

ENVIRONMENTAL AMENITIES AND ARCHITECTURAL HERITAGE

Environment Strategy
Heritage Strategy
Policies

8.1 This section identifies the strategic environmental and heritage measures and policies required to meet the objectives of the Planning Scheme and to ensure that there is a positive relationship between development, the environment and the historic assets.

8.2 This section details improvements to existing open spaces the nature and heritage themed routes along the peninsula. The creation of new public open spaces and community facilities are described in section 5.0.



Environmental enhancements will improve access to the beach

Environment Strategy

Ecology and Biodiversity

8.3 Within the Planning Scheme Area there are few ecologically unique areas or habitats. However, Dublin Bay and the River Liffey are important for nature conservation (see section 2.0). The Master Plan (2008) states that protecting, conserving and sensitively enhancing the natural resources of the city adds significantly to quality of life and that encouraging appropriate access to and interaction with the natural environment should be encouraged.

8.4 Overall the area supports a variety of common flora and fauna typically associated with an urban environment. Dublin Bay hosts large numbers of water birds in the winter months including internationally important numbers of light-bellied Brent geese and other species. The water birds also use some grassland sites within the Planning Scheme area during the winter months. Kestrels and Peregrine falcons have been observed hunting on the peninsula and many of the buildings present may be suitable for roosting bats.

8.5 The Planning Scheme aims to regenerate the peninsula through new sustainable residential and commercial development. This regeneration will be carried out in a manner so as to:

- conserve and enhance the area's existing ecology and biodiversity (including habitats) complementing the existing nature conservation areas, including the Special Protection Area (SPA), proposed Natural Heritage Area (pNHA) and candidate Special Area of Conservation (cSAC) (see figure 2.9).
- create new areas of ecological value and green spaces valued for their social amenity;
- integrate the land and marine environments, creating a peninsula wide network of habitats, within an overall landscape framework;
- ensure there is a balance of flora and fauna in the area, with particular regard to native and alien or invasive species.

8.6 Development should seek to enhance the ecology and biodiversity value of the peninsula. All developers should have regard to the Green City Guidelines (UCD Urban Institute Ireland, 2008) which provides advice for the protection and enhancement of biodiversity in medium to high density urban developments.

8.7 The Sustainability Toolkit (section 10.0 and appendix 5) contains minimum performance requirements for enhancing ecology and biodiversity in development sites, which all Applications for Certification will be required to address. This covers the creation and management of ecological areas, the introduction of appropriate habitats and native species and multiple functions for green spaces.

8.8 Development proposals for sites which border a designated nature conservation area or may accommodate a protected species are to be accompanied by an ecological and habitats assessment.

Environmental Enhancement

8.9 The peninsula-wide landscape framework (see section 3.0 and figure 3.1) will contain a range of open spaces of different sizes and functions linked by walking routes and public realm improvements. The new open spaces shown in the landscape framework are described in section 5.0.

8.10 The landscape framework will be supported by a nature route, which will link environmental destinations or nodes across the peninsula (figure 8.1). The nature route will be a walk along the Dublin Bay, from Strand Road and Sandymount Strand, along the southern shores of the peninsula to the South Bull Wall and the Poolbeg Lighthouse. It is envisaged that this route will connect with the new and neighbouring residential areas and provide opportunities for interpreting and promoting the natural environment.



FIGURE 8.1: INDICATIVE NATURE AND HERITAGE ROUTES

- Nature Route
- Heritage Route

8.11 Existing areas of open space in Planning Scheme area which will be improved, or where the Authority will seek improvement, are:

Sean Moore Park (Zone 6):

The park and playing fields will remain, but it is intended that the park's relationship with surrounding streets and development should be improved through better routes and crossings for pedestrians and cyclists. A connection will be made between Sean Moore Park and Ringsend Park. In addition, it is intended that an appropriately positioned new playspace area will be provided in cooperation with Dublin City Council.



01. Example of Paths through Nature Park (Leicester, UK)

Irishtown Nature Park (Zone 8):

The Nature Park will be retained and enhanced. It is envisaged that its topography will be reprofiled to improve access and connect with Dublin Bay and the Beach Walk. It is proposed to provide nature walks through the park.

The Beach Walk (Zones 8, 9 and 10):

This will be a continuous and accessible public route along the southern shore of the peninsula, connecting Irishtown Nature Park with Shellybanks and the Poolbeg Lighthouse. It is intended that the waterside promenade should be extended through this area, and new lighting and a better surface treatment for cycling and jogging provided.



02. Example of Continuous Public Route along the Beach



FIGURE 8.2: ENVIRONMENTAL ENHANCEMENT

- Soft Open Space
- New Tree
- Beach Park
- Beach Park Promenade

Green Hill (Zone 9):

The Authority will seek to ensure, in conjunction with the landowner, that this residual area of ESB land is environmentally enhanced with grassland and other appropriate vegetation. This enhancement of this area should promote the visual linkage between Pigeon House Dock and the south of the peninsula.

8.12 In addition to the environmental enhancements detailed above, the Authority will seek to ensure, in conjunction with the landowner, that the southern and eastern edges of the former Pitch and Putt Course (Zone 7) are enhanced with soft landscaping and tree planting, so that they presents an attractive frontage to Zone 3 and the north-south link along Shellybanks Road.

Heritage Strategy

Conservation, Restoration, Interpretation and Reuse

8.13 The Planning Scheme aims to conserve and re-use the existing heritage assets on the peninsula, and to link them together by a heritage route which will provide interpretive information. The heritage route will be a more urban route that follows the line of the Great South Wall and connects Pigeon House Dock with the Poolbeg Lighthouse (see figure 8.1).

8.14 The focus will be the conservation of Pigeon House Dock, the refurbishment and re-use of the former Pigeon House Power Station and former Pigeon House Hotel for arts and cultural uses. There is the potential for the location of a Heritage Centre within the peninsula at Shellybanks or at Pigeon House Dock. This could be coupled with the interpretation of sections of the Great South Wall. The intention is to conserve other listed buildings along Pigeon House Road, and integrate the remains of the Pigeon House Fort into a mixed-use cluster with residential, commercial and retail development.

8.15 Short term conservation and temporary use of the former Pigeon House Power Station and Pigeon House Hotel will be encouraged.

8.16 Architectural Heritage Impact Assessments must be carried out where development will take place within, or in

close proximity to, any protected structure. This will particularly affect development to, and in the proximity of, the former Pigeon House Power Station and the Pigeon House Hotel. The input of a conservation architect should be sought and consultation should take place with the Dublin City Conservation Officer and the National Monuments Section (NMS) of the Department of the Environment, Heritage and Local Government. Mitigation measures identified should take due regard to the heritage policies and objectives included in Chapter 10 of the Dublin City Development Plan 2005 – 2011 and in the urban design section of the Master Plan (2008).

8.17 For the purposes of the policies below, the following definitions apply to managing historical assets.

Conservation:

Architectural conservation can generally be considered as the action taken to prevent decay, and to prolong the life of our architectural heritage. The conservation process should be carried out without damaging the structure and without destroying or falsifying historical evidence. Conservation aims at ensuring the long term survival of heritage assets.

Restoration:

Architectural restoration can be taken as the process of returning a structure to a known earlier state, without the introduction of new material. It is intervention made with the deliberate intention of revealing or recovering a known element of heritage value.

Interpretation:

Interpretation of historic sites is part of the process of conservation. It involves the communication of information about, or the explanation of, the nature, importance, and purpose of historical sites.

Re-use:

It is generally recognised that the best method of conservation of a historic building is to keep it in active use. Where a structure is of great rarity or quality, every effort should be made to find a solution which will allow it to be adapted to a new use without unacceptable damage to its character and special interest. Where a change of use is approved, every effort should be made to minimise change to, and loss of, significant fabric and the special interest of the structure should not be compromised.

Archaeological Strategy

8.18 The intention of the archaeological strategy is to maximise opportunities to reveal and interpret archaeological remains, integrating them with new development and landscape. There are two opportunities for this on the peninsula:

- The reinterpretation of the Great South Wall in Zones 4, 10 and 11.
- The remains of the Pigeon House Fort should be integrated into a mixed-use cluster with residential, commercial and retail development. This is a potential location for a small museum explaining the history of the fort and surrounding area.

8.19 Any development in or in the vicinity of the recorded monuments will require the approval of the National Monuments Service of the Department of Environment, Heritage & Local Government.

8.20 Site specific mitigation strategies in the form of Archaeological Management Plans should be formulated in conjunction with the Dublin City Archaeologist, National Museum of Ireland and the National Monuments Section and/or Underwater Unit of the Department of the Environment, Heritage and Local Government. Mitigation will take due regard to the heritage policies and objectives included in Chapter 10 of the Dublin City Development Plan 2005 – 2011 and in the urban design section of the Master Plan (2008) and may include:

- Pre-development archaeological testing where there is an indication that archaeological remains are likely to occur. Evidence from cartographic, historical or photographic sources may point to areas of archaeological significance. Should any archaeological material be uncovered, either preservation in situ or full archaeological excavation may be required.
- Archaeological excavation is the preservation by record of archaeological remains. It would normally be undertaken following the discovery of archaeological material that cannot be preserved by being left in-situ. Archaeological excavation may be required pending the results of pre-development testing. Any archaeological sites identified during the course of advance archaeological investigations, or uncovered during the construction phase of the project should be excavated in full following consultation with the National Monuments Section of the Department of Environment, Heritage and Local Government.

Policies

The Authority will:

ENV 1 Commit to respecting the integrity of designated nature conservation areas. Development proposals are also required to respect the integrity of designated nature conservation areas.

ENV 2 Require development proposals to be accompanied by an ecological and habitats assessment, where the site borders a designated nature conservation area or may accommodate a protected species.

ENV 3 Require that all development proposals maximise the opportunities for ecological and biodiversity enhancement.

ENV 4 Facilitate or seek environmental enhancements in the following locations:

- Sean Moore Park
- Irishtown Nature Park
- The Beach Walk
- Green Hill

ENV 5 Seek to conserve protected structures and monuments in situ, where listed on the Record of Protected Structures and Record of Archaeological Monuments.

ENV 6 Seek to encourage the appropriate conservation, interpretation and re-use of protected structures and monuments, as follows:

- Pigeon House Dock – conservation
- Former Pigeon House Power Station – conservation and reuse
- Pigeon House Hotel – conservation and reuse
- Great South Wall – conservation and interpretation
- Pigeon House Fort – conservation and interpretation

ENV 7 Require an Architectural Heritage Impact Assessment for works undertaken to, or in close proximity to, protected structures.

ENV 8 Require development proposals to respect the setting of protected structures (figure 2.10) by having regard to the special character of the protected structure and any associated structures of heritage value.

ENV 9 Require that proposals for developments within conservation areas (figure 2.10) respect the character of the area, including the setting of protected structures.

ENV 10 Require that within the Zone of Archaeological Interest (figure 2.11), where possible, archaeological material be protected in situ, ensuring that there is only minimal impact on archaeological layers.

ENV 11 Require Archeological Management Plans to be undertaken for any works within Zones of Archaeological Interest (figure 2.11).

ENV 12 Require that where the proposals involve disturbance of the riverbed or quay wall an intertidal and underwater assessment should be carried out by a suitably qualified underwater archaeologist licensed by the Department of Environment, Heritage and Local Government. This should take the form of a detailed desk top study, an intertidal survey of areas exposed at low water and a dive survey of areas that are not exposed at low water. The assessment report should also include a detailed impact assessment and be accompanied by a metal detection survey.

