

DISTRIBUTION AND LOCATION OF USES

Overall Land Use
Residential Development
Office and Enterprise Development
Development of Retail and Non-Retail Services
Cultural, Leisure, Entertainment and Tourism Development
Provision of Community Facilities and Community Gain
Provision of New Public Open Space, Sport, Recreation and Playspace
Policies

Overall Land Use

5.1 The Master Plan (2008) sets a desired split of commercial and residential land use for the Poolbeg Planning Scheme. Master Plan policy LU13 states that a floorspace ratio in the order of 60-70: 30-40 residential to commercial is to be adopted. This mix is required due to the limited capacity of the road network in the vicinity and the estimated capacity of appropriate public transportation infrastructure to serve the area. A greater proportion of commercial development than that allowed for in the scheme would place strain on transport capacity. For the purposes of this ratio, the residential land use category includes community facilities, cultural uses, hotels and local shopping. A full definition of land uses is contained in the Glossary.

5.2 The Docklands Area Master Plan (2008) zones the majority of the Poolbeg Planning Scheme area as Z14 (rejuvenation), with the exception of Sean Moore Park, Irishtown Nature Park, other amenity land along the southern shore and surrounding Pigeon House Dock, and areas along the R131, York Road and Pigeon House Road. 'Permissible' uses and uses which are 'open for consideration' in Zone Z14 are set out in the Master Plan (2008) paragraph 4.1.5 and appendix 1.

5.3 The mix of land uses on the peninsula is varied to ensure an appropriate mix of development in different Development Zones. Cumulatively, the land use mixes in different Zones produce an overall mix of development which is within the range specified in the Master Plan. The factors affecting land use mix in Zones are:

- District centre: The designation of the district centre will necessitate a larger proportion of commercial, including retail, uses in this location; this affects the proportion of commercial development in Zone 1.
- Public transport provision: Although all Zones on the peninsula will be served by either a DRT or Luas stop, commercial uses are directed towards the Zones with the highest public transport accessibility because they generate the largest number of movements and therefore need to be in the most accessible locations. Zone 1 has a higher proportion of commercial development for this reason and Zone 3 a lower proportion.
- Residential density guidelines: The indicative guideline net site density of residential development in the Master Plan (2008) (described in section 4.0), will potentially limit the number of residential units that are provided on Zones 1, 2, 3 and 4.

- Environmental considerations: The environmental designation applying to Sandymount Strand has resulted in lower densities and a higher proportion of residential development in Zone 3. Zone 2 is specified as 100 percent commercial development owing to its proximity to Port-related activities; a sustainable residential environment currently cannot be successfully created in this area.

5.4 The required land use mix for each Zone is set out in the Zone policies below. These policies will be applied in accordance with figures 5.1 and 5.2, which show appropriate locations for commercial and residential development. Where an application is made for only part of a Zone, the residential/commercial mix does not have to adhere to the average residential:commercial ratio for that Zone, as set out in the policy, but should comply with the use provided for at figures 5.1 and 5.2. The Authority will undertake monitoring to ensure that the land use mix applied for in individual Section 25 Applications does not compromise the overall land use mix of development set out in the policy.

5.5 A flexibility allowance is included in the Zone policies. Unless otherwise specified, this allows variation in the land use mix applying to a Zone by up to 10 percent in either commercial or residential development. For example, an 80 percent residential development/20 percent commercial

development split may be varied to 90 percent residential and 10 percent commercial or 70 percent residential and 30 percent commercial.

5.6 The ability to use this allowance is subject to the approval of the Authority, in pre-application discussions, who will ensure that the use of the allowance does not compromise the overall land use mix of development on the Planning Scheme lands, or in any one Zone, for the reasons set out in paragraph 5.1.



FIGURE 5.1: DISTRIBUTION OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT (GROUND FLOOR)

Residential Use Commercial Use

Residential Development

5.7 The Docklands is a mixed use area and residential and commercial development sit together successfully. The Authority is committed to encouraging families to live in the area and will encourage as wide a mix of dwelling types, sizes and tenures as possible to create a sustainable residential population within mixed-use, mixed-income neighbourhoods.

5.8 In this regard, the Master Plan (2008) policy LU9 states that it will implement, and will require developers to implement, the provisions of Achieving Liveable Sustainable New Apartment Homes (Variation 21 to the Dublin City Development Plan 2005-2011), which provides for larger apartments and promotes family occupation of such units. The Poolbeg Planning Scheme therefore adopts the requirements of Variation 21. All Applications for Certification involving residential development should demonstrate compliance with the requirements in a Housing Quality Assessment (required under Variation 21) to be submitted with Applications for Certification. Housing Quality Assessments should also contain a section to demonstrate how a successful and sustainable residential environment has been created.

5.9 Master Plan policy LU10 requires that 20 percent of all residential development must be social and affordable housing. Such housing should be indistinguishable from

market housing in terms of design and appearance. It should be distributed throughout the development and should not be overly separated or concentrated. All residents should have the same access to communal open space and play areas. Integrated management systems should be adopted, where possible. The delivery of social and/or affordable housing should be concurrent with the delivery of market housing.

5.10 The Poolbeg Planning Scheme requires a greater proportion of larger units to reflect the peninsula's suitability for residential development compared with other Docklands locations and its proximity to significant areas of public open space and beachfront. **Therefore, the Planning Scheme requirement differs from Variation 21 in the following regard:**

- The proportion of units of three bedrooms and above or greater than 100 square metres will be **a minimum of 25 percent in the Poolbeg Planning Scheme**. For the avoidance of doubt, this requirement also applies to social and affordable housing. In addition, developers are encouraged to provide 5 percent of the 25 percent requirement as four-bedroom and above units.
- For units which provide more than three bedrooms, developers are encouraged to add a minimum area of

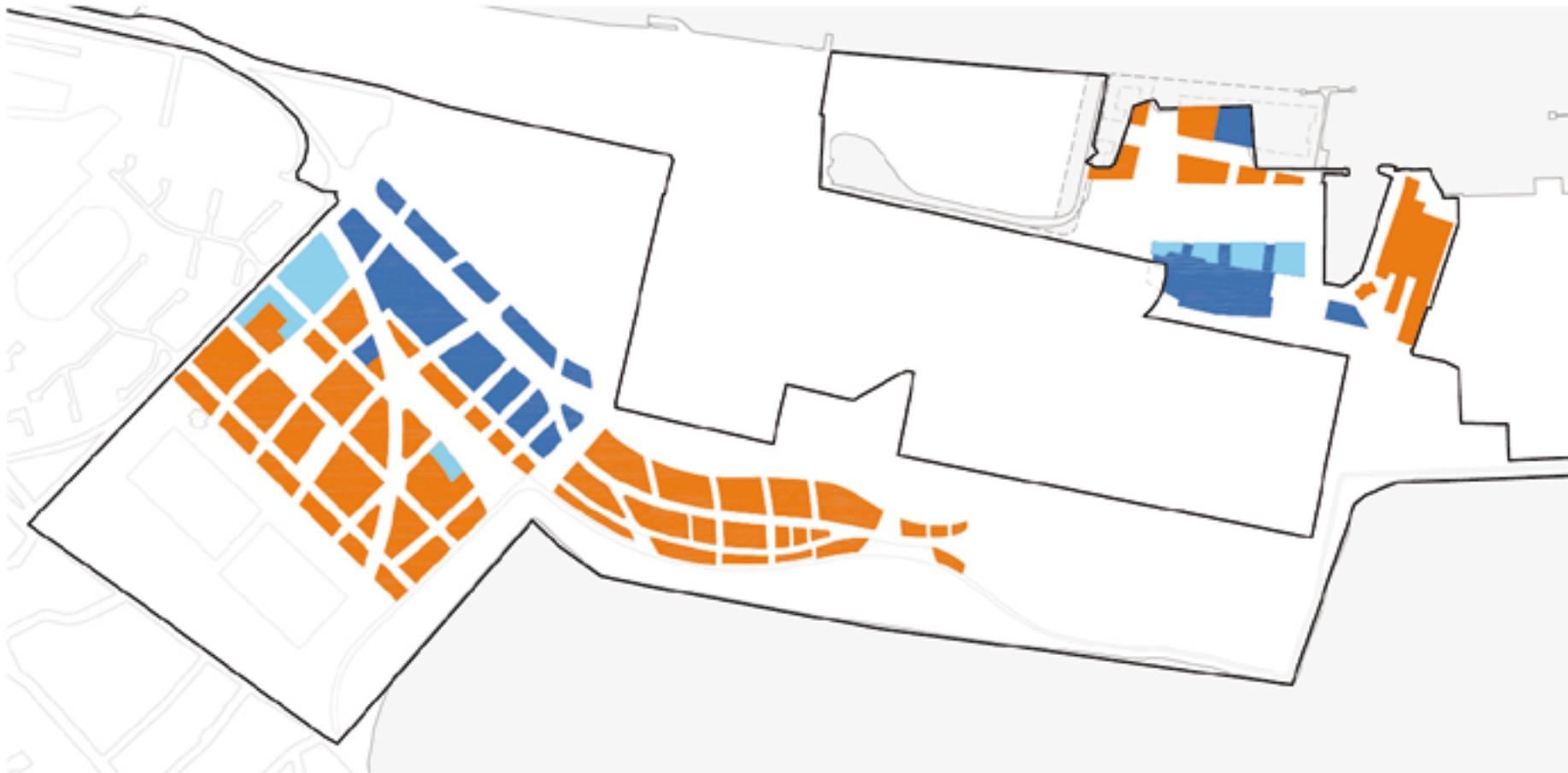


FIGURE 5.2: DISTRIBUTION OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT (UPPER FLOOR)

Residential Use Commercial Use Residential and/or Commercial Uses

20 square metres per bedroom to the minimum space standard recommended in Variation 21. For example, four bedroom units should be 100 sq m plus 20 sq m, totalling 120 sq m.

5.11 In common with the Master Plan (2008), the Planning Scheme will encourage residential units to be fully accessible, adaptable and flexible, in order to meet the needs of different residents (including children, the elderly and people with disabilities) and changing household requirements over time (policy LU12).

- Accessible units are units which provide for the needs of people who may have disabilities or special needs. The Sustainability Toolkit (appendix 5) contains specific standards on accessibility.
- Adaptable units are units where the internal space can be reconfigured to enable flexibility in the activities that can take place within the unit.
- Flexible units are units which can be combined with neighbouring units to make larger units.

Office and Enterprise Development

5.12 The Dublin Docklands is an attractive location for office development. It already hosts a large amount of 'Type A' high specification, large floorplate, professional and business office space in prestigious buildings, as well as 'Type B' units which are used for activities such as administration and back office functions. Smaller business and office units and enterprise centres are also located throughout the Docklands.

5.13 The Planning Scheme will seek to encourage all these office types as an expansion of the existing Docklands office cluster, with larger floorplate developments being directed towards sites which are in proximity to the high capacity public transport lines. The Planning Scheme encourages the delivery of affordable enterprise space to support the development of local businesses and start-ups. The development of live-work accommodation and studio/workspaces for creative practitioners will also be supported.

5.14 All office development should be designed in a flexible manner, to allow future subdivision of the units in response to market changes. A finer grain of use is required of office buildings at ground floor level. In order to enhance street animation and provide a vibrant use mix, office buildings should accommodate transparent office entrance lobbies or atriums and integrate shops, cafés, leisure activities and

other microeconomic activities which each have their own front door access. Larger office floor plates should be accommodated at first floor level and above. Small office units can be located throughout the peninsula, preferably located near to public transport stops and in local centres. In particular, small ground floor business units with a significant public use will be encouraged in areas leading up to the main retail area.

5.15 Storage and distribution units will be located on the northern edge of Zone 3 to support uses on nearby Dublin Port-owned lands.

Development of Retail and Non-Retail Services

5.16 The Retail Strategy for the Greater Dublin Area 2008-2016 (July 2008) and the Master Plan (2008), policy LU48, seek new retail facilities of up to 'Level 3': district centre scale on the peninsula. The retail assessment undertaken for the Planning Scheme (provided in the Environmental Impact Statement) has endorsed this need. The retail centre will contain up to 20,000 square metres net retail floorspace, together with additional non-retail service floorspace, and will be delivered in tandem with new development.

5.17 Retail floorspace will comprise a mix of convenience and comparison shopping. Non-retail services are facilities such as post offices, financial services (including banks), drycleaners and health and beauty services and supporting facilities such as sandwich shops, cafes, restaurants and bars. The delivery of a mix of retail and non-retail services will help the district centre to maintain its vitality and viability during the day, at night and at weekends.

5.18 The district centre should be located in Zone 1 and part of Zone 2 (see figure 5.3). This is due to:

- The close proximity to the existing communities of Irish-town, Ringsend and Sandymount and the proposed high capacity transport routes (DRT and Luas), making the

location accessible to a wide catchment by sustainable modes of transport.

- The prominent and highly visible location adjacent to Sean Moore Road and South Bank Road at the gateway to the peninsula, making it also suitable for a large convenience store.
- The availability of land within Zone 1 and the probability that it will be developed in the short term.

5.19 The district centre must be designed in a street-based format rather than in a shopping mall, and civic and community uses should be interspersed along the principal retail streets. Restaurant, bar and café facilities will be encouraged to locate along the edges of 'cascade park' in Dublin Bay Valley Park. The combination of shops, non-retail services and civic uses will enliven and give character to the streets in the district centre and to Dublin Bay Valley Park. See section 6.0 for further requirements regarding the design of the district centre.

5.20 To meet daily shopping and service needs, additional local level retail and non-retail services provision will be located in Zones 2, 3 and 4 of the Planning Scheme area.

This provision will range from a small local centre in Zone 3, to small supermarkets or corner shops, as required. Delivery of the district centre and local retail facilities alongside new development will help reduce the need to travel.

5.21 Regard should be had to the Retail Planning Guidelines for Planning Authorities (2005), which places a cap of 3,500 square metres on the floor area of food stores in the Greater Dublin Area and the Retail Strategy for the Greater Dublin Area 2008-2016 (July 2008). Compliance with Master Plan (2008) policy LU50 is required for all Applications for Certification involving retail development.

5.22 Applications for Certification involving significant retail development will require the submission of a Retail Impact Assessment.



Street based retail provision creating a lively atmosphere

Cultural, Leisure, Entertainment and Tourism Development

5.23 The Master Plan (2008) strongly promotes the provision of cultural, leisure, entertainment and tourism development within the Docklands area. This includes encouraging the provision of restaurants, cafes, hotels and public houses in appropriate locations, particularly in urban waterfront locations as part of the tourism and business support infrastructure.

5.24 The Planning Scheme encourages the provision of cultural, leisure, entertainment and tourism development particularly within three hubs on the peninsula: the district centre in Zone 1, Pigeon House Dock in Zone 4, and around the hard landscaped 'Bay Lookout' area of Zone 3.

5.25 The district centre will be the main hub of activities, retail uses and services for the peninsula. It will also be the new gateway to Poolbeg for people coming to visit other attractions on the peninsula. The provision of a cinema is encouraged in the district centre. The Pigeon House Dock area has a rich history as the gateway to Dublin and the iconic former Pigeon House Power Station has potential for conversion to new uses, including cultural or media-related uses. The Bay Lookout area occupies an elevated position with an outlook to the beach and Dublin Bay and a connection to the nature walk extending towards the tip of the peninsula.

The proposed heritage centre and biodiversity centre should ideally be located within one of the three hubs for cultural, leisure, entertainment and tourism development.



Example of a conversion of a former Power Station: Tate Modern, London



FIGURE 5.3: LOCATION OF RETAIL, COMMUNITY FACILITIES AND COMMUNITY GAIN FACILITIES

Retail:	Community Facilities:	Community Gain Facilities (suggested location):
<ul style="list-style-type: none">  District Centre  Local Shopping Facilities (suggested location) 	<ul style="list-style-type: none">  Primary Health Centre  Library  Primary School 	<ul style="list-style-type: none">  Secondary School  Doctor and Dentist Surgery  Post Office  Community Childcare Facilities  Community Centre  Community Youth Facilities

Provision of Community Facilities and Community Gain

5.26 Planning Schemes must ensure that sufficient community facilities are provided to support the future population of an area. The Authority has carried out an audit of community facilities in the Docklands. The preparation of the Planning Scheme has involved a detailed assessment of this study, taking forward its recommendations in the context of the proposed development of the peninsula. The methodology used has taken into account shortfalls and surpluses in provision in the surrounding areas as well as the need that will arise from the projected population of the peninsula.

5.27 Community facilities are the core essential facilities required to support new development on the peninsula. They include childcare facilities, a primary school, a secondary school, a primary health care facility, four doctors' and/or dentists' surgeries, a library and a post office.

5.28 In addition to community facilities, there is community gain. Community gain comprises two elements: community gain facilities and a community gain levy. Community gain facilities comprise additional community facilities which are required to support new development on the peninsula and which may also benefit neighbouring communities. Those identified as appropriate include community childcare facilities, a community centre, community youth facilities, a

heritage centre, a biodiversity centre and a cultural/arts facility. Further facilities may be identified by the Authority where they are considered necessary, appropriate and reasonable.

5.29 Secondly, the community gain levy is a financial contribution, which comprises a contribution to (a) the Authority's Community Trust Fund and (b) community recreational facilities. The Community Trust Fund has been established by the Authority as a sustainable, independent source of finance to support innovative and creative projects in the community sector. The Authority will provide further details of its application. Contributions to community recreational facilities will cover the provision and/or enhancement of community sports facilities and the provision of community playspaces, including a playground on Sean Moore Park. The policy relating to the community gain levy is contained in section 10.0.

5.30 Consultation with local residents, community representatives and key stakeholders has been undertaken to inform proposals for the provision of community facilities and community gain.

5.31 Locations have been identified for the community facilities and community gain facilities. These are set out in the text below and in figure 5.3, and are based upon suit-

ability, accessibility and land availability. Locations for the community facilities are expected to be adhered to, unless, at the Authority's discretion, an alternative location which is equally available, suitable and accessible to users is permitted. Locations for community gain facilities are indicative. Alternative locations may be proposed to the Authority, where it can be demonstrated that the location is available, suitable and accessible to future users.

5.32 Details of proposals for community facilities and community gain facilities in development sites should be provided in Applications for Certification. The delivery of both community facilities and community gain facilities will form part of Section 25 Certification.

5.33 Community facilities and community gain facilities will be required to be delivered in tandem with development: that is, the facilities should be built out at the same time as the wider site is developed. The Authority will work with service providers and voluntary and community groups to ensure that community facilities and community gain facilities are provided with the appropriate services.

Community Facilities

5.34 Community facilities should be delivered in accordance with the following guidance:

Childcare facilities:

Applicants must provide childcare (crèches and nurseries) in accordance with Child Care Facilities – Guidelines For Planning Authorities (2001) and the standards set out in the Dublin City Development Plan (2005-2011). These require an average of one childcare facility providing for a minimum of 20 childcare places per approximately 75 dwellings (and a pro rata increase for developments in excess of 75 dwellings), unless there are significant reasons to the contrary. Locations for childcare facilities are to be determined by the developer. However, consideration should be given to providing facilities in the indicative locations shown on figure 5.3. Consideration will be given to the provision of an integrated facility to provide pre-school and after-school care.

Schools:

Sites will be reserved for a new primary school and a secondary school at the locations identified on figure 5.3. Account will be taken of capacity in existing schools when planning new facilities. Consultation will be undertaken by the Authority with the Department of Education and Science, who will be the service provider, regarding the delivery of the new schools. Applicants will be required to reserve the designated plots in their site for the schools, and ideally to carry out land remediation works and flood protection measures and to

ensure the location is served by road, drainage, utilities and telecommunications.

Health facilities:

A primary care facility should be located in the district centre. Provision of one-stop shop facilities, which would include doctors, dentists, physiotherapists, pharmacists and day nurses will be encouraged. Indicative locations have also been identified for the provision of up to four doctors' or dentists' surgeries. One or more of these surgeries may be incorporated within the primary care facility, provided that it does not compromise the accessibility of healthcare facilities on the peninsula. Consultation will be undertaken by the Authority with the Health Service Executive, who will be the service provider, regarding delivery of the primary care facility. The provision of care homes on the peninsula will be encouraged.

Library:

A new public library should be provided in the district centre. It should be built at the same time as the district centre. An 'idea store' format may be appropriate, offering typical library facilities as well as computer access, life-long learning opportunities, café and crèche facilities. The library should have a floor area of approximately 1,500 square metres.

Post office:

A post office should be provided in the district centre.

Community Gain Facilities

5.35 Community gain facilities should be delivered in accordance with the following guidance:

Community childcare facilities:

Community childcare facilities, which offer subsidised childcare, should be provided in tandem with residential development, as directed by the Authority, in locations throughout the peninsula, as indicated on figure 5.3.

Community centre:

This should be of a sufficient size to serve the potential new residential population of 10,100 people. It should include general assembly space, spaces for activities such as exercise/dancing, facilities for elderly and disabled people, basic catering, meeting rooms and other facilities which will be further defined. Consideration should be given to incorporating a prayer room in the community centre. An indicative location for this facility is shown on figure 5.3.

Community youth facilities:

A minimum of one youth club will be required. An indicative location is shown on figure 5.3. It should be of sufficient size to serve young people associated with the potential new residential population of 10,100 people. Encouragement will also be given to providing youth cafes, drop-in centres and special interest/activity clubs here or elsewhere.



FIGURE 5.4: LOCATION OF NEW PUBLIC OPEN SPACE

- Hard Public Space Surface
- Soft Public Space Surface
- Beach Park
- Beach Park Promenade
- New Trees

Heritage Centre:

This centre should provide interpretive information on the historic assets of the peninsula, including the Great South Wall, Pigeon House Fort, Power Station and Hotel. It should ideally be located along the heritage route on the peninsula (see section 8.0), in the Pigeon House Dock area.

Biodiversity Centre:

This centre should provide interpretive information on the flora and fauna of the peninsula and the bay. It should ideally be located along the nature route on the peninsula (see section 8.0).

Cultural/Arts Facility:

This should be provided in the Pigeon House Dock area, potentially within the former Pigeon House Power Station. It should aim to address the objectives in section 7 of the Master Plan (2008) and complement the existing cultural and arts provision in the Docklands. This facility should have an indicative size of 2,000 square metres.

Provision of New Public Open Space, Sport, Recreation and Playspaces

5.36 The Poolbeg peninsula is currently well provided with open space, sport and recreational facilities. There are 26 hectares of open space contained in Irishtown Nature Park, Sean Moore Park, Ringsend Park/Irishtown Athletics Stadium and Sandymount Green. In addition, the River Liffey is used for water-based activities. Improvements to existing areas of open space within the peninsula are described in section 8.0.

5.37 Improving pedestrian and cycle access to these recreational areas is an important part of the Planning Scheme and will enable them to be more easily reached by existing and future communities. Improvements to connections are described in section 7.0.

5.38 The Master Plan (2008) promotes the development of public green spaces throughout the Docklands and requires the designation of a minimum of ten percent of the developable area as public open space (policy LU9). The Planning Scheme designates new areas of public open space in accordance with this requirement. These are:

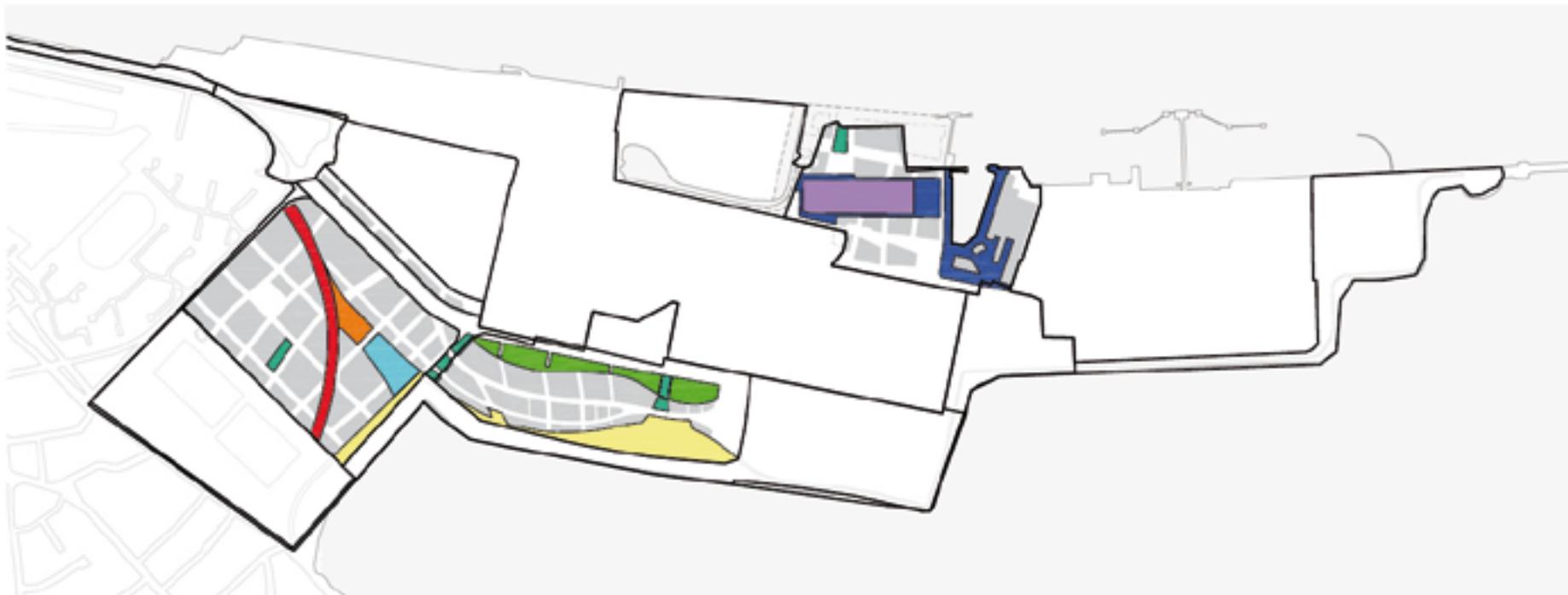


FIGURE 5.5: QUANTUM OF NEW PUBLIC OPEN SPACE

	Zone 1	Zone 3	Zone 4	Zone 9	Zone 12
■ Pedestrian Boulevard	9960m ²				
■ Urban Square	4270m ²				
■ Cascade Park	6300m ²				
■ Beach Park	4590m ²	20370m ²			
■ South Shore Green		14220m ²			
■ Pigeon House Dock			22060m ²	514m ²	
■ Pigeon House Park			14850m ²		1530m ²
■ Pocket Park	1250m ²	1850m ²	1210m ²		

Dublin Bay Valley and the Pedestrian Boulevard (Zone 1):

Dublin Bay Valley will be a wedge shaped public space in Zone 1 which includes an urban plaza in the district centre (approximately 0.429 hectares) and a green 'cascade park' (approximately 0.717 hectares) connecting to Dublin Bay. The public space will provide views and access to the bay from the district centre and proposed Luas stop. The urban plaza will be predominantly hard landscaped, with densely planted semi-mature trees incorporated into the design of the space. Active ground floor uses will face on to the plaza. It is proposed that the plaza will contain a water feature, which will lead into Cascade Park. The cascade park will have a more ecological character and will incorporate a range of landscapes, including amenity grassland, layers of planting and a series of ponds or reed beds that could be used for collecting and filtering precipitation and surface runoff. The pedestrianised boulevard will be at least 20 metres wide, lined with two rows of semi-mature street trees and should contain a reservation for the Luas line and terminus (see figure 6.6).

The Beach Park (Zones 3 and 8):

A city-wide recreational resource (of approximately 2.444 hectares) comprising open spaces, including an enhanced and accessible beach, a 'cove park', which will range from 40 to 100 metres wide, amenity grassland and small 'sand dune' topographical formations. A promenade will link these different areas and will connect the park with the existing communities. A hard landscaped Bay Lookout will be provided as a place to enjoy views across the bay and for supporting

retail and leisure uses to locate. There will be areas reserved through appropriate landscape design and interventions for nature and wildlife. The Authority will seek to improve access to the shore from the beach park as part of the design and implementation of the park.

Southshore Green (Zone 3):

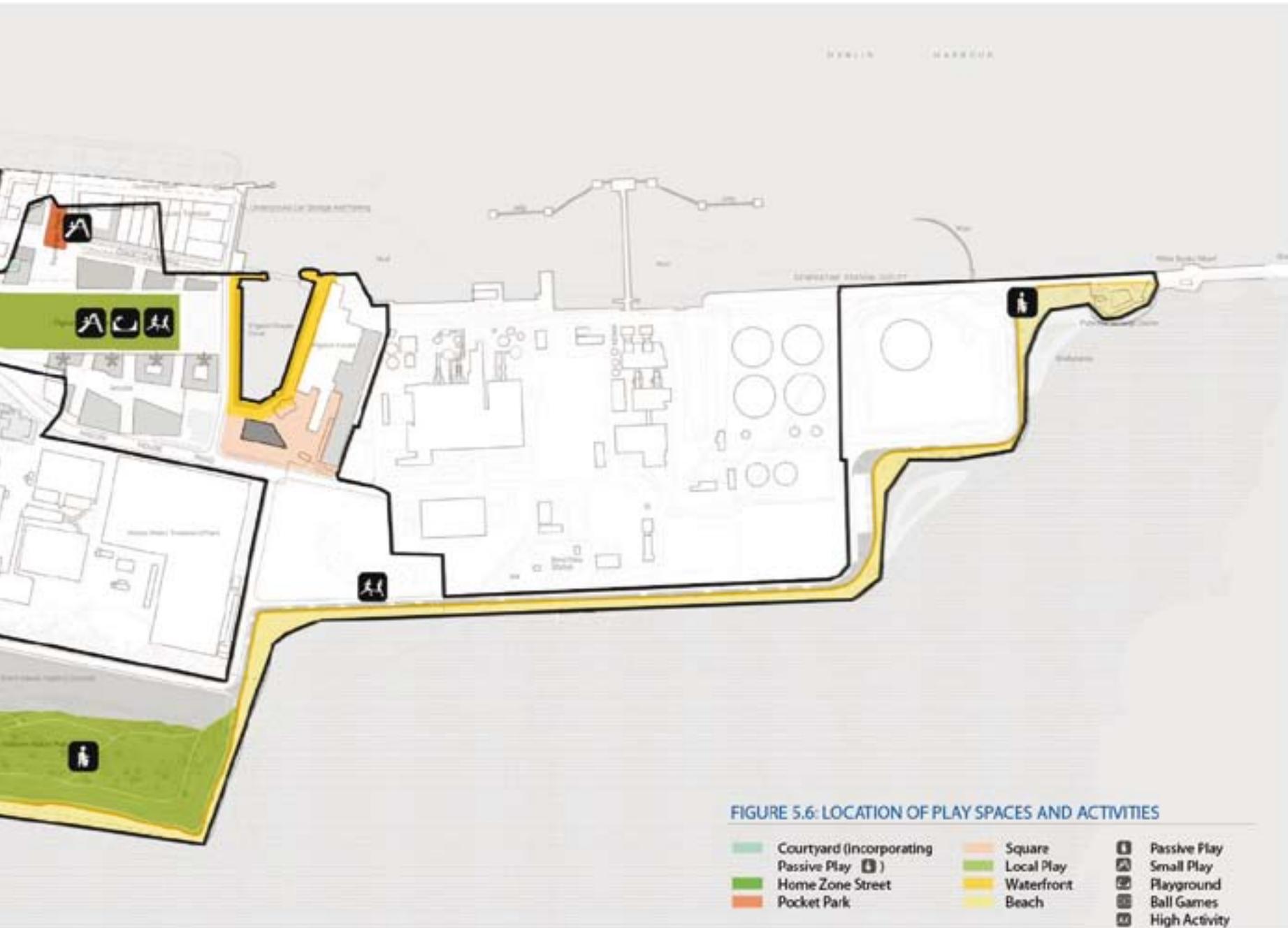
A linear, ecological park (of approximately 1.435 hectares) located between the major infrastructure and services in the centre of the peninsula and the proposed development along the southern shore. The landscaped park will contain a variety of amenity grassland and vegetation, to provide appropriate habitats for wildlife on the peninsula. Topographical landforms will shape Southshore Green, which will be located adjacent to, and partly above, lower level storage and distribution units.

Pigeon House Dock Park and Pigeon House Dock (Zone 4):

Pigeon House Dock Park (approximately 1.485 hectares) will be an urban greenspace created on top of the capped Waste Water Treatment Plant overflow tanks in Zone 4. The park will be connected to the Pigeon House Dock by a wide, attractive stepped feature, incorporating ramped access if possible. The area surrounding Pigeon House Dock, Power Station and Hotel, as indicated on figures 5.4 and 5.5, should be hard landscaped with high quality materials and should include appropriate tree planting and street furniture, such as seating and lighting, to enhance the amenity value of the space.



5.0 DISTRIBUTION AND LOCATION OF USES



5.39 New private open space should be provided in accordance with Achieving Liveable Sustainable New Apartment Homes (Variation 21 to the Dublin City Development Plan 2005-2011), which sets a minimum of 5 – 8 square metres of private open space per bedspace. This may be in the form of balconies, terraces, roof gardens or communal landscaped areas exclusive of surface car parking.

5.40 The waterbodies surrounding the peninsula, including Pigeon House Harbour, have a significant potential for recreational use. Developers should seek to exploit the waterbodies for public recreational and boating uses and are encouraged to provide access to the waterbodies and develop land-based facilities to support these uses, where appropriate.

5.41 The Authority has issued supplementary guidance on playspaces in conjunction with Planning Schemes. The Play Space Guidelines 2007 require a diverse range of playspaces ('places to play') in terms of size, access, and age of the users and playspace activities ('types of play') within them. Applicants will be required to adhere to these standards and, as a minimum, deliver the playspaces as shown on figure 5.6. In addition, the location and size of the pocket parks required as part of the playspaces policy are shown on figures 5.4 and 5.5.



The provision of improved public open space is a key element of the Planning Scheme.

Policies

The Authority will:

Zone Policies

Zone 1

USE 1 Seek to ensure that an overall land use mix of 60 percent residential floorspace to 40 percent commercial floorspace is achieved as an average across Zone 1, applied in accordance with figures 5.1 and 5.2. The average proportion of residential to commercial floorspace across the Zone may be varied to 70 percent residential to 30 percent commercial floorspace, subject to the Authority's approval.

Zone 2

USE 2 Seek to ensure that an overall land use mix of 100 percent commercial floorspace is achieved across Zone 2, applied in accordance with figures 5.1 and 5.2.

Zone 3

USE 3 Seek to ensure that an overall land use mix of 90 percent residential floorspace to 10 percent commercial floorspace is achieved as an average across Zone 3, applied in accordance with figures 5.1 and 5.2. The average proportion of residential to commercial floorspace across the Zone may

be varied up to 100 percent residential or down to 80 percent residential and 20 percent commercial, subject to the Authority's approval.

Zone 4

USE 4 Seek to ensure that an overall land use mix of 80 percent residential floorspace to 20 percent commercial floorspace is achieved as an average across Zone 4, applied in accordance with figures 5.1 and 5.2. The average proportion of residential to commercial floorspace across the Zone may be varied up to 90 percent residential to 10 percent commercial, or down to 70 percent residential and 30 percent commercial, subject to the Authority's approval.

General Development Policies

USE 5 Seek to ensure that, as an average across Zones 1 to 4 as a whole, the balance of residential to commercial development floorspace is in the order of 70:30 to 60:40. To achieve this, applicants are required to adhere to the Zone policies above. .

USE 6 Require residential and commercial development to be distributed as shown on figures 5.1 and 5.2. Where a Section 25 application is made for only a part of a Zone, the application will be required to comply in land use terms with figures 5.1 and 5.2.

USE 7 Ensure that residential development provides a wide mix of dwelling types, sizes and tenures to ensure that a sustainable residential environment is created.

USE 8 Require that all the requirements of the 'Achieving Liveable, Sustainable New Apartment Homes' policy of Dublin City Council, 'Variation 21', are complied with, with the exception of the following requirement:

- The proportion of units of three-bedrooms and above, or greater than 100 square metres, will be a minimum of 25 percent in the Poolbeg Planning Scheme. For the avoidance of doubt, this requirement also applies to social and/or affordable housing.

USE 9 Encourage developers to provide 5 percent of units of four-bedrooms and above.

USE 10 Encourage that, for units which provide more than three bedrooms, a minimum area of 20 square metres per bedroom is added to the minimum space standard for three-bedroom units recommended in Variation 21.

USE 11 Require that Applications for Certification involving residential development be accompanied by a Housing Quality Assessment as specified in section 15.9.1 of Variation 21.

USE 12 Require that a minimum of 20 percent of residential units are social and/or affordable units.

USE 13 Require that social and affordable housing is indistinguishable from market housing in terms of design, appearance and access to communal open space and play areas. Social and affordable housing must be distributed throughout the development, and should not be overly separated or concentrated.

USE 14 Encourage that adaptable and fully accessible units are provided to provide for the needs of changing household requirements.

USE 15 Encourage that flexible residential units are built, so that smaller dwellings are able to be joined together to make a larger unit.

USE 16 Encourage the provision of family-oriented dwellings by promoting:

- A high proportion of units in all Zones having access to outdoor private open space, such as an outdoor garden, balconies and outdoor terraces.
- A high proportion of units in all Zones having own front door access.
- A high proportion of traditional houses with gardens and duplexes/large apartments with outdoor space in areas of lower density and nearby open space, particularly Zone 3.
- Innovative house typologies, such as house-over-house and 'patio houses' (where the house occupies an entire plot, with open space and car parking contained within the volume of the building), where they would provide housing suitable for families. This applies particularly to Zone 3.

USE 17 Encourage a wide range of office and enterprise development, including both larger and smaller scale units, to be provided in all Zones. All office and enterprise development should be designed to be flexible to accommodate a range of uses and allow adaptation in the future.

USE 18 Encourage the development of affordable enterprise space for local businesses and start-ups in all Zones and also live-work accommodation and studio/workspaces for creative practitioners.

USE 19 Designate a new district centre of up to 20,000 square metres net retail floorspace, together with additional floorspace for non-retail services, in the indicative location shown on figure 5.3.

USE 20 Encourage, in the district centre, the provision of a mix of convenience and comparison shopping and non-retail services (such as a post office; financial services, including a bank; drycleaners; health and beauty services and supporting facilities such as sandwich shops, cafes, restaurants and bars) sufficient to ensure that the centre maintains its vitality and viability during the day, at night and at weekends.

USE 21 Require the district centre to be in a street-based format with a range of small, medium and larger units, anchored by a large convenience store which does not exceed the maximum floorspace standard set out in the applicable Retail Planning Guidelines for Planning Authorities. Large retail units, particularly the large convenience store, must be wrapped with smaller units with entrances onto the street to avoid stretches of blank facades.

USE 22 Require the provision of a local centre comprising retail (up to 1,000 square metres net) and non-retail service floorspace.

USE 23 Encourage the provision of local shops and services in other areas considered suitable for such facilities, where this would not conflict with other policies in this Planning Scheme.

USE 24 Require that Applications for Certification involving significant retail development be accompanied by a Retail Impact Assessment.

USE 25 Encourage the provision of cultural (including arts), leisure, entertainment and tourism facilities, particularly in Pigeon House Dock (Zone 4), around the hard landscaped 'Bay Lookout' area (Zone 3) and in the district centre (Zone 1). Proposals for Zone 4 should contribute to the creation of a cultural attraction focused on the historic assets around Pigeon House Dock, including finding an appropriate new use for the former Pigeon House Power Station.

USE 26 Commit to working with service providers and voluntary and community groups to ensure that community facilities and community gain facilities are provided with the appropriate services.

USE 27 Require that developers reserve land for schools, as shown in figure 5.3.

USE 28 Require the provision of other community facilities directly, in association with site development, and in the locations identified in paragraph 5.34 and on figure 5.3. This applies to the childcare facilities, the primary health care facility, up to four doctors' and/or dentists' surgeries, the library and the post office.

USE 29 Require the provision of community gain facilities directly, in association with site development, and in the indicative locations identified in paragraph 5.35 and on figure 5.3. This applies to the community childcare facilities, community centre, community youth facilities, heritage centre, biodiversity centre and the cultural/arts facility.

USE 30 Require childcare provision in accordance with Child Care Facilities – Guidelines For Planning Authorities (2001).

USE 31 Require the provision of the following areas of new public open space as set out in paragraph 5.38 and figures 5.4 and 5.5, and in tandem with residential and commercial development.

- Dublin Bay Valley Park
- The Beach Park
- Southshore Green
- Pigeon House Dock Park

USE 32 Facilitate the delivery of sections of the above areas of new public open space where the land required to complete them is in public-sector ownership.

USE 33 Encourage the use of the waterbodies for public recreational and boating uses, including the provision of access to the waterbodies and land-based facilities to support these uses, where appropriate.

USE 34 Require that all new residential developments provide playspaces in accordance with the minimum standards of the Authority's Play Space Guidelines 2007. As a minimum, applicants will be required to deliver the playspaces as shown on figure 5.6.

