

DUBLIN DOCKLANDS DEVELOPMENT AUTHORITY

DRAFT MASTERPLAN 2008

SUBMISSIONS

**FROM: Claire O' Regan,
66, Seaview Avenue, East Wall, Dublin 3.
Tel: 087 2817555.
Labour Party Candidate, Local Elections 2009**

I wish to make the following submission on the Draft Dublin Docklands Master Plan 2008 for consideration by the authority before the plan is adopted.

OPEN SPACE

The Draft Masterplan at 6.3.2 recognises the value of open space, playgrounds and sports pitches in creating a healthy community. It is recognised in the environmental report at 4.8.2.5 that there is a deficiency of open space in the north docklands area.

East Wall Community is changing rapidly as a result of planning permissions for high density residential developments in which families are expected to live. If these families are to live healthy lifestyles, they require safe, easy access to parks and to open space for passive and active recreation for all age groups and levels of ability.

East Wall needs more local parks.

The landscape quality of East Wall suffers from the presence of several large derelict sites of various previous land use. Section 2.2.3 of the draft masterplan states that such "brownfield sites in the docklands have excellent potential for local amenity and recreational use".

It is my opinion that, given East Wall's severe deficit in open space and the presence of significant brownfield plots, this presents an opportunity for applying this approach ie rather than residential or mixed use areas, to develop a suitable site as open space. I recommend that the masterplan include a specific policy to identify and develop a site or sites for open space in East Wall including opportunities presented by brownfield sites.

The environmental report states that Fairview Park adjoins the area and is in proximity to the East Wall community. It is my opinion that, while Fairview Park is an important open space and recreation resource for the north inner city, it does not serve a neighbourhood function for the community of East Wall. It is too far removed physically from much of the neighbourhood by a heavily trafficked road and is lacking in passive surveillance for parents to function as a local park which children and young teens might be encouraged to use.

TRANSPORT

East Wall is served by an inadequate bus service. Its senior citizens particularly suffer from this. The bus service that does exist, such as it is, does not travel the length of Church Road, which is the heart of the neighbourhood. This has been explained previously as lack of capacity on Church Road to accommodate a standard size bus. Given the recognised lack of integration of the Sheriff Street and East Wall Communities with the IFSC and emerging Point and North Lotts areas, and given the lack of public transport service to East Wall, I recommend that the Masterplan include a policy for the provision of a shuttle bus service serving North Docklands, bringing existing residents to emerging new facilities and bringing them to more frequently served public transport nodes.

CONCLUSION

The council has adopted the section 25 (DDDA 1995) planning scheme approach to encourage development and improvement of public realm in the Area. The results of this approach are evident. It is my concern that the areas of dockland such as East Wall that are not included in planning schemes are given scant attention and limited funding for their improvement. This is also evident in the public realm. Policy LU23 states that the Authority will “Progress the implementation of the Action Plan for East Wall, jointly undertaken with Dublin City Council, and where specific shortfalls are identified, make proposals to address those shortfalls.” One would assume it had always been the Authority’s and Council’s policy to progress the Action plan, but there is no evidence on the ground of this. In my opinion policy LU23 will only be of value if backed up by an allocation of funding specifically for its implementation. The Masterplan should identify the resources, both financial and human, to implement this.

The Secretary,
Planning Department,
Dublin Docklands Development Authority,
52-55 Sir John Rogersons Quay
Docklands,
Dublin 2

30th August 2008

Dear Sir/Madam,

Enclosed please find my submission on the Dublin Docklands Development Authority Draft Masterplan 2008.

Yours sincerely,

Claire O' Regan