master Plan that all policies are linked to a governing goal of creating sustainable communities, economies and environments as understood in the international treaties to which Ireland is party to as well as national objectives.

The centrality of “sustainability” to this Master Plan in turn requires that the Authority in its policy formation and implementation programme devise new methods and ‘tools’ to drive and direct the agenda, but also to monitor and measure its success: hence the notion of a ‘tool-kit’ elaborated in Part 8, ‘Implementation’ of the Master Plan.

The Authority recognises that increased pressure on resources worldwide and subsequent cost and quality of life implications for residential and working communities has resulted in a growing desire for a more sustainable standard of living and working. The creation of a more sustainable built environment and community, in harmony with natural and built heritage, will prove beneficial to the new population of Docklands and also add value for developers to promote the area.

The concept and objectives of sustainability will be integrated into each of the Planning Scheme areas. From the outset there will be a focus on Environmental, Social and Economic Sustainability.

The Authority recognises that sustainability is a location dependent, whole society concept. In essence, it recognises that sustainable communities and new sustainable elements of the built environment are present in a single location but influence all of society through their interactions, their resource requirements and their longevity through generations of human habitation and use. Sustainable new communities and new developments will harmonise and interact with existing communities to the benefit of all.

The Dublin Docklands Development Authority is committed to the development of the Docklands as an international exemplar of sustainable development against which other urban regeneration schemes may be benchmarked.

This sustainability agenda is best captured by the concept of ‘Living in the Docklands’, which, in the context of this Master Plan, embraces all dimensions of humanity, learning, working, living, playing, visiting, growing up and growing old.

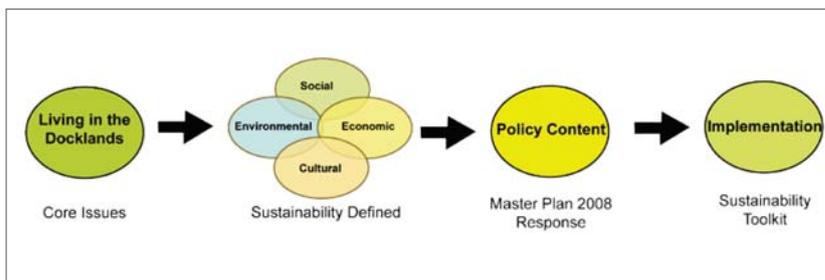


FIGURE 1 PLANNING MODEL



STREET FURNITURE



SPORTS IN THE DOCKLANDS



MARITIME FESTIVAL



IFSC

## Living in the Docklands

It would not be an overstatement to suggest that until a decade ago Dublin Docklands did not, for most citizens, constitute part of the 'mental map' of the city.

The IFSC, initiated and developed by the Irish Government through the aegis of the Custom House Docks Development Authority (whose functions are now subsumed into the Authority), began the process of Docklands regeneration over 20 years ago.

Incrementally, existing communities have seen significant change, improvements in the environment and hopefully some of the dividends of this change.

Citizens and visitors alike are increasingly experiencing the unique place that is Dublin's Docklands. The pending completion of the Convention Centre, Dublin and the Grand Canal Theatre will further anchor the 'new' Docklands in the mental map, and, indeed, in the life of all Dubliners and visitors alike.

In embarking on the next five years, the Authority, while proud of its achievements, is mindful of the myriad of challenges it faces, not least in the realm of social regeneration where very significant progress has to be counterpointed by recognition of the many clusters of deprivation and cyclical social problems which still remain in Docklands.

While the population of Docklands has grown substantially, the Authority and Dublin City Council have found it difficult to attract families to settle in Docklands (an experience indeed shared by their counterparts in other cities in Europe). Nevertheless, the goal remains fundamental to the Authority's mission.

Figure 1 captures how the Authority intends to place sustainability at the heart of its policies and implementation strategies - not as an end in itself but as a means of ensuring that its actions are guided by a holistic and coherent planning model. This in time will help ensure the achievement of the 'family living' objective, as well as many others.

In summary this Planning Model links "issue" identification with all legislation relating to an integrated model of sustainability.

The Master Plan in turn acts as a framework for implementation in the Section 25 Planning Schemes, assisted by a sustainability toolkit which will be developed specifically for planning scheme areas in the Docklands and in accordance with the principles and aims of a range of international standards including inter alia the principles of the One Planet Living® Programme and informed by the precepts of the 'Global Age Friendly Cities: A Guide' (WHO). One Planet Living® is a global initiative based on 10 principles of sustainability developed by BioRegional and WWF ([www.oneplanetliving.org](http://www.oneplanetliving.org)).

Dublin Docklands has the potential to be one of the great living urban environments of Europe. Seen together, the policies contained in the Master Plan are collectively framed to realise that potential and to make 'Living in the Docklands' a unique and enriching life choice and experience.