Appendices

APPENDIX 1

LOCAL LABOUR INITIATIVE/CHARTER

To ensure employment and training opportunities are available to local people and that local communities share in the benefits which accrue from the development of the Area, the Authority will itself use, and will seek to ensure that all developers use, the Local Labour Initiative/Charter which has successfully operated in the International Financial Services Centre.

APPENDIX 2

OFF-STREET CAR PARKING STANDARDS FOR OTHER LAND USES

Shops and main street financial offices	1 space/300m^2 gfa
Hotels and guest houses	1 space/3 bedrooms
Clinics and group medical practices	1 space/consulting room
Churches, theatres, cinemas and auditoriums	1 space/25 seats
Cultural and recreational buildings	1 space/300m^2
Restaurants and cafés	None
Public houses (including hotel bars)	None
Schools	None
Colleges of further education	None
Funeral homes	4 spaces

Leisure   Standards for leisure uses not covered by the cultural/recreational category or churches/auditoriums category above will be determined by the Authority, having regard to the nature of the proposed use.

APPENDIX 3

BICYCLE PARKING STANDARDS

|		
Enterprise and employment		1 space/100m^2
Shops and main street financial offices		1 space/150m^2
Residential (houses and apartments)		1 space per unit
Hotels	under 50 bedrooms	1 space/6 bedrooms
	over 50 bedroom (minimum of 10 cycle spaces)	1 space/10 bedrooms
Hostels		1 space/3 bed spaces
Clinic and group medical practices		1 space/2 consulting rooms
Churches, theatres, cinemas		5 spaces/100 seats
Restaurants and cafés		1 space/150m^2
Public houses		1 space/150m^2
Other education buildings		1 space/3 pupils/students
Cultural and recreational buildings		1 space/100m^2
Public car park		at least 15% of the number of car parking spaces provided
Train Stations		5 spaces/no.of trains at the 2 hour peak period am
Bus/LUAS interchange		2 spaces/100 passengers peak flow
Public buildings		10% of the number of visitors per day

APPENDIX 4

CONTENT OF APPLICATIONS FOR CERTIFICATION BY THE AUTHORITY

For the purpose of clarification, the content of applications for certification by the Authority shall be identical to that required for planning applications as detailed in Articles 18,19 and 23 of the Local Government (Planning and Development) Regulations, 1994. Five copies of any maps, drawings or plans accompanying the application shall be submitted to the Authority. The Authority will, in respect of any development where it is considered appropriate, in addition require an environmental impact statement.

APPENDIX 5

CONSTRUCTION WORKING HOURS

Where construction works occur over a long period the Authority may restrict noisy operations to normal working hours.
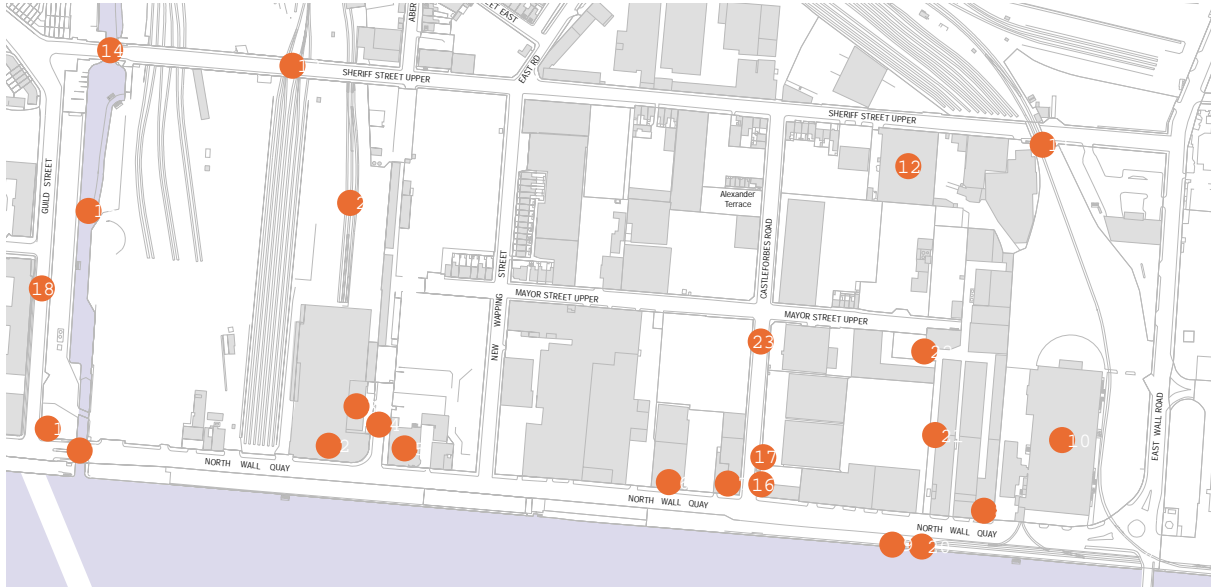
APPENDIX 6(i)

PROTECTED BUILDINGS/STRUCTURES

(Dublin City Development Plan, 1999)

1 Two swing bridges, North Wall Quay

2 CIE goods depot, North Wall Quay

3 Woolstore, North Wall Quay

4 Granite walls at former British Rail Hotel, railings, gates and adjoining stone setts in cul-de-sac, North Wall Quay

5 Former British Rail Hotel, North Wall Quay

6 Retained facade, No. 73 North Wall Quay

7 Business premises, Nos. 81,82 North Wall Quay

8 Dublin General Warehousing Ltd: entrance gates, railings and ironwork, Nos. 91-94 North Wall Quay

9 Granite ashlar quay walls, stone setts, mooring rings, steps, bollards, lamp standards and machinery, North Wall Quay.

10 Former goods depot (The Point)

APPENDIX 6(ii)

LIST OF BUILDINGS/STRUCTURES/FEATURES OF INTEREST

11 Metal footbridge, Sheriff Street Upper

12 Grain store, Sheriff Street Upper

13 Railway bridge, Sheriff Street Upper, west end

14 Canal bridge, Sheriff Street Upper, west end

15 Canal dock, Spencer Dock

16 Pumping station, Castleforbes Road

17 ESB substation, Castleforbes Road

18 Stone setts on Guild Street

19 Bollard, winch mechanism, Spencer Dock

20 Iron ladders and rails at North Wall Quay, eastern section

21 Stone setts in lane off North Wall Quay, linked to yard off Mayor Street Upper, east end

22 Stone setts on Mayor Street Upper, east end

23 Stone setts on Castleforbes Road

24 Stone setts in former railway yard adjoining Spencer Dock.

APPENDIX 7

REPORT ON SITE CONTAMINATION: MINIMUM HEADINGS

(as required under Section 8.2)

1) Desk Study:

This part of the report should include;

- Contents
- Summary
- Introduction
- Objectives
- Details of research (including the sources of information consulted, which may be listed in an appendix for convenience)
- Details of past site investigations
- Information obtained on geology and hydrogeology
- Discussion on all relevant aspects of the site arising from the above
- Conclusions
- Recommendations
- Appendices

2) Site Investigation Report:

The format of this part of the report should follow the same layout whether it be a basic or a detailed investigation. It may be decided to produce separate factual and interpretative reports.

The factual report should include at least the following:

- Contents
- Summary
- Introduction
- Objectives
- Methodology
- On-site Investigation
- On-site Observations
- Samples and Analysis
- Analytical results
- Appendices

An interpretative report should follow the broad principles of the factual report, but should include an updated Risk Assessment, Risk Management Strategy and detailed remediation proposals for contamination and underground structures, etc.

3) Overall Conclusions arising from 1 and 2 above

4) Methodology Statement for Site Remediation

APPENDIX 8

GLOSSARY

Affordable Housing Housing provided under the Dublin Docklands Development Authority's Affordable Housing Scheme or under any other similar statutory or State approved scheme.

Coarse grain Development of larger sites facilitating large buildings (e.g. corporate headquarters).

Curtilage * Curtilage means the area of a site attaching to a proposal or building in which an applicant for a Section 25 Certificate has sufficient interest to make the application. It does not apply to public roads, public pavements or existing waterbodies such as rivers, canals or harbours.

Fine grain Development of small plots of land facilitating multiple access points and mixed use.

Gross density The total number of residential units per hectare or acre on a site, but inclusive of half the width of the surrounding or adjoining public roads and public open space.

Gross floor area   The sum of the floor space within the external walls of the building(s), including plant and tank rooms and car parking areas above ground level. In the case of a group of buildings with a common curtilage, the floor areas will be aggregated.

Net density The total number of residential units per hectare or acre on an individual site.

Own front door accommodation Residential units having their own individual access from the public realm, as opposed to buildings with common circulation in the form of deck access, halls, corridors, etc.

Plot ratio Expresses the relationship between the area of a site and the total gross floor area of the building(s). It is determined by the following equation:

$$\frac{\text{gross floor area of the building(s)}}{\text{site area}} = \text{plot ratio}$$

Site Area Includes land that lies within the curtilage of the related buildings.

* The Authority may consider the inclusion of the waterbody comprising Spencer Dock as site area in the context of the full restoration of the dock as part of an application for a Section 25 Certificate.

Notes:

- *The written statement including the policies should be read in conjunction with the plans and illustrative diagrams in order to interpret the Authority's intent. However, should there be a perceived dichotomy between the written and the graphic material, the written material shall be taken as the primary interpretative element.*

- *Diagrams in this document are not to scale and give graphical representation only.*