

# The AIVP Days

Dublin - Ireland  
28 - 30 May 2015

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General Assembly  
and the AIVP Days

## “Working Waterfront”: a City-Port mix in progress

In partnership with:



**PANEL 3: PORT-CITY PROJECTS AND CHALLENGES IN DUBLIN**

Friday, 29 May 2015: 10:30 - 11:30

*Deirdre Scully, Bachelor of Arts, Master of Regional & Urban Planning, Master of Arts (Local Government Management) is currently working as senior planner in Dublin City Council co-ordinating the delivery of the North Lotts and Grand Canal Dock Strategic Development Zone. Previously Deirdre worked on local area plans in Dublin City Council and previously as the Regional Planning Guidelines officer with the Dublin & Mid-East Regional Authorities and lead the preparation and adoption of the current Regional Planning Guidelines for the Greater Dublin Area (2010), and the Retail Strategy for the Greater Dublin Area. Her previous experience includes working on the 2005 Fingal County Development Plan, and a number of years working in development management in Fingal, Drogheda, South Dublin and Louth County Authorities and community planning in Ballymun, Dublin.*



**Deirdre SCULLY**  
Senior Planner  
Dublin City Council  
Dublin, Ireland



**DUBLIN DOCKLANDS : UNE NOUVELLE ZONE DE DEVELOPPEMENT STRATEGIQUE POUR LA VILLE DE DUBLIN**

Le Dublin City Council est désormais la principale autorité pour la régénération d'un secteur clé du vieux port et des anciens quais de Dublin : North Lotts et Grand Canal Dock. Ce secteur clé de plus 66 hectares, précédemment géré par la Dublin Docklands Development Authority, a été un pôle de croissance au coeur de la Ville et continuera de l'être. En établissant une stratégie pour la transformation et le développement du site, le Dublin City Council a adopté un modèle spécifique pour ces terrains situés sur son territoire, celui des « Zones de développement stratégique » : ce statut attribué par le gouvernement reconnaît leur importance économique au niveau national et permet d'accélérer leur aménagement. Plus de 22 hectares de terrains sont inutilisés dans la zone concernée, et ces terrains ont le potentiel pour devenir un quartier pouvant accueillir jusqu'à 2 600 nouveaux logements et entre 300 000 et 366 000 m<sup>2</sup> de commerces.

Ce projet de régénération des anciens Docks est essentiel pour la Ville car il permettra d'établir un lien entre les zones portuaires existantes et le centre historique de Dublin. Il se présente aussi comme un nouveau pôle à part entière au sein de la ville, jouissant d'une réputation grandissante de site attractif pour le secteur des TIC et les services financiers et juridiques. La clé de la réussite de cette opération, que le Dublin City Council entend poursuivre, réside dans l'importance des investissements réalisés dans la sphère publique - création de nouveaux espaces et parcs, réaménagement des rues et consolidation des liens entre la ville et le port.



**DOCKLANDS REGENERATION: DUBLIN CITY COUNCIL'S NEW STRATEGIC DEVELOPMENT ZONE**

Dublin City Council is now the leading authority for the regeneration of a key area of former port and docks in the City, at North Lotts and Grand Canal Dock. This key area of over 66 hectares, formerly managed by the Dublin Docklands Development Authority, has and will continue to be a hub of growth within the heart of the City. In forming a strategy of how this area will grow and progress in the future, the City Council prepared a special statutory plan for the area which provides for fast track planning within its footprint- called a Strategic Development Zone- a designation given by Government, which recognises this area's national importance economically. Over 22 hectares of land remain vacant within the plan area, and these lands have the potential to provide for up to 2,600 new homes and between 300,000-366,000 sq. m. of commercial development.

This regeneration project for the former Docks is critical within the City as it is the link between the existing port lands and the historic core of Dublin. It is also emerging as a new hub within the City in its own right; with a growing reputation as an attractive location for ICT industry as well as financial and legal services. Key to the success of the area, which DCC intends to continue, is the importance of investment in public realm- in making new spaces and parks, in reshaping streets and making the connection between the City and Port stronger.



**DUBLIN DOCKLANDS: UNA NUEVA ZONA DE DESARROLLO ESTRATÉGICO PARA LA AYUNTAMIENTO DE DUBLÍN**

En la actualidad, el Ayuntamiento de Dublin es la principal autoridad en la regeneración de un área fundamental del antiguo puerto y los muelles de la Ciudad, en North Lotts y Grand Canal Dock. Esta área clave de más de 66 hectáreas, administrada antiguamente por la Docklands Development Authority de Dublin, es, y seguirá siendo, un nodo de crecimiento en el corazón de la Ciudad. Al crear una estrategia de cómo va a crecer y progresar esta área en el futuro, el Ayuntamiento prepara un plan estatutario especial para el área que ofrece planificación acelerada de terrenos municipales, denominada Zona de Desarrollo Estratégico, nombre que le da el Gobierno, que reconoce la importancia económica de esta área a nivel nacional. Aún quedan más de 22 hectáreas de terreno vacantes en el área del plan y estos terrenos tienen potencial para ofrecer hasta 2.600 residencias nuevas y entre 300.000 y 366.000 m<sup>2</sup> de comercios.

Este proyecto de regeneración de los antiguos Muelles es esencial dentro de la Ciudad porque es el vínculo entre los terrenos portuarios existentes y el centro histórico de Dublin. También surge como un Nuevo nodo dentro de la Ciudad por derecho propio; con creciente reputación como ubicación atractiva para la industria de las TIC, además de servicios financieros y legales. Aspecto clave para el éxito del área, que DCC pretende continuar, es la importancia de la inversión en el sector público, en la realización de nuevos espacios y parques, en la reformulación de calles y el fortalecimiento de la conexión entre la Ciudad y el Puerto.



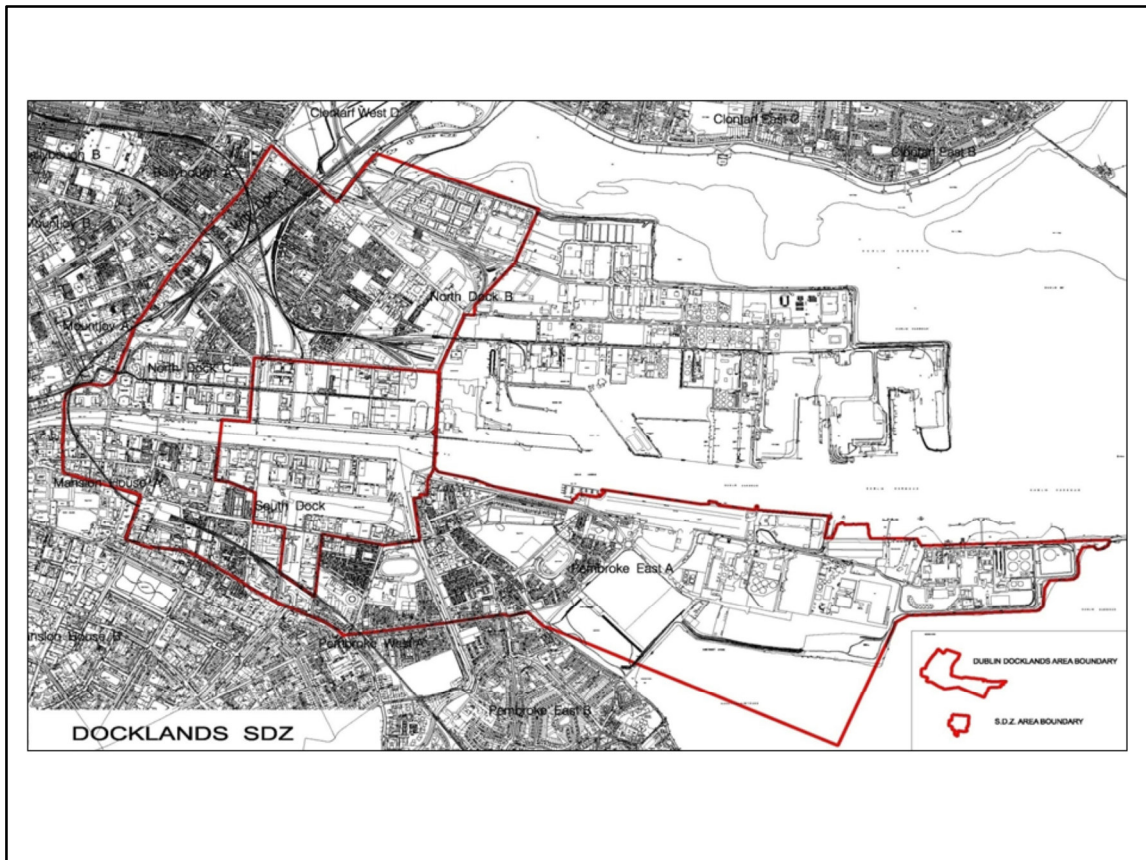
Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

## North Lotts & Grand Canal Dock SDZ

Deirdre Scully – Project Leader

Hi Everyone, my name is Deirdre Scully I am the project leader for the Dublin Docklands Strategic Development Zone. This is an area of the city that was previously occupied by port activity, and is now the subject of the most significant and high profile regeneration project in Dublin city. Today, I am going to give you a brief snapshot into this area, tracing its historical roots and focusing on its future development.

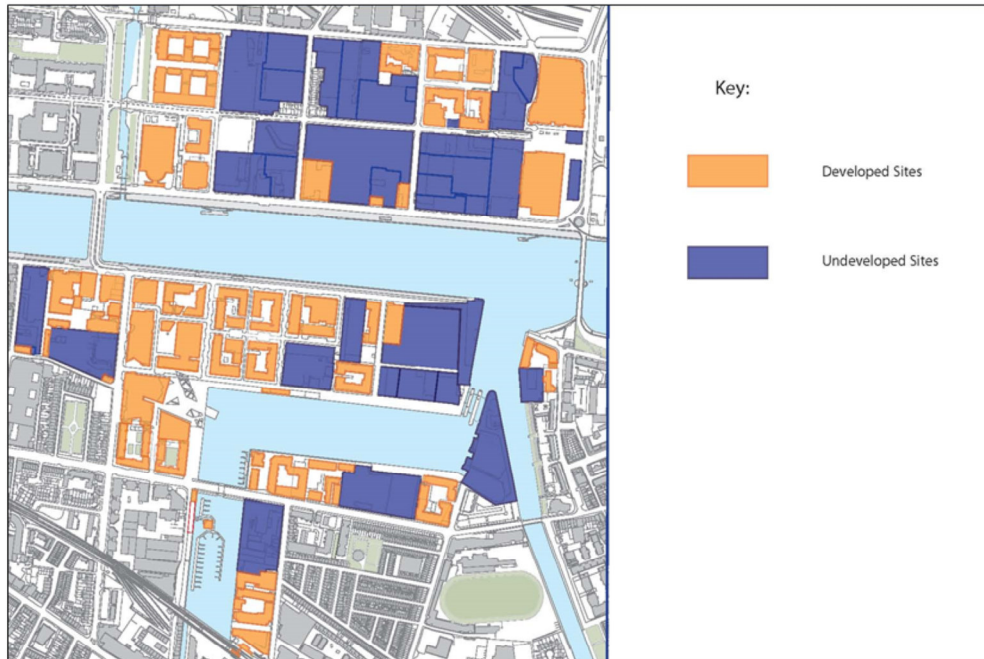




The docklands area was reclaimed between 1717 and 1760, with the area been used for warehousing, grain stores, sawmills and cattle yards, all uses associated with port activity. Shipping activity in this area ceased in the 1990's. This coincided with plans for the regeneration of the docklands area, with the first specific regeneration agency established in 1987. Much has been done since then, with the creation of 40,000 jobs in the area, 620,000 sq. metres of office space and 26,000 new residents in the docklands area.

But there is still much to be done, and last year the area was designated as a Strategic Development Zone (SDZ). The inner-redline area on this map represents the SDZ area, which is 66 hectares (ha) in size.

## Developed & Undeveloped Land



Within this area, there are 22 ha's of land to be developed, as represented by the blue colour coding. Of this, 13 ha's are located on the north-side of the city and 9 ha's are on the south-side of the docklands.

20 Blocks

2,600 Residential Units

305,000 – 366,000 sqm.  
Commercial Development

50 / 50 split

7 new public spaces

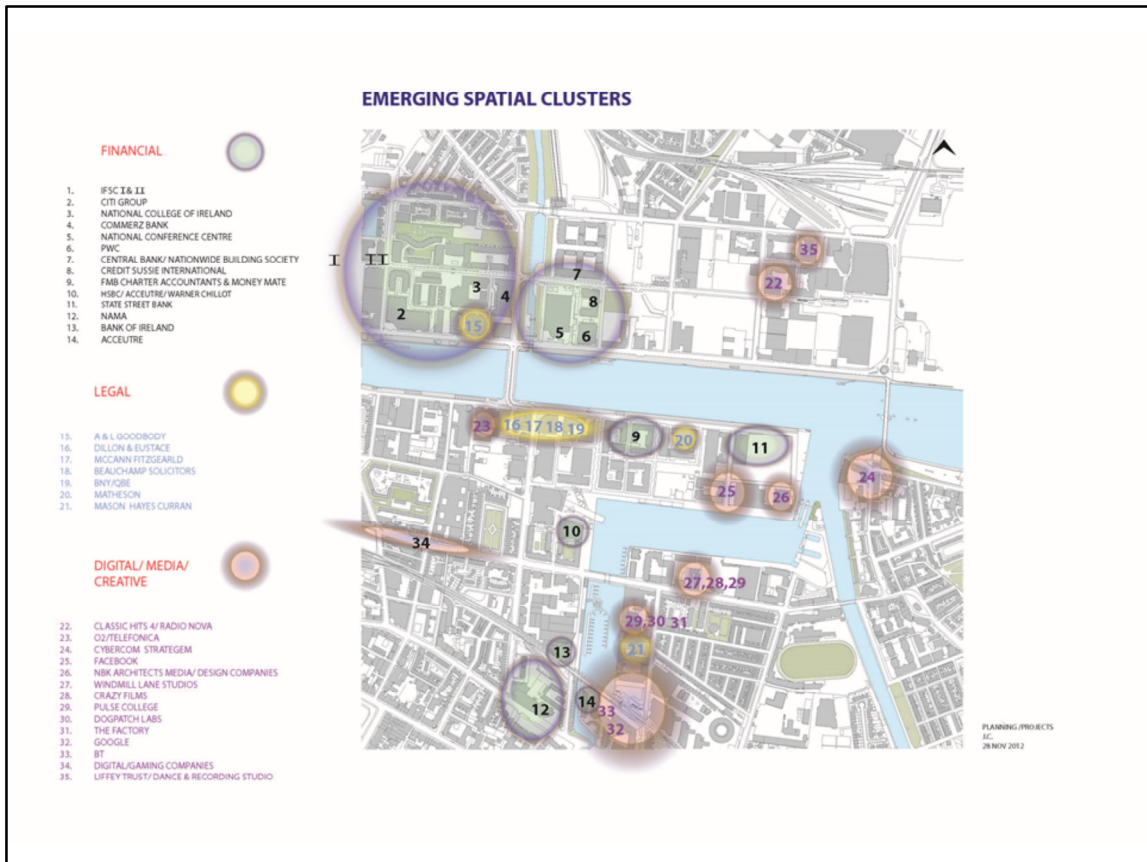
Range of new community  
facilities and parks

2 new Liffey pedestrian bridges

1 new public transport bridge  
over the Dodder



The Strategic Development Zone will provide for 2,600 Residential units, 305,000 – 366,000 sq. m. of Commercial development, 7 new public spaces, a range of new community facilities, 2 new Liffey pedestrian bridges and 1 new public transport bridge over the Dodder. It is anticipated that the entire area will be developed out within the next 7 – 10 years.



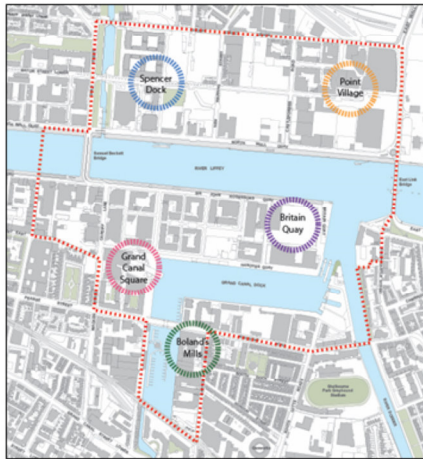
In the docklands area, a series of different economic clusters have emerged, most notably in the digital, financial and legal sectors.



## Main Centres - Five Hubs



Grand Canal Square



Spencer Dock



Boland's Mills



Britain Quay

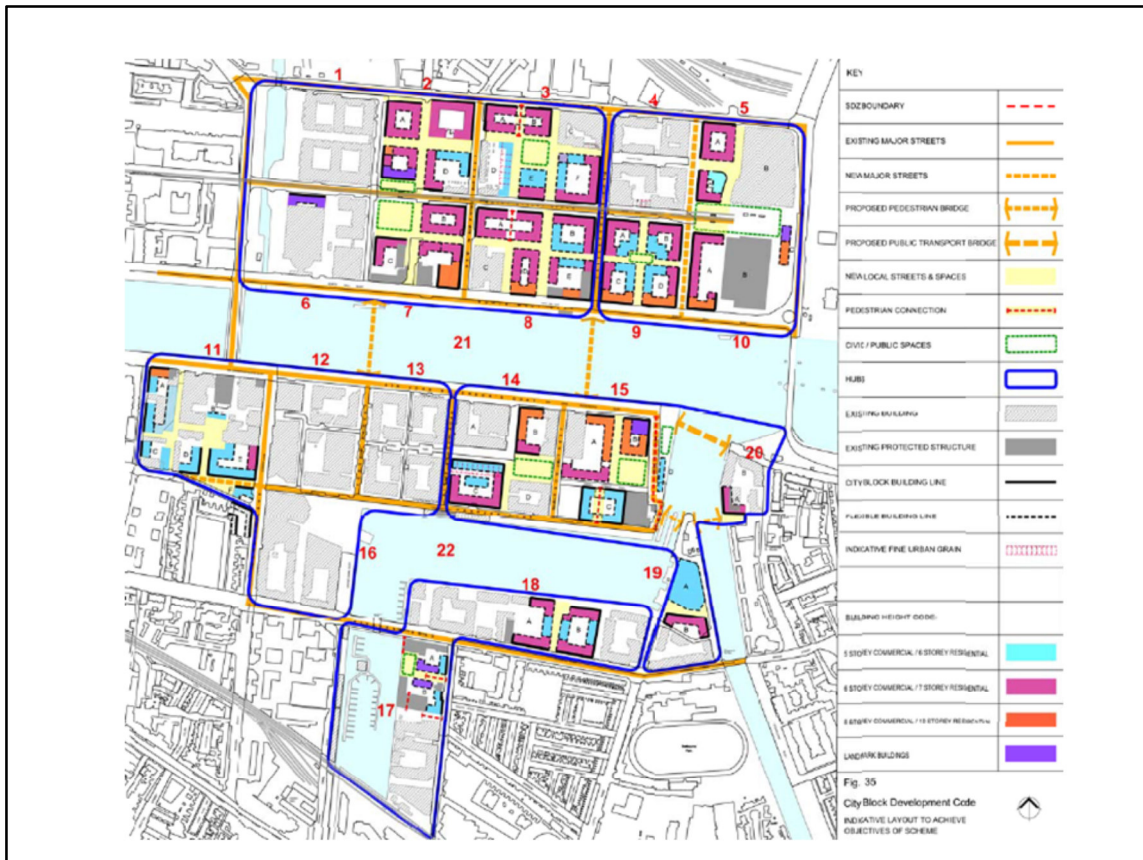


Point Village

6

The SDZ seeks to build on this and provides for 5 hubs, consisting of Spencer Dock, Point Village, Britain Quay, Grand Canal Square and Boland's Mills.





The SDZ is a comprehensive development framework and it outlines exactly what type of development should take place, prescribing the types and ratios of uses, the heights of buildings, as well as indicating where streets and public parks should be provided.

## Boland's Mills



1D2O6660 Photo: © Peter Barrow Photography 27th March 2009 Tel: 045-401070

To date, 5 planning applications have been lodged with regard to the development of the SDZ, collectively providing for approx. 100,000 sq. metres of commercial office space, 4 new public open spaces and approximately 400 residential units.

One such development that is proposed relates to the Bolands Mills site on the southside of the docklands, which will see the demolition of the former flour mill silos ...

## Boland's Mills



... and their replacement with a mixed-use scheme comprising 40,000 sq. metres of office space, 42 residential units, all contained within 3 buildings ranging in the height from 11 – 14 storey's. This will be a real landmark project for the docklands area.



The SDZ is also about drawing from its past, as is exemplified by one of the area's redevelopment projects, which will see the delivery of a new public park.





The centre piece of this park will be a crane, which will contain a children's play facility. Not only will this element be functional, it will act as a landmark, but it will also draw reference to the shipping heritage of the area. This park will be delivered in 2016.



In looking to the future, the SDZ will deliver a new maritime quarter in the city. Plenty of challenges lie ahead, but there is strong momentum and a determined focus to deliver a new urban area that will make a significant contribution to Ireland's economy and the social and physical regeneration of the city. Who knows, but when the next AIVP conference is held in Dublin, I would like to think that the docklands SDZ will be fully complete.

