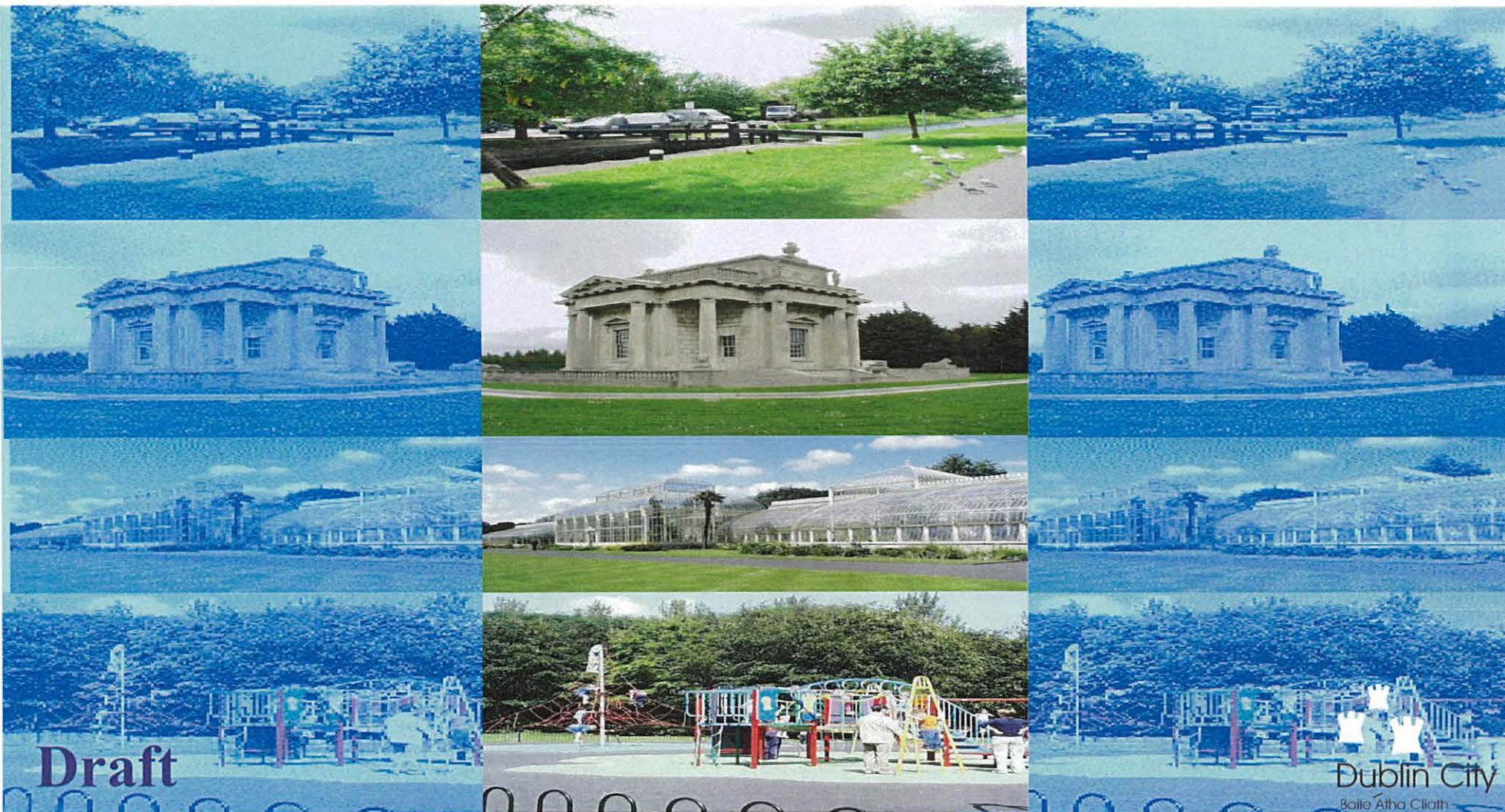


DEVELOPMENT AND OPEN SPACE STRATEGY

Drumcondra 2003



Draft

Dublin City
Baile Átha Cliath

DEVELOPMENT AND OPEN SPACE STRATEGY / Drumcondra 2003

Executive Summary

The study was initiated by the Planning Department of Dublin City Council to examine the institutional lands in the Drumcondra area, with a focus on the conservation of their unique building and open space character in future re-use and development. Elected representatives and residents in Drumcondra supported the study from its inception.

The study involved the identification of institutional lands and public open spaces in the area. Landscape surveys were undertaken on the institutional land sites with the purpose of identifying both the potential areas of redevelopment and the mature natural features which should be retained by way of public open space. In examining public open space, the study looks at their location, amount and function and indicates areas where there is a deficiency in provision, based on best practice standards.

Based on the principles of sustainable use of these lands and an open space strategy, a development brief was produced for each site in order to guide any future development. There are fifteen briefs as part of this strategy.

A 'green strategy' is recommended as the basis of the redevelopment of institutional lands. With appropriate redevelopment, the opportunity exists to create a high quality network of environmentally pleasant pedestrian and/or cycle routes (greenways/greenchains) in order to:

- Provide recreational routes for walkers and joggers;
- Increase the accessibility of both existing and new public parks;
- Create links between pedestrian origins and destinations;
- Retain and incorporate important landscapes and their features in such routes.

Of the 169 hectares of institutional land in the area, some 27 hectares have the potential for residential development with a further 15 hectares identified for other uses.

The institutional lands with potential for redevelopment are Hillside Farm, High Park Convent, Highfield Private Hospital, Maryfield College, Marino Institute for Education, Carmelite Convent, St. Joseph's School for the Visually Impaired, St. Vincent's Psychiatric Hospital and Holy Cross College, Clonliffe.

Greenway linkages are proposed for pedestrians and cyclists with any redevelopment of these estates. In addition, both Albert College Park and Griffith Park should accommodate greenway routes. Philipsburgh Avenue and Richmond Road should be designed green routes by being reduced to one way traffic and implementation of a programme of environmental improvements.

A new linear public park is recommended along the southern bank of the River Tolka on the lands of Clonliffe College. Four other pocket Parks are proposed on lands at Hillside Farm, Marino Institute of Education, St. Joseph's Centre for the Visually Impaired and St. Vincent's Psychiatric Hospital.

A Landscape Plan, based on Conservation principles, is recommended for the lands of, and around, the Casino at Marino.

Forty-three buildings/ structures on the estates should be assessed for inclusion in the Record of Protected Structures. A number of trees are recommended for assessment for Tree Preservation Orders (Appendix 3).

The estates of the Marino Institute of Education, St. Patrick's College, All Hallow's College, the Carmelite Convent, St. Joseph's, St. Vincent's and Holy Cross College, Clonliffe should be designated as Architectural Conservation Areas.

The Tolka River should be designated as a Landscape Conservation Area.



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1. Introduction

- 1.1 The study was initiated as a result of consultation by the Planning Department of Dublin City Council (DCC) with residents groups in the Drumcondra area about the types of development occurring on lands in institutional use. In particular, the residents are concerned about what they consider under provision of public open space in the area and the erosion of the large tracts of relatively open land with the redevelopment of the institutional lands.
- 1.2 The pressure to redevelop these lands exists, as evidenced, for example, by the redevelopment of All Hallows and the Cloisters, both located on Grace Park Road.
- 1.3 The Planning Department embarked on this study to guide future redevelopment, while securing and managing the public open space provision in this part of the City. A multi-disciplined team approach involving officers from the Parks and Landscape Services Division, the Conservation Office, the Drawing Office, Administration, and Planners was used.
- 1.4 The study started by identifying the number of institutional lands and public open spaces in the area. Landscape surveys were undertaken on the institutional land sites with the purpose of identifying both the potential areas of redevelopment and the mature natural features which should be retained by way of public open space. **The main features identified by the landscape surveys are illustrated on an overall map attached to this report 'Landscape Survey'**. In examining the existing public open Spaces, the study looks at their location, amount and function and indicates areas where There is a deficiency in public open space provision, based on best practice standards.

- 1.5 From an examination of best practice on the provision of public open space, both nationally and internationally, an open space strategy for the area was developed. It is recognised that the use of public open space has changed over time. Public open space is used for more than either passive or active recreation, but is integral to the urban environment by providing linkages to and from destinations. As such, the provision of public open space is in the form of both a hierarchy of parks and linear 'green' ways and corridors.
- 1.6 Based on the principles of sustainable use of these lands and an open space strategy (which seeks to achieve the full potential of existing parks and create new open space and amenity elements in a linked network), a development brief was produced for each site in order to guide any future development.
- 1.7 The final part of the study identifies delivery mechanisms, which could be used to implement the strategies, that is, landscape areas, structures and green chains to be retained in the development briefs.
- 1.8 This report sets out the context of the area and the main findings and recommendations from the study. **The Recommendations are illustrated on an overall map attached to this report, 'Development and Open Space Strategy'**.
- 1.9 An important part of any study is to gain confidence in the outcomes. As part of the process, there has been update meetings with the resident groups to discuss various issues and outcomes at different stages of the study. The landowners are recognised as key to the implementation of the outcomes of this study. All were contacted at the start to gain access to the lands and explain the purpose of this work. As a draft document, it is intended to consult further with the landowners. Within the City Council, the document will be presented to the Area Committees for their consideration.



1.10 The main aims of the study are:

To promote a planning framework for the area that builds on its character which is distinguished by the presence of large tracts of high amenity institutional lands.

To prepare detailed guidance for the future redevelopment of institutional lands, incorporating an open space strategy to meet the requirements of future residents of the Drumcondra area.

To provide guidance on the delivery mechanisms to implement redevelopment proposals which accord with the Development Briefs and open space strategy.

To consult with stakeholders (landowners and residents) in the area, the Area Committees, and Strategic Policy Committee in order to adopt an agreed document which will guide future development.

2.0 Area Profile

2.1 **The Study Area.**

Map 1 shows the study area which extends from Botanic Road/ Glasnevin Hill/ Ballymun Road in the west, to Philipsburgh Avenue/ Griffith Avenue/ Malahide Road in the east, with Collins Avenue and extension delineating the northern boundary, and the Royal Canal / Drumcondra Road Lower/ Clonliffe Road/ Fairview Strand delineating the southern boundary. The area covers some 679 hectares or 6.8 square kilometres. The amount of institutional land is some 169 hectares, that is, 25% of the area, while the amount of public open space is some 34 hectares (5% of the area).

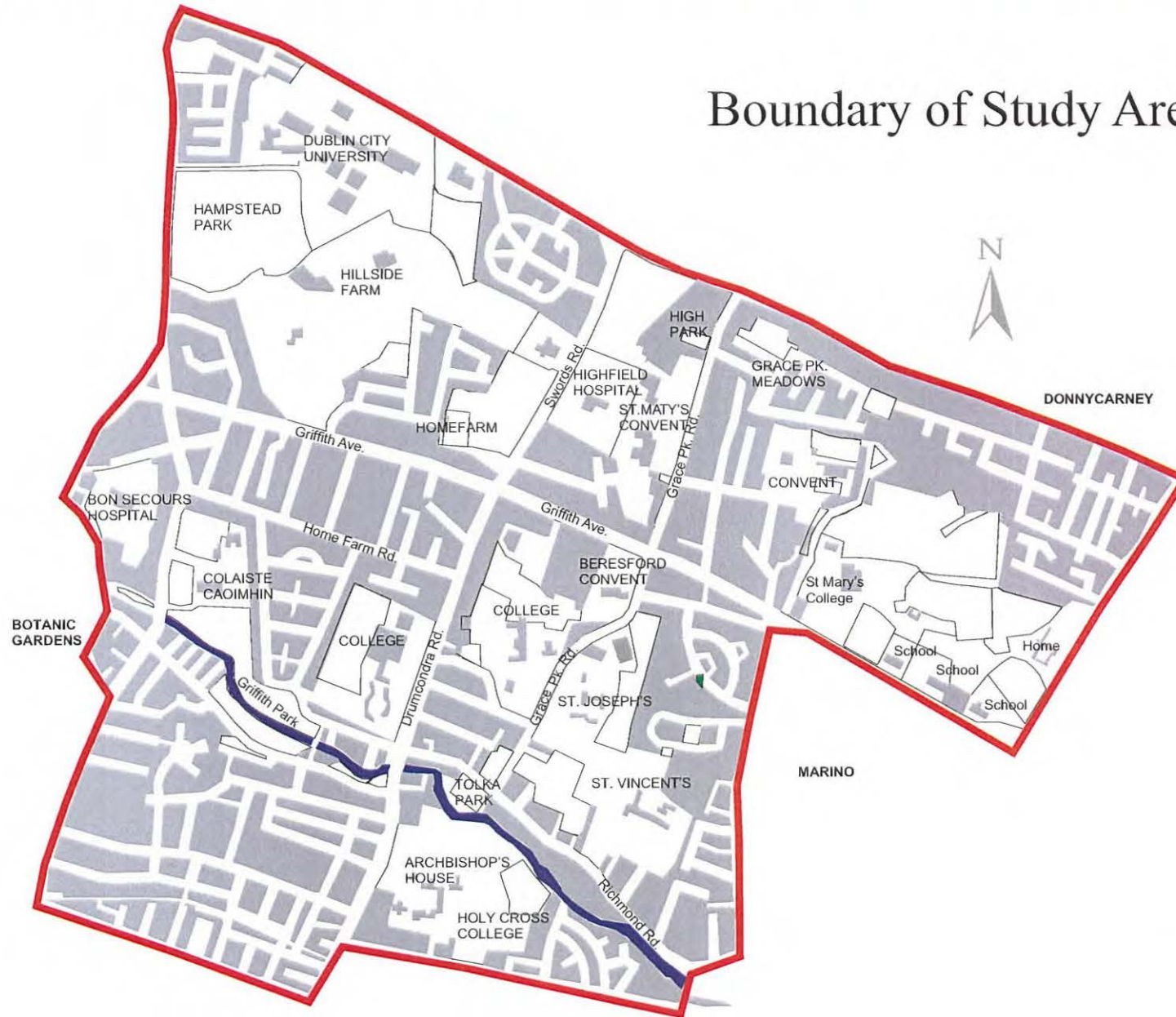
The study area includes Drumcondra, part of Glasnevin on the western boundary, the southern part of Whitehall and the western end of Marino. The overall character is sylvan; that is, good quality residential development, which reflects the development of suburban Dublin, knitted through with extensive open lands, many of which retain their eighteenth century features.

2.2 **Population**

In 2002, the population of the area was 26,602 in eight wards, representing 5.4% of Dublin City's population. Table 1 gives a detailed breakdown of the population by ward and the main changes since 1981. **Diagrams 1 and 2** illustrate by Line Charts the actual change and percentage change in population in each ward, Drumcondra study area, Dublin City and Inner City over this 21-year period. Between 1981 to 1986, all wards experienced a drop in population (-8.9%) similar to the trend in Dublin as a whole, while the Inner City experienced a dramatic fall of -18.6%. In Dublin, the fall in population continued between 1986-1991, although at a decreasing rate (-4.8%). In contrast, Drumcondra experienced a small percentage rise in population, mainly due to the large increase in population in Grace Park ward of 23%. Between 1991-1996, the population began to increase marginally in Dublin with a massive increase in the Inner City of over 13%. In Drumcondra, there was little change with a population of some 25,800. Between 1996-2002, all wards except Drumcondra South C and Grace Park, have experienced an increase in population with an average increase of 3.4% or 838 persons. Two wards, Botanic B and Drumcondra South B, experienced above



Boundary of Study Area



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Map 1

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	1981-1986	1986-1991	1991-1996	1996-2002	1981	1986	1991	1996	2002
	%	%	%	%					
Botanic A	-6.7	2.8	-3.9	4.5	3039	2835	2913	2800	2925
Botanic B	-11.0	-1.5	-2.4	14.8	3421	3044	2997	2925	3357
Botanic C	-13.1	-2.8	2.8	2.0	2471	2147	2086	2144	2187
Drumcondra South A	-10.7	1.8	3.6	4.0	3988	3563	3627	3758	3885
Drumcondra South B	-16.5	-1.5	0.6	8.9	1549	1293	1274	1282	1392
Drumcondra South C	-6.8	-4.9	-4.8	-2.4	4174	3865	3675	3498	3413
Grace Park	-6.1	23.1	2.9	-2.3	5222	4906	6040	6214	6107
Whitehall A	-6.4	-6.5	-1.8	5.9	3652	3420	3199	3143	3336
Drumcondra Total	-8.9	2.9	-0.2	3.4	27516	25073	25811	25764	26602
Dublin City	-7.7	-4.8	0.7	2.7	544833	502749	478389	481886	495101
Inner City	-18.6	-3.3	13.3	20.1	97258	79183	76558	86771	104198

Table 1. Population and Percentage Change by Ward, Drumcondra, Dublin City and Inner City 1981-2002

WARD	AREA (HA)	DENSITY
Botanic A	131	22
Botanic B	49	69
Botanic C	30	73
Drumcondra South A	104	37
Drumcondra South B	34	41
Drumcondra South C	75	46
Grace Park	124	49
Whitehall A	132	25
Total	679	39
Dublin City	11624	43
Inner City	1417*	71

Table 2. Area in Hectares and Density of Persons per Hectare by Ward, Drumcondra, Dublin City and Inner City

*Area excludes North Dock B ward due to large size of 336 ha. and population is 100,600 for density purposes.



Diagram 1

Line Diagrams illustrating Actual Population Change 1981 - 2002

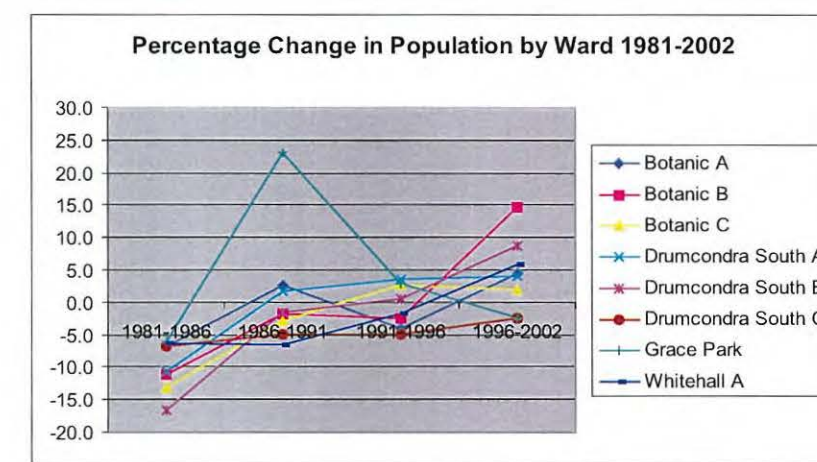
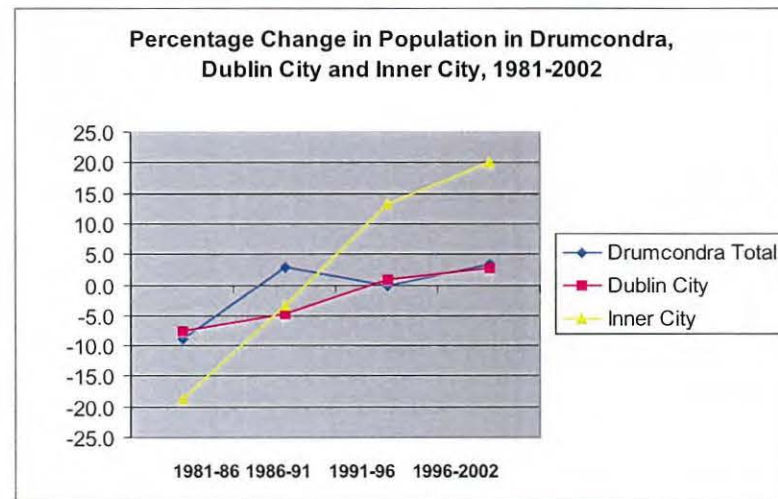
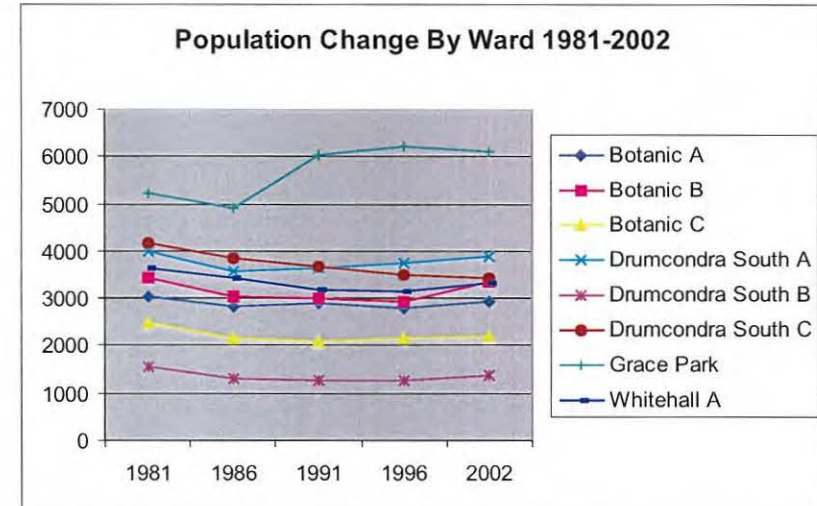
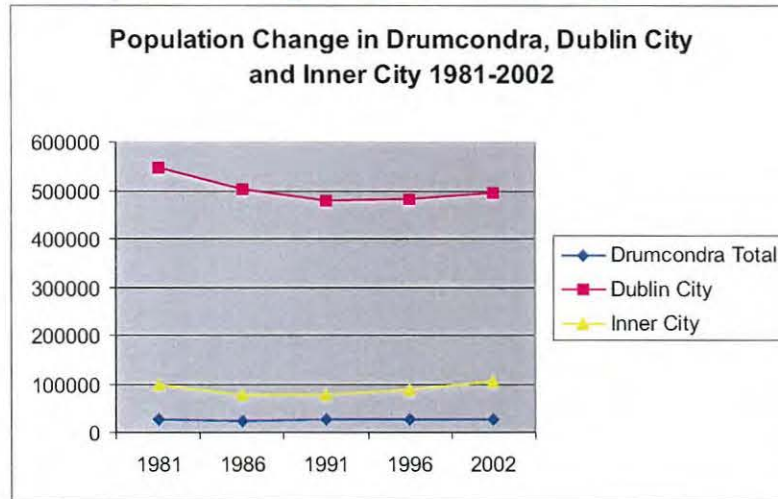


Diagram 2

Line Diagrams illustrating Percentage Change in Population 1981 - 2002



average increases in population of just under 15% and 9% respectively; this trend could be due to their location close to the City Centre. In 2002, Dublin's population was 495,101 which represents a 2.7% increase since 1996, but remains below the 1981 high figure of 544,833. In this latter period, the most spectacular change in population occurred in the Inner City which experienced a growth rate of 20% bringing the population to just over 104,000; about one fifth of the total population of Dublin City. The spectacular increase in the City Centre is due in part to the success of the available Tax Incentives under successive Urban Renewal legislation since 1986. **Map 2** illustrates the percentage change in population between 1996 to 2002.

2.3 **Neighbourhoods**

In "Dublin A City of Possibilities, Economic, Social, and Cultural Strategy (2002-2012)" published by the Dublin City Development Board in 2002, neighbourhoods were proposed as the essential building block of the City. It would be through neighbourhoods that many of the visions in this ten-year strategy would be expressed (page 28). The Dublin City Development Board recognises that neighbourhoods are not only physical urban form but also a sense of place and community. In this report, the study area has been divided into four neighbourhoods for the purpose of illustrating typical characteristics. The four neighbourhoods are **Drumcondra, Glasnevin, Whitehall** and **Marino**. For the most part, these neighbourhoods have a low population density. The two exceptions are in the southern section of Glasnevin (Botanic wards) and the northeastern section of Whitehall (Gracepark ward).



Map 2 - Percentage Change in population by Ward 1996-2002

The southern section of Glasnevin is characterised by Victorian and Edwardian terraces, many of which are designated as residential conservation areas, resulting in a higher population density. The north eastern section of Whitehall contrasts with this part of Glasnevin, where it contains predominately 1940's former public housing built to a high density. New two and three storey public housing has been built around Casino Park. **Figure 1** shows the boundaries of these neighbourhoods and the photographs illustrate some of the physical features of each neighbourhood with a brief description given in the paragraphs below.

- 2.3.1 **Drumcondra** neighbourhood is primarily a residential area with a strong institutional character. The neighbourhood has large demesnes of institutional land, such as, Clonliffe College, St. Joseph's Centre for the Visually Impaired, St. Patrick's and All Hallows Colleges. The area contains high quality terraces with infill housing developments. To the north is the planned boulevard of Griffith Avenue. Drumcondra village is a vibrant mixed service area. The area has a low population density with the potential for growth as it contains the largest concentration of institutional lands. In parts of the area close to the city centre and along Drumcondra Road, more properties are in multiple occupancy.
- 2.3.2 **Glasnevin** is mainly residential containing a number of residential conservation areas, ranging from two storey Edwardian (Lindsay Road) and Victorian (Iona Road) terraces to artisan cottages on Botanic Avenue and affluent housing on Bantry

Road and Valentia Road. The Royal Canal runs along the southern boundary of this neighbourhood and Griffith Park, along the banks of the River Tolka, is central to the area. Glasnevin village provides a strong sense of place to this neighbourhood. The northern section of this area has a low population density due to the presence of the Botanic Gardens and Albert College Park, while a high population density characterises the southern section. There are few opportunities for further development in the southern section of Glasnevin, while, in the northern section, the main opportunity is the land of Hillside Farm.

- 2.3.3 **Whitehall** neighbourhood contains newer residential houses, dating from the 1940's onwards. The neighbourhood contains parts of Hillside Farm, D.C.U., and lands at High Park Convent. The area to the west of Grace Park Road has a low population density with potential for further development. The area to the east, near Malahide Road, which is dominated by 1940's former public housing, has a higher population density with little opportunity for further development.
- 2.3.4 **Marino** neighbourhood consists of terraced and semi-detached housing estates off Philipsburgh Avenue. Along the Tolka River, there is a mix use industrial area. The main institutional lands are Marino Institute of Education off Griffith Avenue and St. Vincent's psychiatric hospital off Richmond Road. One of the most important features in this neighbourhood is the national monument, the Casino (1758-76) built in the form of a Roman Doric temple which is located off Malahide Road and is surrounded by a number of private open spaces. The neighbourhood has a low density of population.

FIGURE 1 - THE FOUR NEIGHBOURHOODS



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2.4 **Transport**

Transport networks and future proposals are an important factor in the development of any area. In line with the principles of sustainable development, higher densities are recommended close to, usually 400 metres, high quality public transport routes. Dublin City Council, through its policies and objectives, is proactive in the improvement of public transport infrastructure. The study area contains three main radial transport routes out of the City, namely Botanic Road/ Ballymun Road on the western boundary, Malahide Road on the eastern boundary and Drumcondra Road/ Swords Road which traverses the area. Two main orbital routes are in the area, namely, Griffith Avenue and Collins Avenue. Both the Malahide Road and Drumcondra Road/ Swords Road are designated Quality Bus Corridors (QBC). At present, a fully operational QBC operates along Malahide Road, while road space and the hours of operation are limited on the QBC route along the Drumcondra Road/ Swords Rd.

2.5 With regard to future proposals, by 2006, all three radial routes are proposed as QBC's. By 2011, on street light rail (LUAS) is proposed along the Drumcondra Road/ Swords Road route as far as the intersection with Collins Avenue; at this juncture, one spur would travel westwards along Collins Avenue Extension to Ballymun and Stilloogue and the other spur travels north-east to Kilbarrack. Drumcondra Station would become a major interchange between the LUAS line and the main rail Maynooth line, which it is intended to electrify to allow a major extension to the present DART system. The existing provision of Public Transport and future proposals are illustrated on **Map 3**.

2.6 With regard to vehicular traffic, the Port Tunnel is under construction and is due for completion in 2004, which should divert much of the heavy goods vehicles from the main roads in the area. Richmond Road is a Category 2 Road Improvement Scheme; Category 2 are road objectives which are expected to be initiated in the period from five to ten years from the adoption of the Development Plan, that is, the period from 2004 to 2009.

2.7 Traffic calming measures, which are intended to discourage through traffic, have been implemented in the area south of Griffith Avenue. Strategic cycleways are proposed along the three main radial routes and along Grace Park Road. Cross cycle routes are proposed on Richmond Road/ Millmount Avenue/ Walsh Road / Home Farm Road, on Griffith Avenue between Malahide Road and Drumcondra Road, and along Collins Avenue. **Map 3A** illustrates the strategic cycle network.





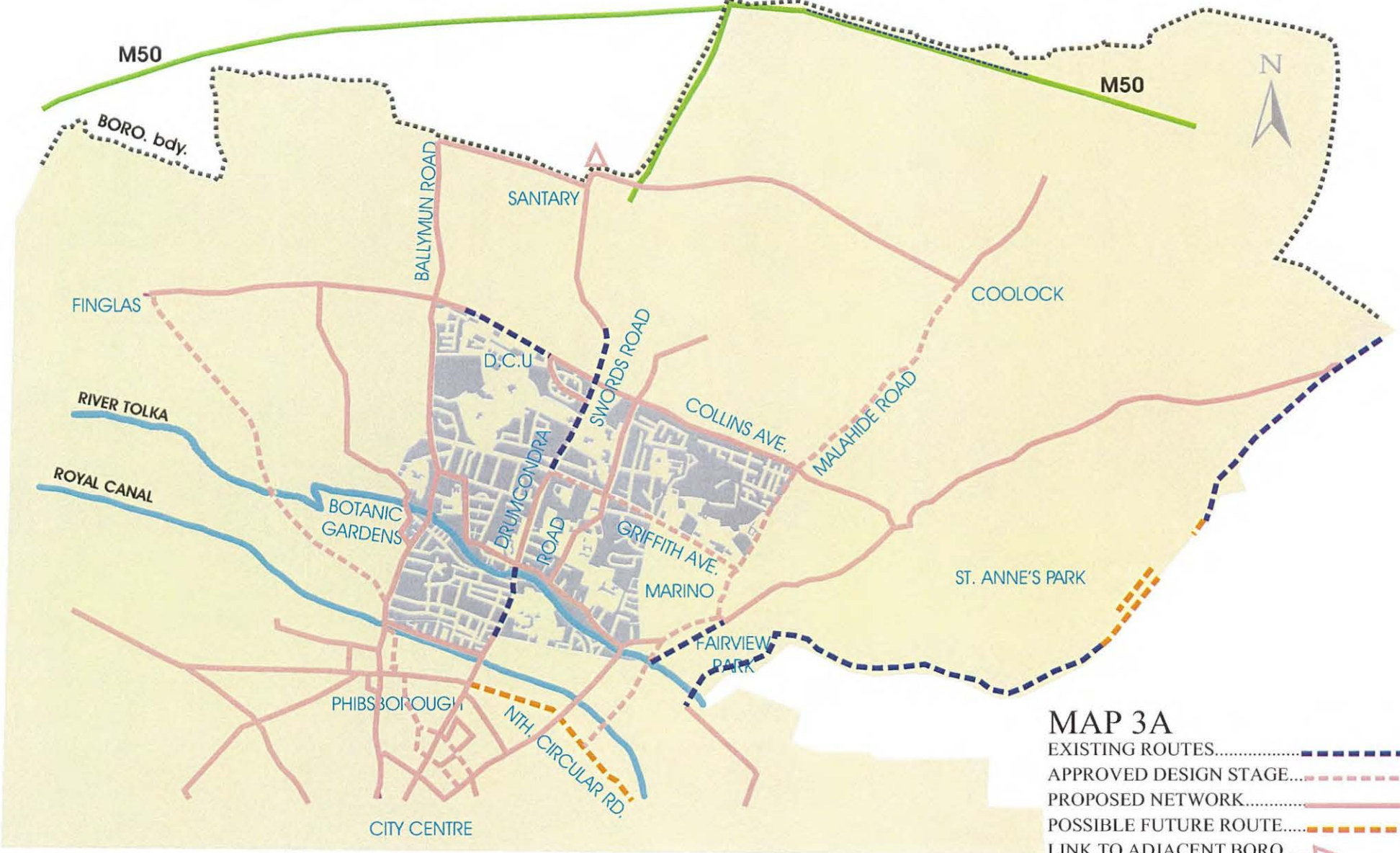
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MAP 3

- Q.B.C.
- PROPOSED Q.B.C.
- PROPOSED LUAS.....
- D.A.R.T.
- BUSES.....
- ARROW RAIL SERVICES...

Source: 'Strategy 2000-2016
A Platform for Change'
Dublin Transport Office. Nov . 2001



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STRATEGIC CYCLE NETWORK

2.8 Drainage Infrastructure

In the northeastern section, there is a 600mm Foul Sewer which crosses the lands at Hillside Farm and outfalls to the N.D.D.S trunk sewer at Griffith Avenue. There is capacity for future development at Hillside farm. Home Farm F.C, High Park Convent, Maryfield College, and the Marino Institute of Education drain directly to the N.D.D.S trunk sewer where there is adequate capacity.

In the northern section of the study area, along Swords Road, from Collins Avenue to Griffith Avenue, there is an existing 300mm foul sewer which is currently overloaded. The sewer would need to be upgraded to at least 450mm in order to facilitate any development of sites fronting this road, namely, Plunkett College, Port Tunnel Lands, Regency Hotel and Highfield Private Hospital.

The foul sewer system along St Mobhi Road is overloaded and in need of extensive remedial works, affecting the Mobhi Road sites (Nos. 12, 13, 14).

In the southern section of the study area, there is a main 750mm foul sewer along Richmond Road. There is severe overloading of this sewer currently which would need to be alleviated in order to facilitate future redevelopment. St. Patrick's College, All Hallows, Carmelite Convent, St. Joseph's, and St. Vincent's drain to this sewer.

Clonliffe College is served by a combined sewer (450mm) and a 960mm by 610mm culvert along Clonliffe Road which ultimately drains to the City Interceptor Sewer along the north quays. The City Interceptor Sewer is overloaded.

The River Tolka is the second largest river, after the River Liffey, to enter Dublin in terms of its length and catchment area. The Tolka provides a storm water channel along this part of the City with a number of tributaries running into it from the north. The River has a history of flooding with a recent severe flood in November 2002.

The Greater Dublin Drainage Study, which commenced in June 2001, is designed to Make recommendations on storm water and wastewater infrastructure requirements for the Greater Dublin Area to 2031. In early 2002, the remit was extended at the request of the Office of Public Works to include a detailed study of the River Tolka due for completion in May 2003. In the preliminary report on the flooding, published in November 2002, maximum flood levels varied from 10.5 metres Mallin Head Datum (MND) at Glasnevin embankment in the west falling to 6.5 metres MHD around Richmond Road as the River travelled east towards the sea. The floodplain extends upto 190 metres in parts of the river course in this area. For examples, north of Tolka Park F.C, Richmond Road, and the Industrial area at the eastern end of Richmond Road. The report makes interim recommendations to reduce the risk of flooding. A number of extensive walls and embankments are proposed along the course of the river.

Clonliffe College is the only institutional land parcel directly affected by the flooding where the flood plain extends from 35 to 70 metres into the land along the southern bank of the river. The floodwaters from Clonliffe affected the flood levels to the adjacent apartments and roads to the east. The report recommends a new earth embankment along the western boundary of these apartments, raising the riverside wall adjacent to Distillery Weir and realigning and raising the Distillery Road Bridge. Finally, the report recommends further investigation into dredging the river along this stretch between Glasnevin and Distillery Road Bridge. Dredging usually comes with a high environmental/ecological cost with disturbance of the flora and fauna, increased pollutants and poor water quality. The effect of future development on storm water flows and the River Tolka are not addressed in this flooding report.



There are, however, policies for storm water control in all new developments whereby no additional storm water discharge, above the current 'greenfield' level is allowed into the River Tolka. Sustainable drainage systems are encouraged in any new development with higher standards of drainage infrastructure to reduce infiltration. Such policies would apply to any redevelopment proposals of the institutional lands in the study area.



3.2 **Hierarchy of Open Spaces.**

Since the early 1900's, the traditional method of planning the provision of open spaces involved both the adoption of a standard and a hierarchy of open spaces. One of the first standards was in 1925 when the National Playing Fields Association (GB) proposed 7 acres (2.8 Ha) per 1,000 population, while the Abercrombie Plan for Greater London in 1944 proposed 4 acres (1.62 Ha) per 1,000 population. It should be noted that open space included both private and public open space.

Also, Abercrombie proposed a 'Park System' which was a network of recreational open space flowing out from the centre of the City so that *"it becomes possible for the town dweller to get from doorstep to open country through an easy flow of open space from garden to park, from park to parkway, from parkway to green wedge and from green wedge to Green Belt"*. The Greater London Development Plan of 1976 did not support Abercrombie's proposals, but opted for an open space hierarchy based on an extensive survey of users undertaken by the London County Council in 1964. Table 3 lists the hierarchy.

3. **Green Space Strategy**

3.1 **Historical Context**

Historically, the creation of parks as a democratic social need began in the early 1800s, mainly due to the unhealthy sanitary conditions in urban areas. Fredrick Law Olmsted (1822-1903), who designed Central Park in New York, was probably the first to put forward the idea of planning recreational links between a city's public open spaces. Olmsted, in recommending sites for new parks in Boston, came forward with the famous Emerald Necklace Plan for linking Boston's main open spaces into a parkway or 'green chain'.

	Size	Distance from Home	
Metropolitan Parks	60 ha	3.2 km	(150 acres/2 miles)
District Parks	20 ha	1.2 km	(50 acres/.75 miles)
Local Parks	2 ha	0.4 km	(5 acres/.25 miles)
Small Local Parks	<2 ha	<0.4 km	(<5 acres/<.25miles)

Table 3 Open Space Hierarchy GLDP 1976

3.3 The standard quoted in the Dublin City Development Plan for public open space is a minimum of 10% of site area and 20% of site area on institutional lands, that is, lands zoned Z12 and Z15. Dublin has inherited a hierarchy of open spaces ranging from the 17th Century deer park of Phoenix Park, through to Georgian Squares and river valley parks, such as, Griffith Park in the study area.

3.4 **Holistic Approach**

There has been a shift in emphasis from standards and hierarchies of open space to a more holistic strategy which emphasises the structural role of open space in the urban environment recognising various webs of open space from parks, valleys, and ecological corridors. In 1991, a report¹ to the London Planning Advisory Committee (LPAC) proposed six theoretical alternatives for the provision of open space, as illustrated in **Fig. 2**. Each option becomes more complex in pattern, in particular, option F shows a web of interconnected open space, using pedestrian streets, countryside walks, signposted civic walks, and malls in shopping centres and business parks to create links between urban squares, public parks and riverside². In his report to LPAC, Turner recognised that the creation of new parks in built up areas would require compulsory purchase and land clearance, often unpopular. The aim of a green strategy is to use lines of opportunity. Turner proposed a green strategy for London which is a plan of a series of overlapping webs, rather than one single web. Visually, the strategy is layers of different maps overlaid on each other representing various 'green' space, such as, an ecological network for both wildlife and fauna (e.g. railway embankments), cyclist network, pedestrian network, bridle network. The series of overlapping webs constitute a 'green strategy' with green used to mean environmentally pleasant rather than well vegetated.

A green strategy rather than focusing only on the quantity and distribution of open space is placing the emphasis on the quality of open space and its structural role, that is, as part of the morphology of the urban environment. A similar strategy should be applied to Dublin where the same issues of sustainability and land values apply.

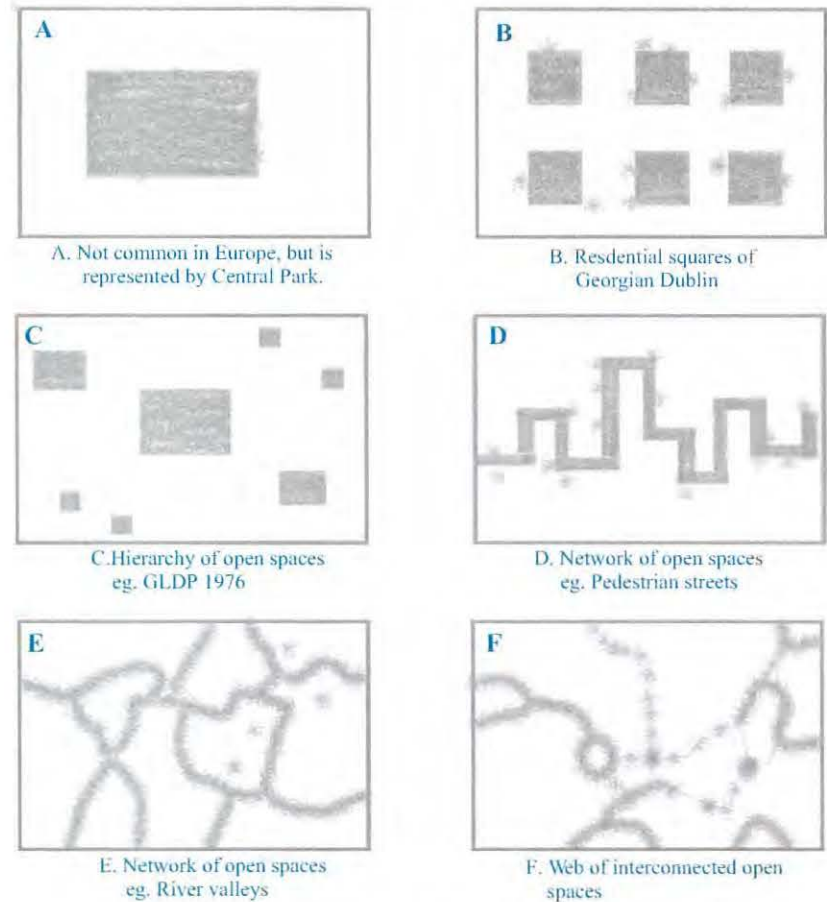


Fig.2 Models of Provision of Open Space

1. Turner, Tom, 'Towards a Green Strategy for London, Strategic Open Space and Green Chains', London Planning Advisory Committee May 1991
 2. Turner, T., Landscape Planning, Hutchinson Education, London 1987.



3.5 Historically, it is recognised that there is a link between open space and quality of life; this is a proven link with regard to health. Studies in Germany show the empirical link between a green environment and offsetting pollution. In the 1990's, open space was recognised for its economic value as a way of attracting investment and instigating urban renewal. Currently, by recognising that most journeys are from homes to offices, shops, schools, bus stops and stations and planning such routes through environmentally pleasant space, then 'green commuting' could become a popular alternative to mechanised transport.

3.6 This report is recommending a 'green strategy' as a basis for the redevelopment of institutional lands. The aim of the strategy is to create an environmentally pleasant network of pedestrian/cycle routes (greenways) in order to:

- provide recreational routes for walkers and joggers,
- to increase the accessibility of both existing and new public parks,
- to create links between pedestrian origins and destinations, for journeys to work, to schools, to the shops, to public transport.

In the study area, the greenway linkages should incorporate the identified institutional lands, landmark structures (e.g. monuments and churches), the River Tolka and other historical stream routes, the existing parks and any proposed new ones, the Royal Canal, footpaths and roadways, and shopping areas.

4.0 Public Open Space in the Drumcondra Area.

4.1 **Amount and Location**

There are some 34.23 hectares of public open space in the area offering various facilities which are listed in Appendix 1 Table.A. Of these public spaces, the most significant are Albert College Park (c.16 Ha) and Griffith Park. Albert College Park, a district park, provides a range of active and passive facilities for an area within a distance of 800 metres. Griffith Park (c.7.5 Ha), which would be classified as a neighbourhood park, provides mainly a passive recreation facility for an area within a distance of 400 metres.

4.2 As shown in **Map 4**, the main parks are located to the west of Drumcondra Road/Swords Road and serve the wards of Whitehall A, Drumcondra South C, Botanic B and Botanic A where the Botanic Gardens (c.20 Ha) are located. In this area, Botanic C ward, between St. Alphonsus Road and the Royal Canal, is not served by these parks; the nearest open space is a greenway along the banks of the Royal Canal; (c.2 Ha). The area to the east of Drumcondra Road, consisting of the wards of Drumcondra South A and B, Whitehall D and Gracepark, is remote from the existing public parks. However, the area in the south east of the study area, around the lower end of Philipsburgh Avenue, is accessible to Fairview Park (c.20 Ha).



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MAP 4

NUMBERS 1-8 INDICATE PRIVATE OPEN SPACE

PUBLIC OPEN SPACE

- A. ALBERT COLLEGE PARK
- B. GRIFFITH PARK
- C. ROYAL CANAL
- D. GRIFFITH AVENUE
- E. ST. MOBHI ROAD
- F. COURTLANDS
- G. GRACEPARK HEIGHTS
- H. CLONTURK PARK
- I. GREENE PARK

PRIVATE OPEN SPACES

- 1. HOME FARM F.C.
- 2. ST. VINCENT'S G.A.A.,
- 3. THE CASINO AT MARINO
- 4. ARD SCOIL RIS SPORTS GROUND
- 5. TOLKA PARK
- 6. IERNE
- 7. STELLA MARIS F.C.
- 8. WITHWORTH RD, TENNIS GROUND



4.3 For the whole area, the average amount of public open space per thousand persons is 1.28 hectares (3.16 acres) or 1 hectare per 777 persons. In the area to the west of Drumcondra Road, the average amount of public open space per thousand persons is 1.9 hectares (4.63 acres) or 1 hectare per 534 persons. Obviously, these figures would increase if public open spaces were included which are outside the study area but accessible, such as, the Botanic Gardens and Fairview Park (Appendix 1 Table. B). For example, by including the Botanic Gardens in the area to the west of Drumcondra Road, the average amount of public open space in this area would rise to 3.2 hectares (7.9 acres) per thousand population or 1 hectare per 314 persons. Taking both Botanic Gardens and Fairview Park into account, the average amount of open space for the study area would be 2.9 ha per thousand persons (1 ha/ 358 persons). In the area of Dublin City Council, excluding the Phoenix Park (a national park under the care of Duchas), the average amount of public open space per thousand population is 2.11 ha (5.2 acres) or 1 hectare per 474 people³

4.4 There are a number of private open spaces which are listed in Appendix 1, Table C. The amount of Private Open Space is some 18.5 hectares and all are designated with the landuse objective Z9 in the 1999 Dublin City Development Plan, where it is the policy of Dublin City:

"to preserve, provide and improve recreational amenity and open space".

For the most part, these private open spaces provide for formal recreational activities, such as, soccer and GAA field sports, tennis and bowls. The private open space area around the Casino Marino is mainly passive to provide a setting for this national monument. If private open spaces are counted in the amount of open space in the area, the total is just below 53 hectares, which translates into 1.98 ha per thousand persons or 1 ha per 503 persons.

4.5 **Albert College Park**, as a district park, has the widest range of facilities and is used both informally (sitting, walking and general relaxation) and formally for organised games, such as, tennis, basketball, soccer, football and athletics. As with many of the large public parks in the City, there is a children's playground. The main entrance to this park is from Hampstead Avenue in the south where there is a car park and it has linkages through to the campus of Dublin City University (DCU) to the north. Although within the 800 metres distance range of this park, the housing estates to the east, such as, Walnut Rise /Park /Lawn /Avenue /Court and Iveragh Road area, are cut off due to the lack of accessible linkages. The Walnut area has a small local open space with a playground and tennis court. The area around Iveragh Road would find Ellenfield Park to the north more accessible within a 400 - 500 metres distance. **Griffith Park** offers informal/passive recreation in its setting around the River Tolka and there is a children's playground. This park is more accessible to the housing estates around it, as it has openings onto the main roads to the north and south.

³Total area of public parks is 1,044 ha, source: Park Listing and Guide to Facilities (last page), Dublin City Parks' Dublin Corporation, 1999. Population is 495,101: Source: Census of Population, CSO, Dublin, 2002.



4.6 Open Space Standards.

The standards quoted in the Dublin City Development Plan for public open space is a minimum of 10% of site area and 20% on institutional lands, that is, lands zoned Z12 and Z15. Looking at other Local Authorities and Countries, there is a range of standards used to measure the adequate provision of open space which are listed in Appendix 1 Table D. The standards range from under 1 hectare to 6 hectares per thousand persons. The most common standard is 2 ha per thousand persons (1-ha/500 persons) as contained in the Dublin County Development Plans, 1972, 1983 and 1992. Fingal County Council in their Development Plan 1999, adopts a standard of 2.5 ha per thousand persons (1-ha/400 persons). A space standard is combined usually with 'distance from dwelling' emphasising the type of use; whether for frequent or occasional use. It should be noted, however, that in the Dublin Counties, the open space standard is recommended in the context of neighbourhood planning for 10,000 population, as there are large tracts of green field sites in these outer areas which are designated for new communities. Dublin City, in contrast, consists of built up areas and areas designated for high density development, that is, Docklands, Pelletstown and the Northern Fringe.

4.7 Hierarchies of open space are used in most British Local Authorities as guidelines. In London, the London Planning Advisory Council (LPAC), which sets out guidelines for all the London Boroughs, published their recommended hierarchy in 1994 (listed in Appendix 1, Table E). Within the hierarchy, a priority for provision is an open space of two to four hectares in size within 400 metres of peoples' homes. It should be noted, however, that most London Borough's fail to meet these standards, as, similar to Dublin City, they are dealing with built up areas.

For examples, the London Borough of Newham, located in east London, has 1 ha of open space per 1,017 persons and has set a target provision of 1 ha per 617 head of population, that is, 1.62 ha/ thousand⁴. The ratio for Islington in north London is 1 ha per 1,990 and Kensington and Chelsea in west London is 1 ha per 3,867.⁵

4.8 Application of Open Space Standards to Drumcondra.

To take the most commonly used standard of 2 ha/1,000 (1 hectare / 500 persons), there is a shortfall in the amount of public open space in the area, with a marked difference between areas to the west and east of Drumcondra Road. An additional area of a small local park of 2 ha would make up the shortfall in the area to the west. In contrast, the area to the east of Drumcondra Road could require a further 18 hectares of public open space. Taking accessible distances from homes of 400 metres in the case of a neighbourhood park and 800 metres in the case of a district park, **Map 5** illustrates the areas which are inaccessible to public open space. Again, it shows quite clearly the distinction between the western and eastern areas.

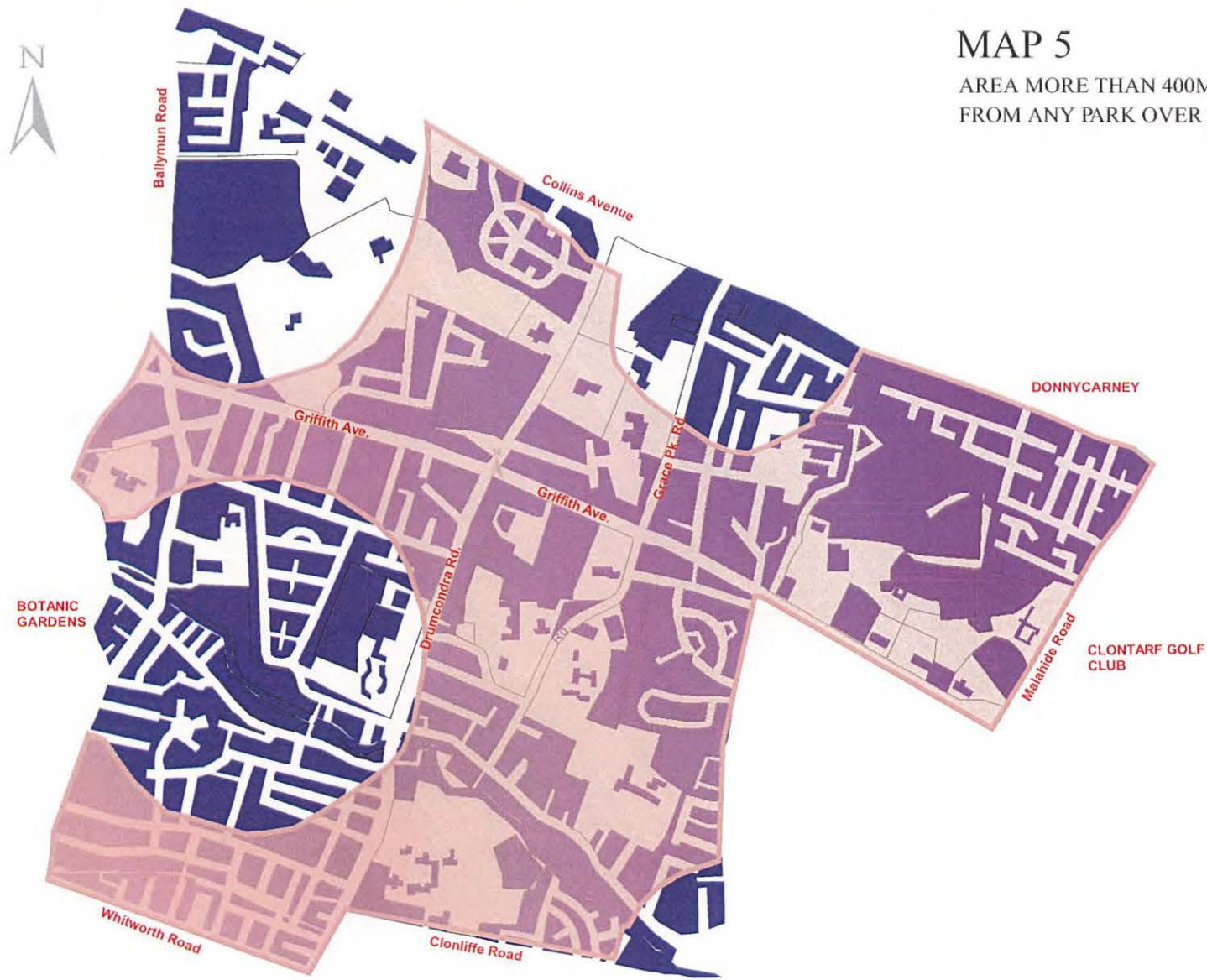
⁴'Unitary Development Plan' London Borough Of Newham, 1997, pg.380

⁵'Unitary Development Plan', Royal Borough of Kensington and Chelsea, 1995, pg. 198



MAP 5

AREA MORE THAN 400M FROM ANY PARK OVER 2Ha.....



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5.0 Institutional Lands

5.1 Amount and Location

Twenty- two sites have been identified in the study area amounting to approximately 169 hectares, some 25% of the land area. **Map 6** lists the sites and shows their location with the attached **Aerial Photographs**.

5.2 The south western area, to the west of Drumcondra Road and to the south of Griffith Avenue, has five institutional land sites totaling 22 hectares (Nos. 12, 13, 14, 15 and 16) of which, except for Corpus Christi Church, are in educational use. St. Patrick's College is the largest site in a mature landscape.

5.3 The northwestern area, to the west of Drumcondra Road and to the north of Griffith Avenue, contains five sites totaling 63 hectares (Nos. 1, 2, 3, 4 and 5). Two large institutions dominate this area, namely Dublin City University, Swords Road (No. 1) and Hillside Farm, off Hampstead Avenue (No. 2). Hillside Farm is an amalgamation of uses, providing family residences, retirement home, medical consultants and private hospital. Much of the land at Hillside Farm is open and contains a very mature landscape. Home Farm Football Club (no. 3) is zoned Z9 where it is the policy of the Council *'to preserve, provide and improve recreational amenities and open space.'*

5.4 In the north central section of the study area, between Swords Road and Grace Park Road and to the north of Griffith Avenue, four of the sites (Nos. 6, 7,8 and 9) on some 13.6 hectares, have the land use objective or 'zoned' Z1 where it is the policy of Dublin City Council:

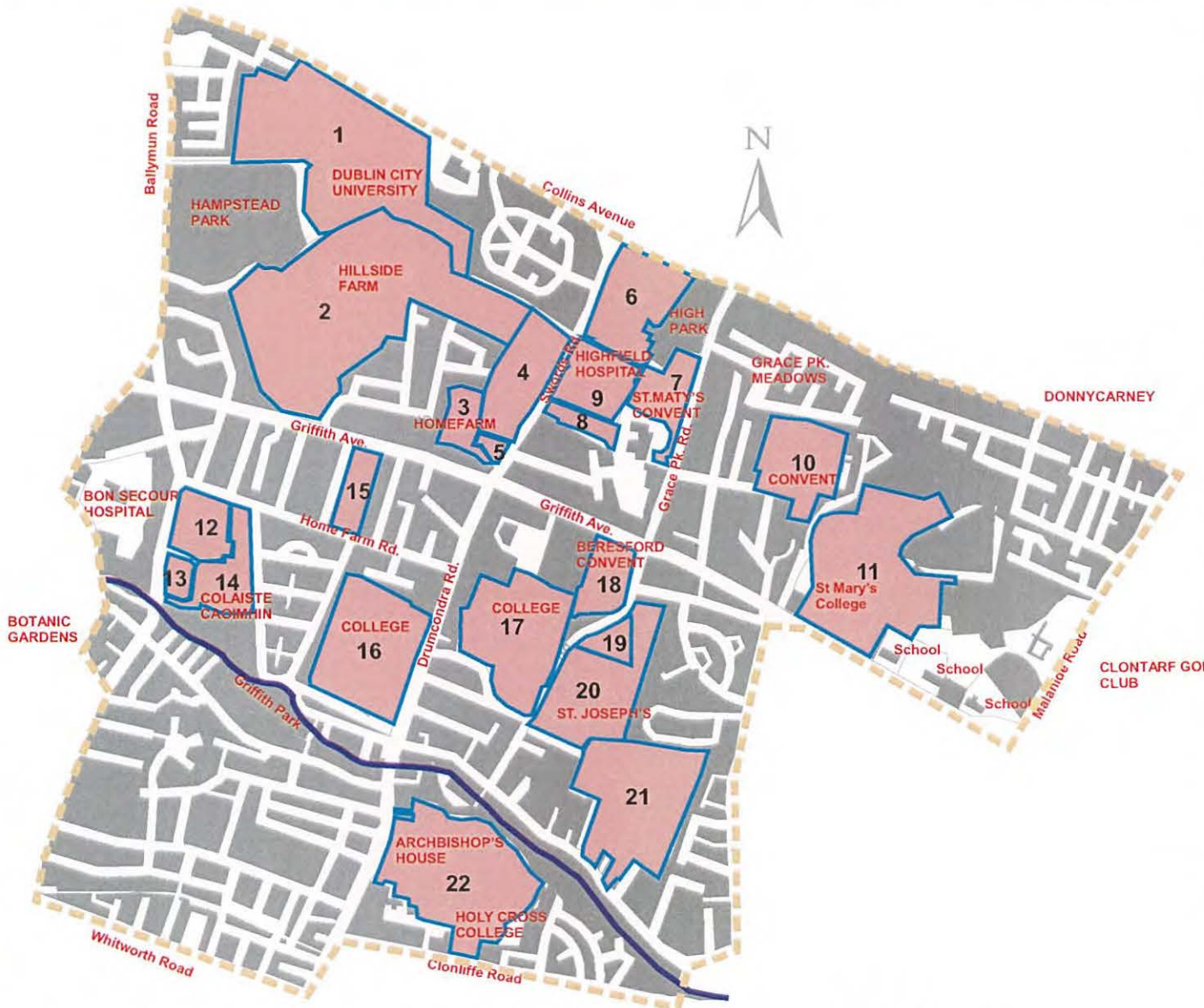
"to protect, provide and improve residential amenities".⁶

For the purposes of this study, this zoning means the requirements for open space provision is 10% with development. The current uses are nursing homes (Nos. 7 and 9), hotel (No. 8) and construction site for the Port Tunnel (No.6).

⁶ 'Dublin City Development Plan', 1999. Dublin Corporation 1999. pg. 106.

MAP 6

1. DUBLIN CITY UNIVERSITY LANDS
2. HILL FARM
3. HOME FARM FOOTBALL CLUB
4. PLUNKETT COLLEGE
5. WHITEHALL HOUSE SCHOOL
6. PORT TUNNEL LANDS
7. HIGH PARK CONVENT
8. REGENCY HOTEL
9. HIGHFIELD PRIVATE HOSPITAL
10. MARYFIELD COLLEGE
11. MARINO INSTITUTE OF EDUCATION
12. NA FIANNA SPORTS GROUND
13. SOCCER GROUNDS
14. SCOIL CHAITHRION/SCOIL MOBHI COLAISTE CAOIMIN
15. CORPUS CHRISTI CHURCH
16. ST. PATRICK'S COLLEGE
17. ALL HALLOWS COLLEGE
18. CARMELITE CONVENT
19. POBAL SCOILE ROSMINI
20. ST. JOSEPH'S SCHOOL
21. ST. VINCENT'S PSYCHIATRIC HOSPITAL
22. HOLY CROSS COLLEGE CLONLIFFE

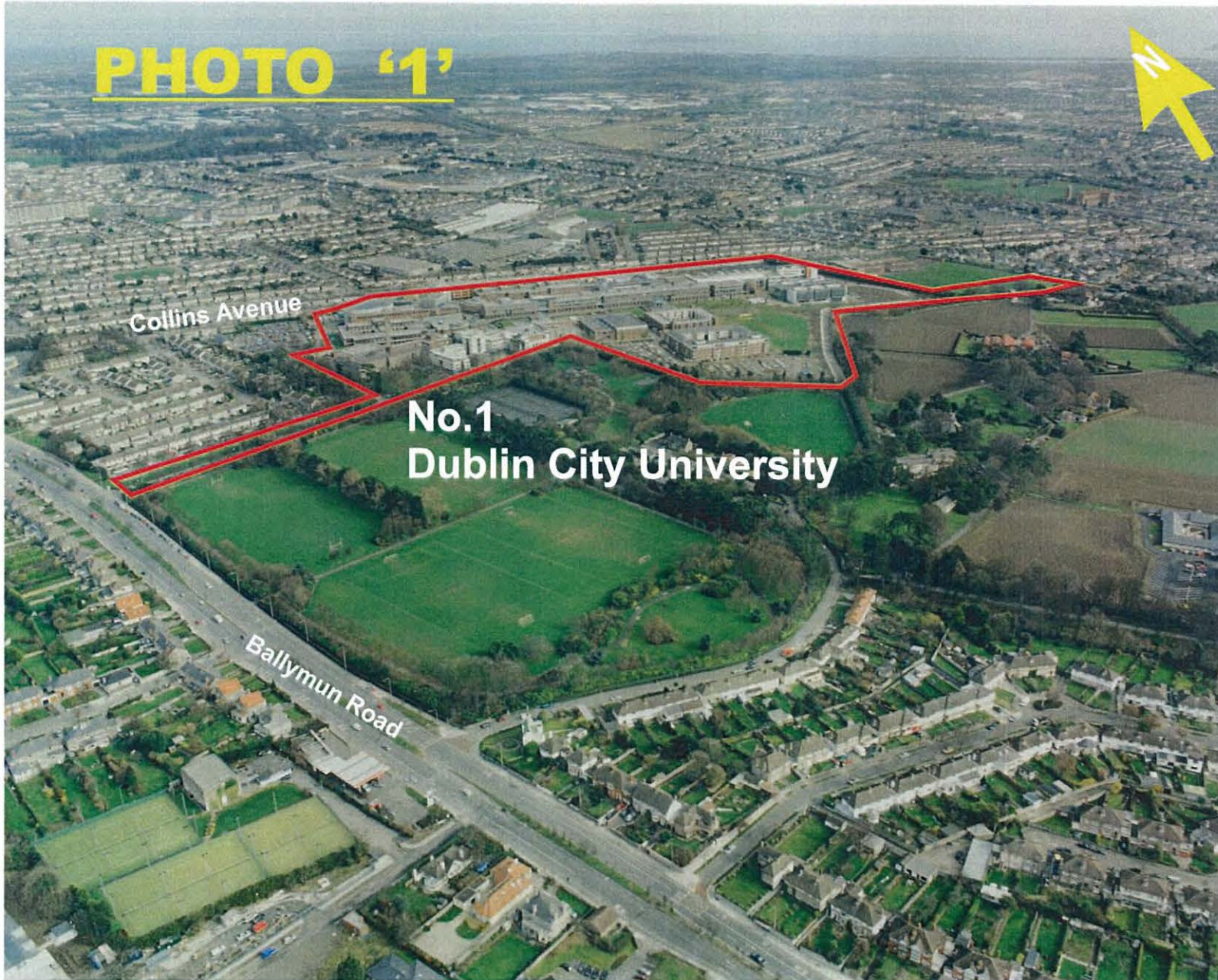


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LOCATION OF INSTITUTIONAL AND PRIVATE LANDS



PHOTO '1'



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PHOTO '3'



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PHOTO '4'



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PHOTO '5'



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PHOTO '6'



No 12
Na Fianna Sports Ground

Mobhi Road

No 13
Soccer Grounds

No 14
Scoil Chaitriona/
Mobhi Colaiste Caomhin

Griffith Park

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PHOTO '7'



No 15
Corpus Christi Ch.

No 16
St Patrick's
Coll.

Drumcondra Rd

Griffith Park

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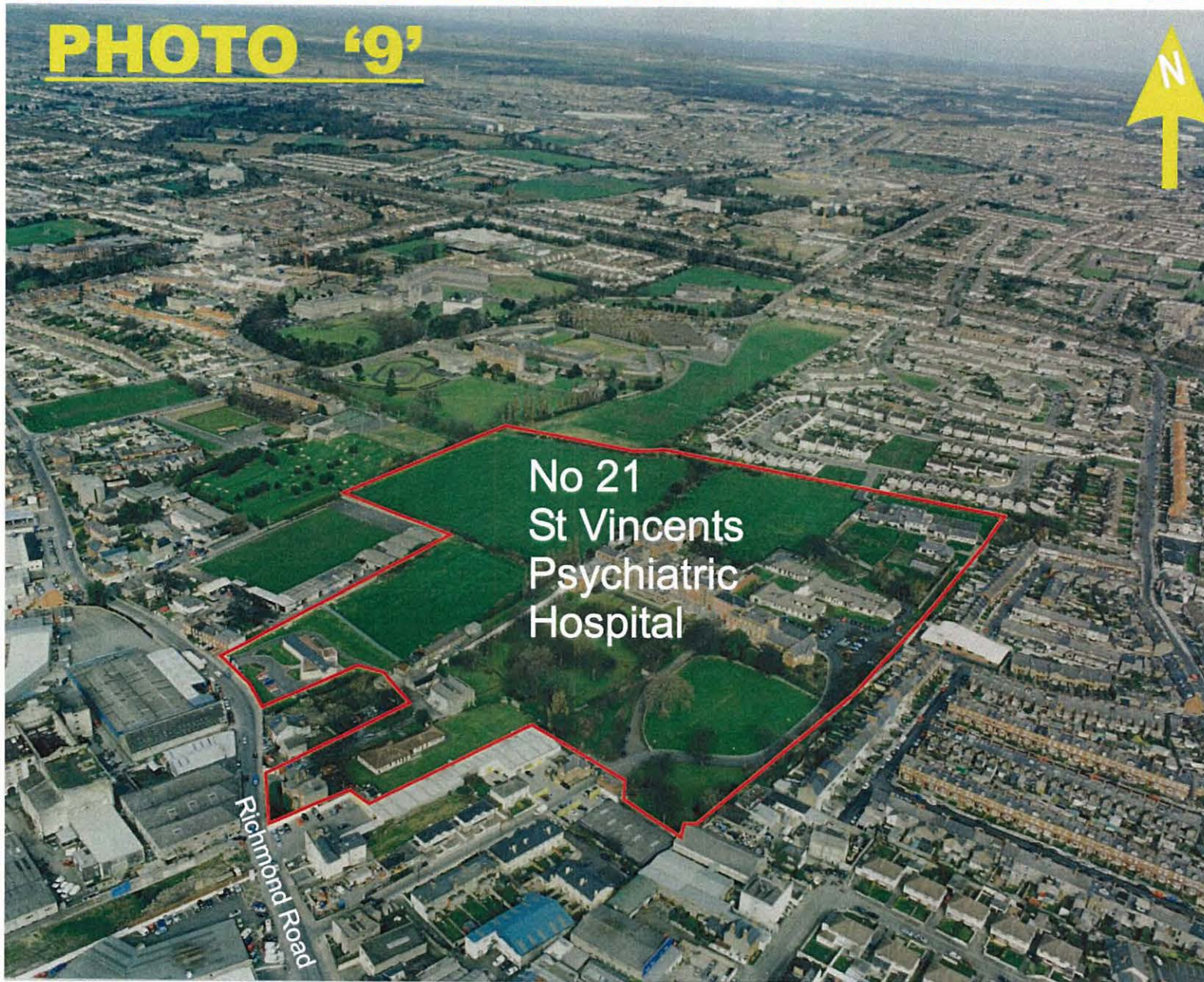


PHOTO '8'



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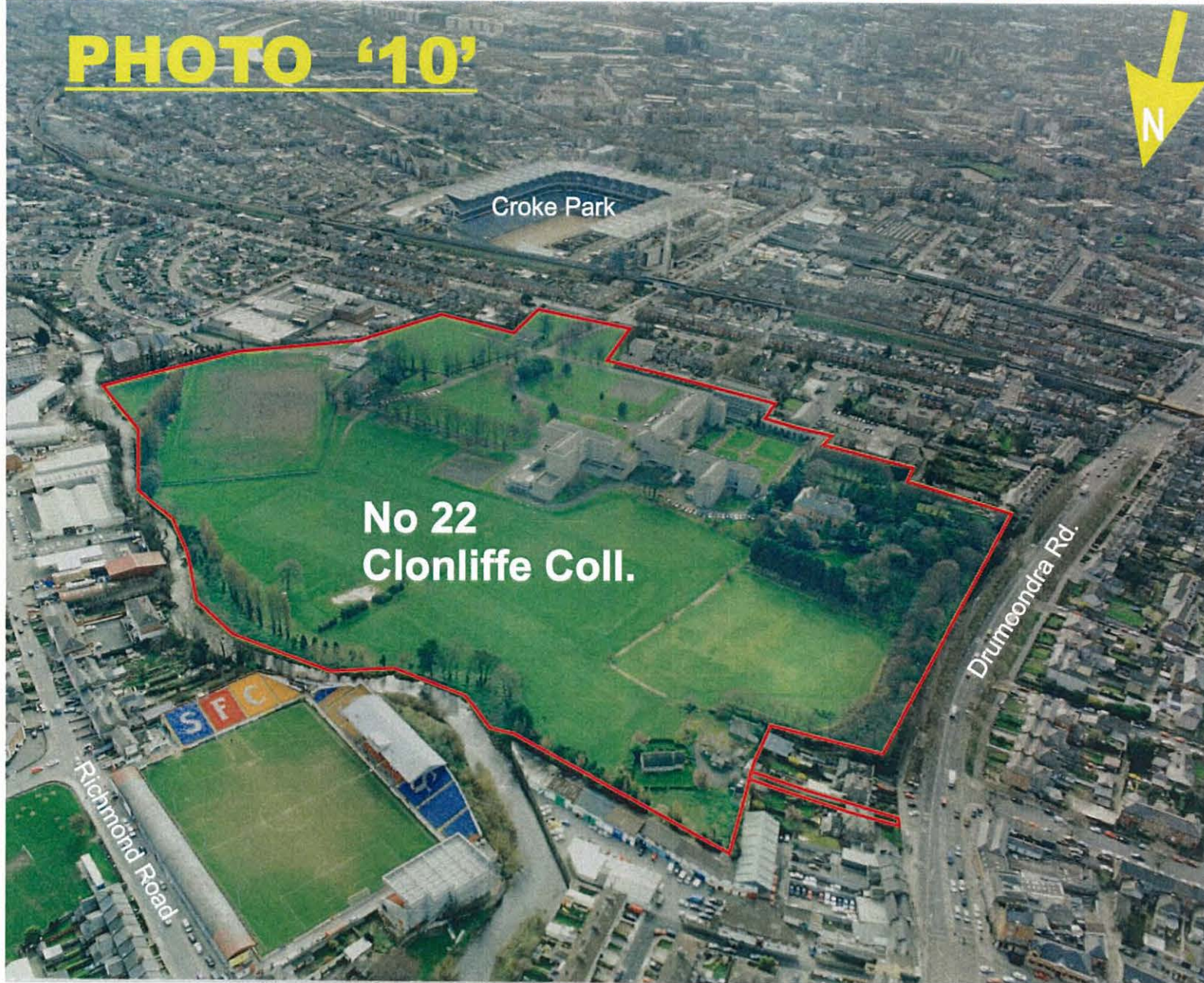
PHOTO '9'



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PHOTO '10'



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5.5 In the north eastern area, to the west of Grace Park Road and north of Griffith Avenue, there are two main institutions totaling 22 hectares, namely, Maryfield College (No. 10) and the Marino Institute of Education (No 11). Part of the land at Maryfield College was occupied by Telecom offices; this site has notification of a grant of permission for redevelopment as gym/ sports facility which is currently on appeal. The Marino Institute of Education is a college in a mature landscape setting, historically part of the Marino estate developed by Lord Charlemont in the mid 1800's. This college has a grant of planning permission for expansion of the educational facilities.

5.6 In the southeastern area, to the south of Griffith Avenue, there is a cluster of six sites (Nos. 17, 18, 19, 20, 21 and 22) consisting of 48 hectares which are located off Grace Park Road, Richmond Road and Clonliffe Road. This area above all shows the historical tradition of the ownership by religious orders in this part of the City and each premises is set in a mature landscape. The uses are a mixture of education (St. Hallows No 17, Pobail Scoil Rosmini No. 18), a centre for the visually impaired (St. Joseph's No. 20), a residence for nuns, (Carmelite Convent No. 8), a psychiatric hospital, (St. Vincent's No 21), Holy Cross College (former seminary in partial use) and the residence of the Bishop of Dublin, No. 22.

5.7 Draft Richmond Road Area Study

In 2001, Dublin City Council commissioned the Conservation Studies Unit in the School of Architecture in UCD to undertake a Conservation Study in the Richmond Road area, located in the southeastern section of Drumcondra. This Conservation Study included seven of the institutional lands, namely, St. Patrick's College (No. 16), All Hallows College (No. 17), the Carmelite Convent (No. 18), Pobail Scoil Rosmini (No. 19), St. Joseph's School for the Visually Impaired (No 20), St. Vincent's Psychiatric Hospital (No. 21) and Clonliffe College (No. 22). The main aims of the study are:

- Investigate the infrastructural history of the study area;
- To carry out an architectural inventory of selected buildings; and
- To produce a Draft Conservation Policy.

5.8 The Draft Conservation Report produces clear evidence, through historical investigation of the morphology of the area, of the significant landscape of this area. Over three centuries, large villas and their demesnes with designed landscapes related to the valley of the River Tolka to the south, and took advantage of the setting to the sea, the developing City and beyond to the mountains. The resultant development provided a landscape of relaxation and escape for city dwellers in an ordered semi-rural setting. In the 19th Century, many of these private estates converted to institutional use, while retaining their historical designed landscapes. The more recent commercial development along the River Tolka has obscured the natural topography of the river and its relationship to these estates.



5.9 The study produces a Draft Conservation Policy which makes recommendations under the following topics.

5.9.1 Historical Landscape Unit.

The two objectives are to ensure the essential topographical features and designed relationships of the area remain apparent, so that future development is designed accordingly; and to create a framework to enable future development to be so designed, that where essential features and relationships have been obscured, the opportunities for them to be uncovered are exploited in the new provisions. To achieve these objectives, there are two recommendations:

- i) To commission Conservation Plans for the major estates in this section of the Tolka Valley, namely, St. Patrick's College (No. 16), All Hallows College (No. 17) St. Joseph's School for the Visually Impaired (No 20), St. Vincent's Psychiatric Hospital (No. 21), Clonliffe College (No. 22) and Clonturk House on Ormond Road.
- ii) To commission a historic landscape analysis for demesne of Marino House (No11.) and a Conservation Plan.

5.9.2. River Tolka Watercourse.

Two objectives are recommended for the River Tolka, namely, to ensure where the historic watercourse survives it should be retained; and to ensure the amenity potential of the watercourse is exploited in a way that both respects its historic role and ensures that as much of the riverbank as possible is made accessible to the public.

To achieve these objectives, it is recommended that:

- iii) The Council commissions a study of the watercourse habitat, to establish its condition and wildlife profile as the development of any specific proposals will require additional information about the character and amenity potential of the watercourse.

5.9.3 Relationship between the historic road network and the villa demesnes.

The report identifies two levels of historical importance. The primary relationships are those established between the major demesnes of St. Patrick's College (No. 16), All Hallows College (No. 17), St. Joseph's School for the Visually Impaired (No 20), St. Vincent's Psychiatric Hospital (No. 21), and the grounds and buildings comprising Clonliffe College (No. 22) and the roads of Drumcondra Road, Church Lane, Grace Park Road, Richmond Road, Ballybough Bridge and the connection back to Summerhill. Roadways giving access to the hinterlands, namely, Waterfall Avenue, Richmond Avenue and Distillery Road establish the secondary relationships. As these relationships are vulnerable to development pressures, the report recommends:

- iv) The undertaking of street inventories in the following priority Richmond Road (west of race Park Road); Grace Park Road; Church Lane; Drumcondra Road Upper (from Drumcondra Bridge to Church Lane - the 'Royal Way'); Fairview Strand; Philipsburgh Avenue and Distillery Road.



5.9.4 **Surviving Structures.**

The main objective is to identify structures of importance in the area that require protection. In this regard, the report recommends:

- v) The complexes incorporating the major houses should be subject to detailed architectural inventory and assessment. The outcome of this assessment should be reflected in the Conservation Plans prepared for these complexes, in the Record of Protected Structures and important surviving views and vistas protected through planning policies, i.e. Development Plan.
- vi) The structures identified in the study should be subject to architectural inventory and assessment, and the outcome reflected either in the Record of Protected Structures or development control policies.

5.9.5 **Co-ordination.**

The report recognises that the recommendations will require collaboration between different sections of the Council and co-ordination of policies affecting forward planning, development control, parks and traffic management.

To achieve integration, it recommends:

- vii) The establishment of A "Tolka Valley Project" to generate policies and practical measures to ensure that the natural and built environment of the valley is protected and utilised into the future.
- viii) The establishment of a Steering Group to ensure the exchange of information and act as a forum to draw together current studies which impinge on the area. This group should oversee the preparation of Conservation Plans and studies.

5.9.6 **Implementation.**

The report lists a number of immediate and medium term measures to be implemented. Numbers ix) to xii), below, are immediate measures and concern matters identified in the study, while numbers xiii) to xvii) are medium term measures which are directed at retaining the positive features of the area and improving its amenity values. The recommendations are:

- ix) The following intact vistas across the river valley should be retained and reused in future developments.
 - Vista of St. Joseph's from the south lawn of All Hallows;
 - Vista of the river valley and the Dublin mountains from the entrance area of St. Joseph's;
 - Vista of Clonliffe from the southern fields of St. Joseph's and the old approach route from Waterfall Avenue.
- x) The following intact reciprocal vistas **within** historic demesne lands should be retained and reused in future developments.
 - Vista of St. Joseph's across front lawn looking westward;
 - Vista of All Hallows (south façade) from approach avenue;
 - Vista of the Red House, across the front lawn from Clonliffe College.
- xi) Five buildings should be included in the Council's Record of Protected Structures; -Nos. 8, 23, and 31 Richmond Avenue, Detached house on Waterfall Avenue and the Tivoli Centre, Richmond Road.
- xii) Protection of structures of Local Importance should be an objective of the Development Plan. The distinctive contribution of these structures to the character of the area should be recognised by development control objectives which seek to safeguard these structures in future



development proposals. The Richmond Road Study identified 20 structures worthy of 'Local Importance'.

- xiii) The zoning objective for the Richmond Road Area should be changed from commercial and industrial uses to the promotion of residential and amenity development.
- xiv) The Council should seek to enhance or restore views of the River from Convent Avenue, Richmond Avenue and Waterfall Avenue and the partially obscured vistas of the river valley and Dublin mountains from the entrance approaches to St. Vincent's, St. Patrick's, and Clonturk House.
- xv) It should be a planning objective to develop pedestrian access to the river wherever possible with the intention of providing a pathway linking Drumcondra Road bridge to Ballybough bridge via the accessible river banks at Clonliffe College and the Distillery site.
- xvi) The present alignment of Richmond Road between Ballybough Bridge and Grace Park Road should be retained in any improvement works to the carriageway and flanking paths.

Consideration should be given to Traffic Management measures to restrict traffic along Richmond Road and the creation of an environmental traffic cell bounded by Drumcondra Road, Griffith Avenue, Philipsburgh Avenue North Strand and North Circular Road.

5.10 Implications for the Institutional Lands and Open Space Strategy

The Draft Richmond Road Study provides valuable historical information on both the structures and landscapes of some of the institutional land sites. The relevant institutional lands are St. Patrick's College (No. 16), All Hallows College (No. 17), Carmelite Convent (No. 18), Pobail Scoil Rosmini (No. 19), St. Joseph's School for the Visually Impaired (No 20), St. Vincent's Psychiatric Hospital (No. 21) and Clonliffe College (No. 22). The historical information has informed the landscape survey and development brief for each of these estates and a number of the recommendations have been incorporated in the briefs. Some of the above recommendations incorporate the sub area of Richmond Road and these are considered in **Section 7** which details recommendations for the development of an open space strategy.

6.0 Policy Context.

- 6.1 An important aspect of this study is the policy context. The main policy context guiding the planning and sustainable development of the City is set out in the Dublin City Development Plan, 1999. In addition, the Parks and Landscape Division have an overall responsibility for public recreational facilities and open spaces. Dublin City Council must have regard to national policy, such as, the Strategic Planning Guidelines for the Greater Dublin Area, 1999, and Residential Density Guidelines, D.O.E. 1999.



6.2 The Strategic Planning Guidelines for the Greater Dublin Area.

The Strategic Planning Guidelines for the Greater Dublin Area sets out a vision and strategy to accommodate the future growth of Dublin from a population of 1.406 million in 1996 to an estimated 1.65 to 1.76 million by 2011⁷. The strategy envisaged significant levels of development in the Metropolitan Area which comprises the existing built-up area of Dublin and its immediate environs. The population of Dublin City is estimated to grow to 502,000 by 2011. It is envisaged that development will be consolidated in the Metropolitan Area with an enhanced public transport system which will require an increase in overall development densities. With regard to recreation, the strategy states:

*"The relative importance of recreational facilities will increase due to the increase in population and changes in lifestyle that emphasise recreational activities to a greater extent, whilst land available for recreational uses could decrease, unless special provision is made. It will be important to ensure that adequate recreational facilities are available in conjunction with, or even ahead of, new housing development. In particular, provision should be made for both local and regional scale parks, where these do not already exist, and the incorporation of a variety of active and passive recreational activities."*⁸

6.3 Residential Density, Guidelines for Planning Authorities, 1999.

In proposals for residential development, the Planning Department is required to consider the **Residential Density Guidelines** issued by the Department of Environment and Local Government in 1999. By encouraging higher

⁷ Strategic Planning Guidelines for the Greater Dublin Area, Review and Update, April 2000.

⁸ Strategic Planning Guidelines for the Greater Dublin Area, 1999, pg. 101

densities, it is intended to achieve a more economic use of existing infrastructure and land, and sustainable commuting patterns. In relation to redevelopment of institutional lands, the guidelines recommend densities in the region of 35-50 dwellings per hectare (14- 20 per acre) and on lands proximate to existing or proposed public transport corridors, densities in excess of 50 dwellings per hectare should be permitted. The guidelines recommend that it should be an objective to retain some of the open character of the lands, but this should be assessed in the context of the quality and provision of existing or proposed open space in the area generally. The objective of retaining the open character of the lands should be achieved by concentrating increased densities in selected parts of the site. As such, whilst the quantum of open space may be increases vis-a -vis other sites, the amount of residential yield should be no less than would be achieve on any comparable residential sites. The guidelines recommend the preparation of Local or Action Area Plans setting out targets for density yields, recreational uses and urban form should be considered in advanced of development.

The guidelines recognise that public open space is one of the key elements in defining the quality of the residential environment as it provides passive as well as active amenity and has important ecological and environmental aspects. Public open space should be well designed and the criteria for the selection of preferred locations should include the preservation of natural landscaping features, accessibility and gradient. Suitable pedestrian linkages between open spaces should be identified and where appropriate cycle lanes provided. Public open space on institutional lands should be at a minimum rate of 20% of site area.



6.4 The Dublin City Development Plan, 1999.

The Dublin City Development Plan sets out specific policies for Dublin City.

6.5 In relation to institutional lands, it is the policy of Dublin City Council:

*'to retain lands in institutional use, and to retain the open character of their sites. In the event of any development of institutional lands, it is the policy 'to retain the open character of these lands.'*⁹ The policy governing institutional lands is further refined by the land-use objectives (zoning). All institutional lands are zoned either Z12 or Z15. **Map 7** shows the landuse objectives for each estate. The objective on lands zoned Z12 is *'to ensure the existing environmental amenities are protected in any future use of these lands'*, while on lands zoned Z15, the objective is *'to provide for institutional and community use'*. The main difference between these objectives is redevelopment was envisaged on Z12 lands which have a wide range of permissible uses, while the intention on Z15 lands is their retention in institutional use with a limited number of permissible uses.

6.6 In the case of both objectives, Z12 and Z15, the Development Plan states:

*"Where lands zoned Z12 or Z15 are to be developed for permissible uses or uses open for consideration, a minimum of 20% of the site, incorporating landscape features and the essential open character of the site, will be required to be retained as accessible public open space. The piecemeal development of these lands will be discouraged. An overall plan will be required for the entire site"*¹⁰,

This standard of 20% public open space is further reiterated in the Chapter 14 of the Development Plan which specifies site development standards. It is recognised, however, that due to the limited site size in parts of the built up area, it may be necessary to reduce these standards and examine other means, including financial contributions in lieu of the provision of public/communal open space.

6.7

With regard to open space, the City Council is committed in Policy NA5 of the Dublin City Development Plan, to undertake studies to identify public open space needs and to develop a strategy to overcome these deficiencies.¹¹ Policy NA19 commits the Council to promoting cycling as a desirable recreational pursuit, and to provide recreational cycleways and bicycle parks within open spaces where appropriate having regard to the Corporation's Strategic Cycle Network.¹² The City Council policies seek to maintain the natural character of rivers and canals, and promote access, walkways and other recreational uses. In particular, objective 9.36.0 seeks:

*'to develop riverside walks and to seek to acquire rights of way and/or suitable land at the following locations..4. along the River Tolka at various points.'*¹³

6.8

Parks and Landscape Services Division in Dublin City Council has responsibility for the parks and open spaces in the City. With regard to open space planning, their booklet, 'Dublin City Parks', states:

"It is an objective of the City Development Plan to acquire lands along our major rivers for conservation and amenity purposes. These linear greenways help connect the heart of the city with its rural hinterland and act as wildlife corridors to and from the city. Much of the remaining undeveloped land within the city is institutional land and if these lands were ever developed for alternative usage, the Corporation would require a minimum of 20% of the most valuable parts of these lands for open space purposes. The Corporation's corporate objective to help build communities within the city is reflected in the Parks and Landscape Services Division's commitment to provide every community with a local or neighbourhood park which will provide for

⁹ Dublin City Development Plan, 1999. Policy OC7, p 99

¹⁰ Dublin City Development Plan, 1999. P. 106.

¹¹ Dublin City Development Plan, 1999 pg. 82

¹² Dublin City Development Plan, 1999. Pg.85

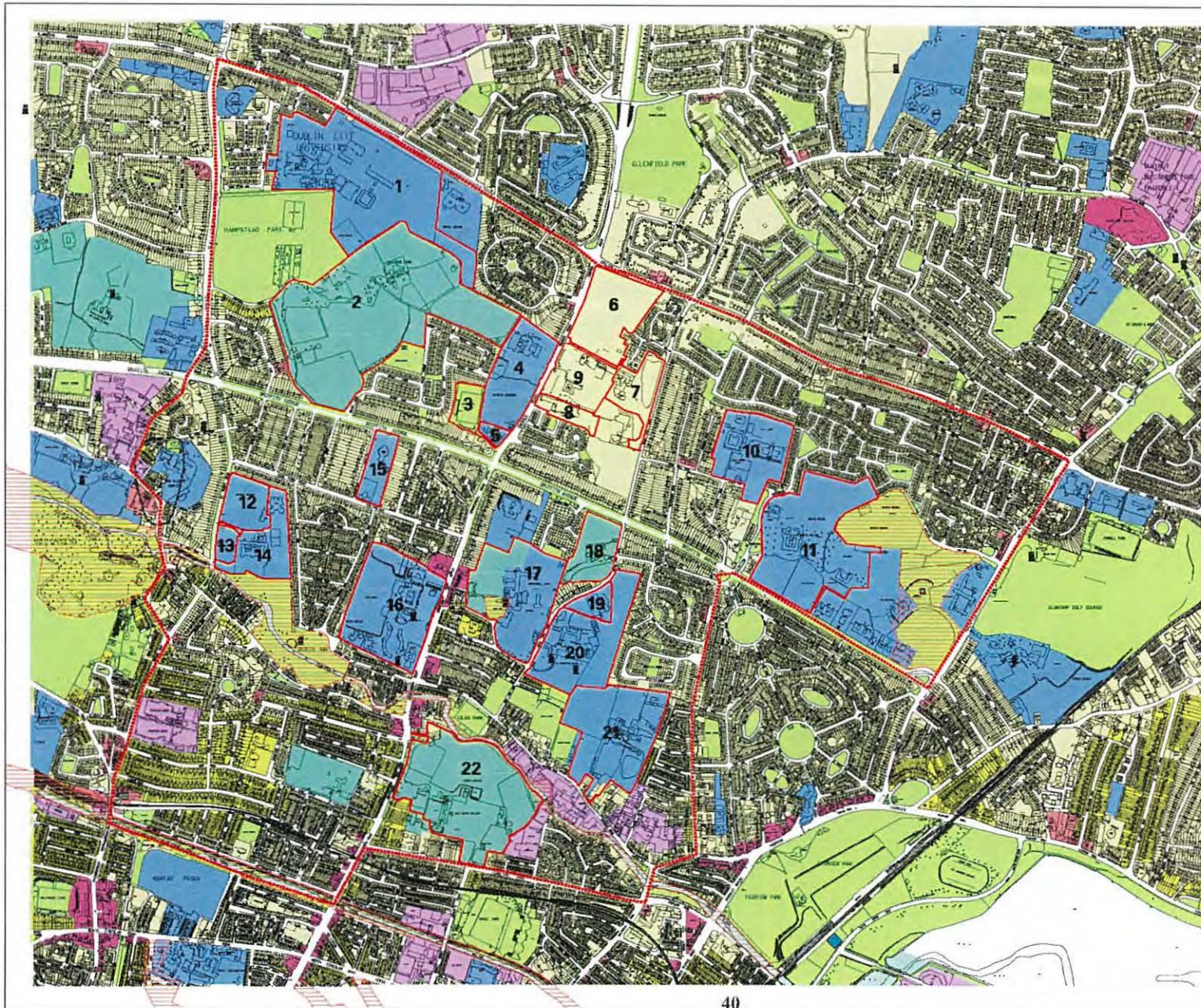
¹³ Dublin City Development Plan, 1999.

Pg.88

¹⁴ 'Dublin City Parks' Parks and Landscape Services Division, Dublin Corporation, 1999. p23



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MAP 7
LAND USE¹
OBJECTIVES (ZONING)
OF INSTITUTIONAL
LANDS

USE ZONING OBJECTIVES

- Zone 1 To create, protect and enhance recreational areas
- Zone 2 To generate, protect and enhance recreational areas
- Zone 3 To provide for and enhance neighbourhood facilities
- Zone 4 To provide for and enhance retail services facilities
- Zone 5 To create and enhance the development of the residential and health, culture and education and provide for and enhance other uses
- Zone 6 To provide for the creation and retention of residential and health facilities to be developed
- Zone 7 To provide for the creation and retention of residential and health facilities to be developed
- Zone 8 To provide for the creation and retention of residential and health facilities to be developed
- Zone 9 To provide for the creation and retention of residential and health facilities to be developed
- Zone 10 To provide for the creation and retention of residential and health facilities to be developed
- Zone 11 To provide for the creation and retention of residential and health facilities to be developed
- Zone 12 To provide for the creation and retention of residential and health facilities to be developed
- Zone 13 To provide for the creation and retention of residential and health facilities to be developed
- Zone 14 To provide for the creation and retention of residential and health facilities to be developed
- Zone 15 To provide for the creation and retention of residential and health facilities to be developed
- Zone 16 To provide for the creation and retention of residential and health facilities to be developed
- Zone 17 To provide for the creation and retention of residential and health facilities to be developed
- Zone 18 To provide for the creation and retention of residential and health facilities to be developed
- Zone 19 To provide for the creation and retention of residential and health facilities to be developed
- Zone 20 To provide for the creation and retention of residential and health facilities to be developed
- Zone 21 To provide for the creation and retention of residential and health facilities to be developed
- Zone 22 To provide for the creation and retention of residential and health facilities to be developed

SPECIFIC OBJECTIVES

- Boundary Area
- Local Access
- Site of Importance
- Site of National Interest
- Water / Lake

P.F.A. Mr. Donnell B.A., M.C.D., M.S.T.P.L., R.I.B.A.
 Dublin City Planning Officer

DRUMCONDRA PLAN
2003

Dublin City Council
 Ceathrúnaí Gaillbharr Shléite Aithne Cléirí



its social/ recreational needs in a sustainable manner and become the focus of local community life. A well functioning local park is considered to be an essential part of the urban fabric and infrastructure, and vital to the building of vibrant local communities¹⁴.

- 6.9 **A Draft Sports and Recreation Strategy** has been developed by the City Council. The aim of the strategy is to promote participation in active sport and recreation in communities, especially among groups under represented such as the elderly, people with disabilities, women and children. The strategy involves the refurbishment of existing resources, development of a club structure to maximise and best manage their use, to encourage the sharing of facilities by sports clubs and use of school sports facilities out of school hours. The City Council, through the Sports Development Officers, intends to work closely with a number of sports agencies and private associations and schools to promote active sport and develop existing facilities. For example, with Parks Tennis League to promote the game in public parks and to develop an indoor tennis facility in Albert College Park.
- A management policy for the use and control of all pitches and green areas will be adopted, which will seek appropriate ventures with community based clubs and organisations for the funding and development of facilities, without compromising public ownership of parkland.
- One particular policy is directly relevant to this study, namely, **"Walkways and Cycle paths through the City will be developed in partnership with the Director of Traffic; links to riverside walks, canal towpaths and mountain trails, such as, the Wicklow Way will be pursued."**

A number of different funding mechanisms are suggested in the strategy. For examples, conditions on grants of planning permission requiring developers to provide land and facilities; levies under section 48 of the Planning and Development Act, 2000; and use of Local Community Charge provided by the section 110 of the Local Government Act 2001.

- 6.10 **National Children's Strategy, November 2000.**
- Objective N of the National Strategy states: **"Children will benefit from a built and natural environment which supports their physical and emotional wellbeing"** (page 78). The policy context of this objective holds that the responsibility for the environment is a matter for everyone. A well-designed built environment is important in ensuring the physical and emotional well being of the whole community. A high quality residential environment can facilitate children's play and learning opportunities in a way which goes beyond the facilities offered by playgrounds and other dedicated recreational facilities. In recent times, the level of economic growth has lead to the perception that the built environment has become less safe and accessible for a child. According to the strategy, there are a number of initiatives to improve the environment for children, such as, the provisions in the Planning and Development Act, 2000, child friendly traffic management policies, and the D.O.E. Guidelines on childcare facilities and residential densities. The latter indicates that the achievement of higher densities must be accompanied with a higher standard of residential environment coupled with the provision of higher quality public and communal open space. The tenor of the strategy is an integrated holistic approach to the urban environment.



6.11 Draft Policy on Children's Play, Dublin City Council, 2002

6.11.1 At present, Dublin City Council provides some 35 playgrounds in its public parks while a further 20 are provided in flat complexes as part of the Precinct Improvement Programme, with a further 10 in the planning stages. The draft policy on Children's Play recognises the need to develop safe and varied play opportunities in consultation with local communities in order to identify location and promote a sense of ownership in neighbourhoods.

The main aim of **Dublin City Council's Draft Policy on Children's Play** is "*to create a City which is child friendly and actively supports and encourages the development of a wide variety of good quality opportunities for children's play*".

6.11.2 The policy recommends a hierarchy of local spaces based on the British classification. The classification consists of;

- Local Area Play (LAP) for children under 5 years within a distance of one minute;
- Local Equipment Area for Play (LEAP) for 4-8 year olds within a distance of 5 Minutes;
- And Neighbourhood Equipped Area for Play (NEAP) for 8-14 year olds within Distance of 15 minutes.

6.11.3 Specific objectives to achieve the main aim include:

- i) to develop action plans for child friendly neighbourhoods that will provide a variety of play and cultural opportunities for children;
- ii) to provide for a range of suitable play opportunities using a hierarchy of local open spaces;

(iii) to ensure safety measures are incorporated into streets and housing estates, such as car free zones, speed limits, speed ramps and cul de sacs (the 'home zone' concept);

- iv) to ensure play areas and routes to schools are safe and clean;
- v) to be proactive in creating and retaining growing zones or wild gardens where children can learn from the natural environment.

7.0 Recommendations

7.1 A 'green strategy' is recommended as the basis of the redevelopment of institutional lands. With appropriate redevelopment of institutional lands, the opportunity exists to create a high quality network of environmentally pleasant pedestrian and/or cycle routes (greenways/greenchains) in order to:

- Provide recreational routes for walkers and joggers;
- Increase the accessibility of both existing and new public parks;
- Create links between pedestrian origins and destinations;
- Retain and incorporate important landscapes and their features in such routes.

7.2 Green Strategy

Greenway is defined in this document as an environmentally pleasant linear route which provides linkages between origins and destinations, passive recreation, wildlife habitats and is publicly accessible. In this study, it is a generic term which is sometimes referred to as Green Corridor (often denoting a route beside a canal or railway), Greenchain or linear open space. The development of a Greenway network promotes environmentally sustainable forms of transport which will link new residential areas as well as existing ones into the Strategic Cycle Network.

There is no specific standard for the size of a Greenway. In addition to accommodating the cyclist and pedestrian (3 metres width), the route should have



good aesthetic characteristics incorporating the natural environment. Greenways should be articulate, well proportioned, sequential, rhythmic and punctuated.

7.3 Recommended Areas for Development

From the Landscape Analysis of the Institutional Lands Sites, areas were identified for redevelopment. **Of the 169 hectares of institutional land in the area, some 27 hectares have the potential for residential development with a further 15 hectares identified for other uses.** The following descriptions are divided into the four neighbourhoods identified in Part 2 and illustrated in **Figure.1**

- 7.3.1. **Glasnevin** contains five institutional land sites (Site Nos. 1, 2, 12, 13 and 14). Four of these sites are in active use and not considered to have redevelopment potential. The current land use objective Z15 "*to provide for institutional and community uses*" should be retained on the lands in educational use, namely, Dublin City University (Site No. 1) and Colaiste Caomin/Scoils Mobhi and Catriona (Site No. 14). It is recommended that the two sports fields, namely, Na Fianna GAA Club and Home Farm Soccer Club Training Ground (Site Nos. 12 and 13) be re-zoned from Z15 to Z9 "*to preserve, provide and improve recreational amenity and open space*". Hillside Farm (Site No. 2) contains the largest area with potential for redevelopment, that is, 17.2 hectares of developable land divided among six different plots. It is envisaged that some of the land (A5) would developed as health use related to the current use of part of the site, while the southern portion would be developed as an extension to Dublin City University (A4), leaving some 13.3 hectares for residential development.

- 7.3.2 **Whitehall** contains six institutional land sites (Site Nos. 3, 4, 5, 7, 8, and 9) of which two have redevelopment potential. The Port Tunnel lands (Site No. 6) will be subject to a separate report. The lands at Plunkett College (Site No. 4) are used for sports by a number of schools and colleges attached to the North City Vocational Educational Committee. It is recommended that this remain for sports with an intensification of the use by the provision of all weather playing surfaces and a recreational facility. Two sites have some developable land, namely, High Park Convent (Site No. 7) and Highfield Private Hospital (Site No. 9) with .88 ha and .77 ha respectively. The land use objective on these sites is Z1 which designates residential use. Residential development is recommended on part of both sites. Also it is recommended that the remainder of the sites be rezoned as Z15 "*to provide for institutional and community uses*" - to reflect the current use of the land.
- 7.3.3. **Marino** contains three institutional lands with development potential, namely Maryfield College (Site No.10), Marino Institute of Education (Site No.11) and St. Vincent's Psychiatric Hospital (Site No. 21). Part of the land in Maryfield College has been notified of a grant of planning permission for a private fitness and leisure club. There remains a small area of land (0.45 ha) attached to the school which could accommodate some residential development. The Marino Institute for Education has indicated their intention, through the preparation of a Masterplan, to develop most of their site as a dedicated teacher training and education resource college. There are two land parcels fronting onto Griffith Avenue, consisting of 1.62 ha and 1.85 ha respectively, which the College have indicated may be surplus to the their education requirements but which are valuable assets for future fund raising.



Both are zoned Z15 which has a limited number of normally permitted uses, as the overall objective is to provide for institutional and community uses. Residential development is only open for consideration.

St. Vincent's contains one of the largest land banks in this area, some 3.73 ha and is zoned Z15 where it is envisaged that these lands would remain in institutional use.

Three areas in St. Vincent's have been identified for development. St. Vincent's have indicated the need to retain some of their land for the provision of an adolescent unit. Even allowing for expansion of the hospital, some 3 hectares of land could accommodate residential development. In the case of St. Vincent's, it is recommended that the zoning of these three areas be changed to Z12 which reflects both the potential for redevelopment and the importance of protecting environmental amenities.

- 7.3.4 **Drumcondra** contains six sites (Site Nos. 15, 16, 17, 18, 20, and 22) all in institutional use. Any expansion to St. Patrick's College and All Hallow's College sites would be to extend the existing educational use. Three other sites have potential for redevelopment. Both the Carmelite Convent (Site No. 18) and Holy Cross College (Site No. 22) are zoned Z12 *"to ensure that existing environmental amenities are protected in any future use of these lands"* where it was anticipated redevelopment would occur during the lifetime of the current Development Plan. The Carmelite Convent contains 1.34 ha of developable land where residential development is recommended.
- Holy Cross College (Site No. 22) contains some 6.85 ha of land with the potential for mainly residential development with some mix use, and a further 1.7 ha available, if the sports field is required no longer by Belvedere College in the future.

The College buildings are reportedly underutilised with potential for change of use (hotel, conference centre, cultural/recreational buildings or training centre).

St Joseph's School for the Visually Impaired (Site No. 20) is zoned Z15 where it is envisaged that these lands would remain in institutional use. St. Joseph's have indicated their intention to redevelop their lands as a National Centre for the Visually Impaired with the support of the Department of Education and Science. Within the Consultant's Plan, two areas on the site have been identified for private residential development. An area of land, currently used as a playing field, is identified in the southeastern corner of the site and consists of 0.80 ha. The other identified area, to the south east of the main building, consists of 0.22 ha. The redevelopment of this area is dependant upon a viable plan, programme and dedicated funding for the development of a National Centre, as any development must complement the overall land use objective for retaining and enhancing the institutional use.

- 7.3.5 **Table 4** below summarises the type and amount of development proposed for the institutional lands and any proposed changes to the land use objective/zoning. As shown, there are some 27 hectares of land with the potential for residential development with a further 15 hectares recommended for other development uses. Each brief describes guidelines for layout and design of development on each site.

Table 4. Drumcondra Plan, Land use Matrix of Potential Redevelopment of Sites

	Zoning ##	Retain Existing Use	Sports Recreation	Residential	Health	Education
D. C. U.	Z15	X				
Hillside Farm	Z12	X		13.3	0.71	3.16
Home Farm FC	Z9	X				
Plunkett College	Z15					
	Z9	X	X			
High Park Convent	Z1					
	Z15	X		0.88		
Highfield Hospital	Z1					
	Z15	X		0.77		
Maryfield College	Z12					
	Z12	X	1.22	0.45		
Marino Institute	Z15	X	2.32			4.00*
Na Fianna GAA	Z9	X				
Home Farm Training Grd.	Z9	X				
Caomin, Mobhi & Catriona	Z15	X				
Corpus Christi R.C	Z15	X				
St. Patrick's	Z15	X				X
All Hallows	Z15	X				0.10
Carmelite Convent	Z12					
	Z15	X		1.34		
St. Joseph's	Z15	X				1.02
St. Vincent's	Z15	X				
	Z12			3.00	0.73	
Holy Cross College	Z12	X				
	Z9		1.7#	6.85		

NOTES:

Bold/Italic denotes proposed change in land use objective/zoning;

* *Further 1.66ha in Option B development (see Brief)*

Continuing sports use by Beveledere College.

7.4 **Guiding Principles for Redevelopment**

7.4.1 One of the most important aspects of this area is its local context. Drumcondra, due to its history and predominance of large institutions has a particular character, especially in terms of the landscape/ quality of the public realm. Through the individual briefs, the importance of the landscape of each site has been identified and it is essential that these features are integrated into any redevelopment plan so that each site retains and develops its own identity.

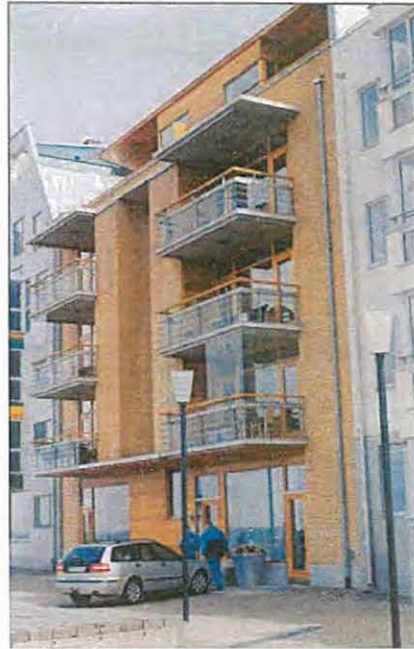
7.4.2 A particular focus of this study is the provision of pedestrian and/or cycle routes with the redevelopment of any site. The design of any redevelopment must integrate the identified routes, so they are safe and direct and housing and other development is designed to overlook such routes to the front. The design of such corridors must be well lighted with lighting designed for pedestrian/cycles rather than motor vehicles and the width of the corridor should be generous to prevent the enclosure caused by narrow lanes and alleys. Such routes should be part of the morphology of the redeveloped area and integral to the urban structure.

7.4.3 Key to redevelopment is rethinking the uses of a road. Rather than a single view of the use of a road as providing trips by motor vehicles, roads should have multi functional uses, such as, trips by cyclists, pedestrians and as play areas. In the design of layouts for redevelopment, it is necessary to give these other uses dominance and incorporate features which would make 'routes' attractive to the other users. The concept of 'home zones' used in the Netherlands has been successful in redefining the uses of roads. In addition to the size and speed design of routes, other design features include types of boundary treatments, lighting, surfacing, landscape features, etc., In some instances, this may require segregation of types of traffic where the motor vehicle must take the long way around.



7.4.4 Design Criteria.

The individual development briefs give details about development for each site. In line with the guidelines on residential development issued by the D.O.E.L.G, the densities should range from 35 to 55 units per hectare with a concentration of higher densities in parts of the site in order to achieve the 20% public open space. It is noted that average residential densities in approved development on institutional lands in the City are in the region of 40-55 units per hectare. In some instances, where taller blocks have been permitted and a higher percentage of apartments, higher densities have been achieved.



It is the design of the development which is paramount in achieving the balance between maintaining amenities for both the occupier and the site context and achieving an intensity which complements sustainable communities. The standards to which new housing must respond are the right to light, air, space, aspect, privacy, environmental comfort and properly managed shared space. At the same time, intensity of development is required to facilitate the development of public transport corridors and create viable multi functional District Centres, such as, Drumcondra Road. All developments should provide for a variety of accommodation types, sizes and tenures. Redevelopment closer to the City Centre and along the public transport corridors would be expected to achieve higher densities.

Children's play facilities should be incorporated into the design of residential development.

On the larger sites, a Masterplan will be required and an E.I.S under Section 103 of the Planning and Development Regulations 2001 will be required.



Where significant landscapes and/ or structures have been identified for retention, a Conservation Plan should be submitted. Each site has its own unique context which must be understood by any designer. As such, design should not be prescriptive but general principles, which are recognised as underpinning all quality design, should be followed.



The main aim of any design is to create a place from space, to ensure it has a sense of place, legibility and permeability. Most importantly, the buildings and landscape are integrated not only into the overall design but also into the urban structure of the area. The following are design criteria which should inform the design of development.

Character Consider land form and character, integrate with the landscape setting, conserving natural features, making the most of setting and the natural topography. Respect the existing layout of buildings, streets and spaces in the area, narrow plot widths, using local materials. Scale, massing and height should be considered in relation to adjoining buildings especially the setting of Protected Structures. Also important is the topography; the general pattern of heights in the area; and views vistas and landmarks, for examples, the prominent views southwards and the landmark building of Corpus Christi Church on Griffith Avenue. Massing of buildings, height of buildings and shape of roofs determines skylines.

Continuity and enclosure Successful urban space is defined and enclosed by buildings, structures and landscape. The relationship between buildings on a street, buildings and the street, buildings and the greenways/ green chains, and buildings and open space are key. Building lines, distinction between private space and public space, live edges, appropriate scale, and fine grain. Buildings should enclose and overlook the greenways.

Quality of the Public Realm - Must be designed rather than left over space. Roads, streets, greenways and the park should be overlooked.

Ease of Movement - A network of connected spaces and routes. Access and circulation should contribute to a fine grain network of direct and connected routes within and beyond the site rather than creating big blocks.



Legibility - Sense of place contributes to making a place feel safe - a place that is easy to understand by use of landmarks, focal points, gateways and views/vistas. Design, location and function of buildings can reinforce identity and character of the routes and spaces they serve. Well designed corners enhance legibility. The detail and quality of materials can improve legibility.





Adaptability - The most successful places have prospered in changing circumstances; the structure of the physical fabric of such places proves to be grounded in unchanging patterns of human life rather than being unalterably fitted to some very specific purpose. Simple, robust building forms, flexible layouts and design.

Diversity- a place with variety and choice. Diversity of layout, building form and tenure can contribute to making successful living and working environments. Buildings of different sizes and types, smaller development plots with direct access to road can help create diversity, narrow plot frontages.

7.5. Greenway Proposals

Greenways are environmentally pleasant routes for pedestrians and/ or cyclists. In developing the proposed greenways, key considerations are safety, linkage, directness, and attractiveness. In proposing greenway linkages, consideration has been given to the public transport routes, strategic cycle network, and potential destinations, such as, educational establishments and shops. As the case in most of Dublin, movement is mainly north to south and vice versa. In terms of shops, there are number of district type shops along some of the main radial routes, such as Botanic Road, Drumcondra Road, Fairview and Malahide Road. There are no large shopping centres or employment zones in the immediate area. The large educational institutions, such as, D.C.U, Marino Institute of Education, St. Patrick's and All Hallows Colleges are dispersed throughout the area. Similarly primary and secondary schools are dispersed throughout the area. The proposed greenways complement movement to and from these destinations, while recognising the dominant north south movement, as both the City Centre and Dublin Airport are major employment areas.

7.5.1 For **cyclists**, the proposed greenway routes would provide a secondary network to complement the Strategic Cycle Network. The Strategic Cycle Network links routes to the wider Dublin Area as it is recognised that cycling is used for both short local trips and longer distant trips. The Strategic Cycle Network is being developed by retrofitting the existing distributor roads and other main routes for cycle facilities and traffic calming. The provision of the secondary greenway routes allows more direct cyclist friendly environments, linking new development to existing urban areas and provision of cycle parking.



7.5.2 **Walking** is integral to many short trips to local shops, schools, public parks and public transport routes. The proposed greenway network provides direct linkages to destinations in designed pleasant environments.

7.5.3 The main **Public Parks** in the area such as Albert College Park and Griffith Park should accommodate greenway routes for both cyclists and pedestrians. Similarly, a route along the **Royal Canal** should be developed to provide linkages to the **Tolka Valley Park** and beyond.



7.5.4 **Griffith Avenue** is one of the few boulevards in Dublin and its role as an established green pleasant route should be enhanced. Two other historical roads in the area are recommended as green routes, namely, **Philipsburgh**



Avenue on the eastern boundary linking Griffith Avenue in the north to Richmond Road in the south. Both roads are narrow and heavily trafficked. In order to develop them as green routes, both should be made one way systems (north to south on Philipsburgh Avenue and east to west on Richmond Road as far as Grace Park Road). The remainder of the carriage way should be reserved as a green route with a programme of environmental improvements, such as, tree planting, re surfacing, boundary treatments, seating, cycle parking etc.,

7.5.5 Certain site specific proposals will enhance the environment of existing roads. Along Grace Park Road, there is a recommendation to redesign the boundary of High Park Convent (Site No. 7) in order to create a permeable green frontage onto the road. On the Swords Road, much of the boundary of Plunkett College is sparse and ill defined. The Brief for Plunkett College recommends a landscape treatment of this boundary.

7.5.6 Both the recommended Greenway network with the Strategic Cycle Network are show in **Figure. 3, 'Proposed Pedestrian and Cycle Network and Public Open Space'**.

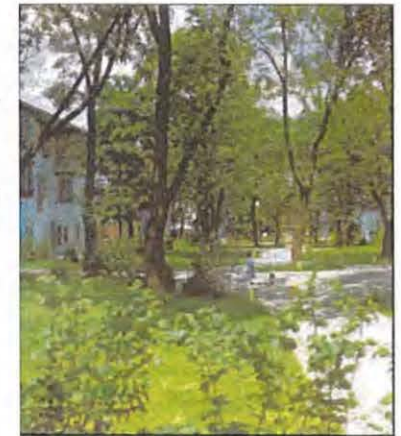
7.6 Public Open Space Proposals

7.6.1. A **linear public open space**, consisting of three hectares, is recommended along the **southern bank of the River Tolka on Holy Cross College lands**. This area of land is the existing flood plain to the River Tolka. The form of the space should be a designed linear park which is integrated with both the existing natural features and the adjacent proposed development. The building form must relate to the park to provide enclosure and overlooking with a number of access points to the park. The provision of a Park in this location will achieve the objective of developing further the amenity potential of the River.

7.6.2 A significant addition to the greenway network is the provision of a **pedestrian and cycle bridge** over the River Tolka from the proposed Park to Richmond Road in the north. **Appendix 2** sets out 'Guidelines for the Design of Public Open Space'.

7.6.3 **Four pocket parks are identified.**

- An open space of 1 hectare is identified in the **St. Vincent's** Brief (Site No. 21) to accompany any redevelopment.
- Similarly, a public open space on the existing parkland (and view line) of **St. Joseph's** of some 1.5 hectares should accompany any development of the National Centre.
- In the case of **Hillside** (Site No.2), an area of 0.95 hectares is identified on the eastern boundary to form a pocket park with the existing Courtlands Park on Walnut Avenue to form a combined area of just over 2 hectares.
- A public open space (c.0.97) is identified with any expansion of the **Marino Institute of Education** on the southern portion of the estate along Griffith Avenue.



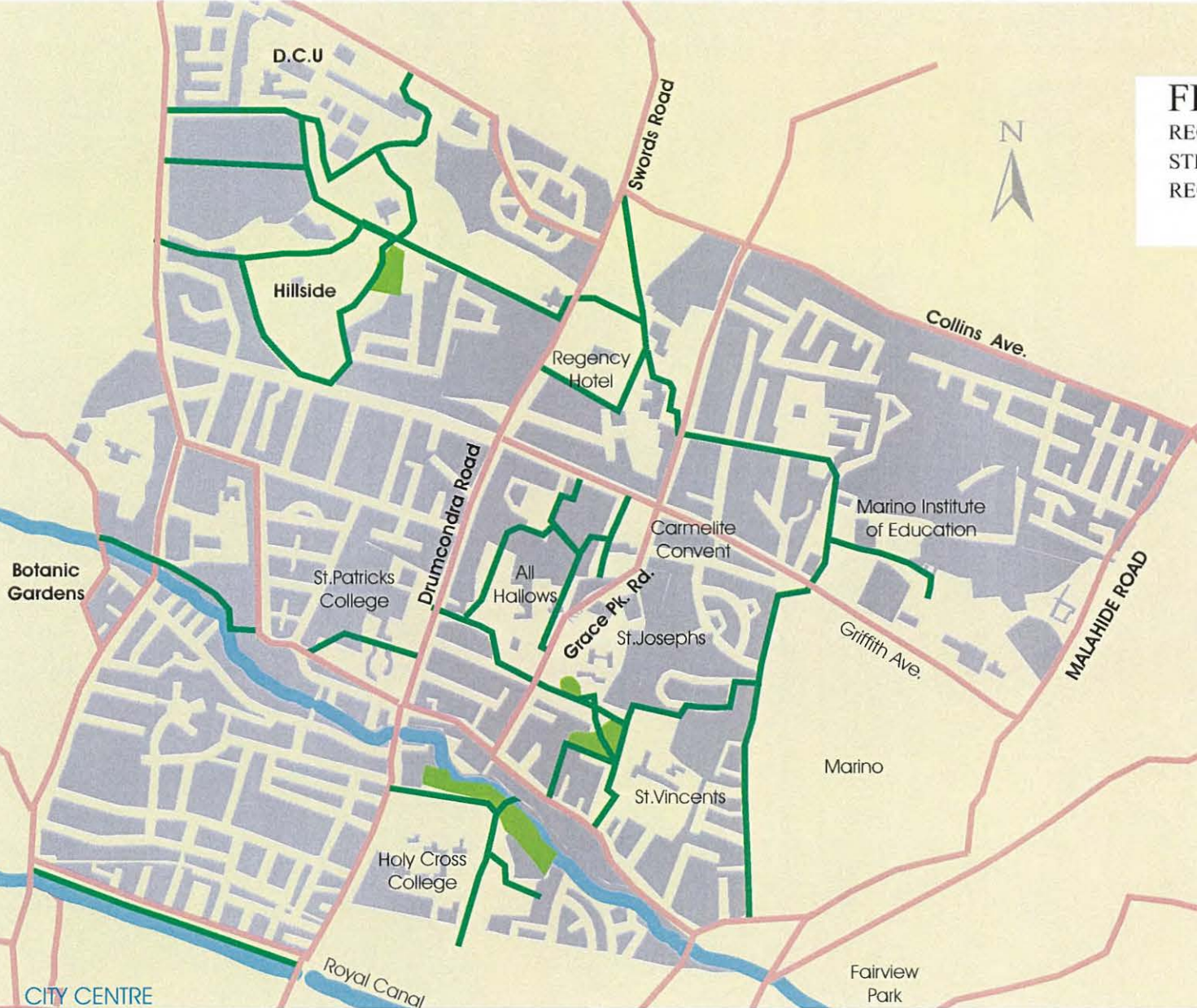


FIGURE 3
 RECOMMENDED GREEN WAYS.....
 STRATEGIC CYCLE NETWORK.....
 RECOMMENDED OPEN SPACE.....

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GREEN WAY, STRATEGIC CYCLE NETWORK AND OPEN SPACE

7.7 **Casino Landscape Conservation Plan**

7.7.1. The area to the northeast around the Casino at Marino contains a small pocket Park, Greene Park which is rather neglected and vandalised. The Fire Brigade Lands, St Vincent's GAA and the setting to Casino which is a National Monument surround this Park.

7.7.2. It is recommended that a Landscape Plan is prepared for the upgrading of the Park with the twin objectives of providing a safe, secure passive recreational space with children's play facilities, and improving the setting to the Casino based on an analysis of the Historical Landscape. Such work will require a multi disciplinary team from the relevant agencies and may require specialist professional advice.

7.8 **Conservation and Protection**

An important aspect of these institutional land sites is their significance in terms of history, architecture and mature landscape. The identification of these significant buildings, structures, landscapes and landscape features is a priority of this study.

7.8.1. It is recommended that the identified significant buildings, structures, landscapes and features identified in each demesne, **as listed in Appendix 3**, be assessed for inclusion in the Record of Protected Structures, assessed as a possible **Architectural Conservation Area or Landscape Conservation Area** and trees be assessed for **Tree Preservation Orders**. **Table 5. below summarizes the main recommendations.** The assessment of buildings and structures is the responsibility of the Conservation Officer and the assessment of trees for Tree Preservation Orders will require the advice of the Parks and Landscape Division.

7.8.2 Clearly, the **Draft Richmond Road Area Study** (see para.5.7) identified the historical significance of the institutional lands in the south of the area, around Richmond Road, Grace Park Road and Drumcondra Road Lower. It is recommended that the seven estates in this area be designated as **Architectural Conservation**

Areas in the Review of the City Development Plan. The Estates are

- The Marino Institute of Education;
- St. Patrick's College (No. 16);
- All Hallows College (No. 17);
- The Carmelite Convent (No. 18);
- St. Joseph's School for the Visually Impaired (No 20);
- St. Vincent's Psychiatric Hospital (No. 21) and
- Holy Cross College, Clonliffe (No. 22).

Also, it is recommended that, as part of any proposal for redevelopment of these estates, it is a requirement that a Conservation Plan is submitted with an overall Master Plan as part of pre- application consultation with the Planning Department.

7.7.3 **The Casino** at Marino is the most important **national monument** in the area. The view of the Casino from Griffith Avenue is obscured. In view of the importance of this monument, it is recommended that it be an objective in the Development Plan that the view or vista from the south looking across the playing fields of Scoil Ard Ris should be a preserved view/prospect.



7.8.4. The **Tolka River** is recognised as an important landscape as it is a designated Conservation Area in the current City Development Plan; this status should be retained by designating it a Landscape Conservation Area. Recently, work in the Planning Department commenced on a Corridor Framework Plan for the entire course of the River Tolka in the City area.

The aim of this Plan is to develop its amenity potential both as a wildlife habitat and natural recreational facility while identifying areas for development which are sensitive to the context of the river.

7.8.3. **The above Recommendations are illustrated in the attached drawing to this report, 'Development and Open Space Strategy'.**



Table 5. Summary of Recommendations for Protection and Conservation for each Estate.

SITES	EXISTING		RECOMMENDED				
	Protected Structures	Conservation Area	Protected Structures	A.C.A.	L.C.A.	View Dev. Plan	Assess for T.P.O.
Site 1 D.C.U.	- Albert College (adm. Building)						
Site 2 Hillside Farm	- 3 buildings: Hampstead, Hillside Farm and Elmhurst.		Stone wall enclosing garden Outbuildings to farm Entrance gates and piers to Plunkett College		V	V	V
Site 3 Home Farm Football club							V
Site 4 Plunkett College						V	V
Site 7 High Park Convent			Chapel, Convent Grotto				V
Site 9 Highfield Hospital			Highfield House Red brick house 'Stables' Stone boundary wall to east and part north Entrance gates				V

ACA is an Architectural Conservation Area
 LCA is a Landscape Conservation Area
 TPO is a Tree Preservation Order



SITES	EXISTING		RECOMMENDED				
	Protected Structures	Conservation Area	Protected Structures	A.C.A.	L.C.A.	View Dev. Plan	Assess for T.P.O.
Site 11 Marino Institute of Education			1. St. Mary's College 2. Entire structure of main Entrance 3. St. Patrick's	V	V		V
Site 12,13 & 14 Na Fianna Sports Grd. Soccer Grd. Caoimin, Mobhi & Catriona.	4. C.19 th College Building (Colaiste Caoimin).		- The Stone outbuilding			V	V
Site 15 Corpus Christi R.C.			The church				
Site 16 St. Patrick's College	Original house, tower, fountain, quadrangle, and former church (now library) & cut stone wall.			V mature landscape to south and east to boundary.			V

SITES	EXISTING		RECOMMENDED				
	Protected Structures	Conservation Area	Protected Structures	A.C.A.	L.C.A.	View Dev. Plan	Assess for T.P.O.
Site 17 All Hallows College	St. John the Baptist Church of Ireland, graveyard and boundary walls. Entrance gates and gate piers. Original mansion and "Temple".		Chapel, West and North Ranges, link building to Drumcondra House, Dunboyne and Purcell Houses, gate lodge, entrance gates, iron arch, piers and stone boundary wall to south and east.	√ Landscape parkland to the east of main buildings as far as southern and eastern boundaries.		√	√
Site 18 Carmelite Convent	Convent, and Ancillary buildings, including curved return to main house.		Walls enclosing kitchen Garden to rear. Entrance gate and arch Original boundary wall	√ front formal setting			√
Site 19 & 20 Scoil Rosmini & St. Joseph's School	Gate lodge, entrance gates, piers and iron works.		Castle, Chapel, Red brick range, and stone outbuilding 18 th and 19 th Century Brick/stone walls enclosing garden, Temple/grotto, gazebo, iron fencing and gates.			√	√

SITES	EXISTING		RECOMMENDED				
	Protected Structures	Conservation Area	Protected Structures	A.C.A.	L.C.A.	View Dev. Plan	Assess for T.P.O.
Site 21 St. Vincent's	St. Vincent's Hospital old house / convent, including entrance porch. Two storey over garden level brick building on south front. Four storey pedimented brick pavilion with stone trimmings to the west (including granite balustrading at parapet level) Railings in front of convent building on north side.		Richmond House Garden buildings Two storey house facing Richmond Rd. Red brick Annexe to hospital. Historic walls to south, north east of site and along western section of main building.	V		V	V
Site 22 Clonliffe College	Archbishop's house Entrance gates, piers, railings and plinth walls (lodge house at the Archbishop's house), entrance to the Archbishop's house. Clonliffe House Buildings of Holy Cross College, Ambulatory except Library Wing, New Wing and North Link Boundary wall to west and milestone.	V (River Tolka)	The stone walls on the western and eastern boundaries of the driveway immediately off Clonliffe Road The stone plinth wall to the south of the Red House. (Clonliffe House)	V		V	V



8.0 Delivery Mechanisms

8.1 Consultation and Adoption of Recommendations.

This study was initiated as a result of representations from resident groups in the area and their Local Councillors. To achieve the implementation of the strategy, it is important to undertake public consultation with the intention of having it adopted formally as Council policy. The following consultations are recommended:

- Other Departments
- The Area Committees, that is, the Central, North Central and North West.
- The Strategic Policy Committee.
- Resident Groups and Landowners

8.2 Planning Policy

Planning Policy and Standards are mechanisms which facilitate implementation by appropriate landuse objectives (zoning) and use of the legislative framework for Conservation/ Protection, Development Plan objectives, Planning Conditions, Contributions and Public Access.

8.2.1 Most of the sites identified in this study are designated Z12 and Z15 zones which allows for the 20% public open space requirement. Where redevelopment is envisaged, it is recommended that the zoning is changed from Z15 to Z12 which permits a wider range of uses, while still retaining a requirement for 20% open space reflecting the importance of the environmental amenities. **Table 4. Summarise the recommended changes in zoning.**

8.2.2 Protected Structures

Protected Structures are given particular protection under the Planning and Development Act, 2000. The carrying out of works to a protected structure shall be exempt development only if the works would not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Some of the institutional lands contain one or more protected structures, such as, Clonliffe College lands, All Hallow's, St. Vincent's, St. Joseph's, Carmelite Convent, St. Patrick's, Colaiste Caoimin, D.C.U., and buildings at Hillside Farm.

Within the Development briefs, however, additional areas and structures/ buildings have been identified as worthy of retention. The question arises whether these areas are included in the existing protected buildings/ structures as 'land lying within the curtilage of the structure and any other structures lying within that curtilage and their interiors'. Curtilage, however, is not defined in Planning Legislation although a Dictionary definition is 'an area attached to a dwelling house and forming one enclosure with it'. In the U.K. curtilage has been defined as lands which are in use to serve the purposes of the dwelling house in some necessary or reasonably useful way (Lochhart's Trustees v- Central Land Board). Thus, it would seem that either there should be some enclosure and/or some reasonable connection between use and dwelling house; a driveway, parking, garden would seem reasonable as curtilage.



In some instances where areas/ structures are considered worthy of protection, it is not clear whether they are within the curtilage of an existing protected structure/s or in the attendant grounds. Attendant grounds in relation to a structure, includes land lying outside the curtilage of the structure where each structure considered for protection must be explicitly listed. For examples, the lands, other buildings and stone walls surrounding Hampstead House in Hillside Farm form a definitive enclosure and garden area, which, it can be argued, would automatically define both four other buildings and boundary walls as protected structures as defined by the Act. The area recommended for protection in the development brief encompasses a larger area, including the driveway and setting off Hampstead Avenue. The question is whether the driveway and setting could be included in the current protection or should be notified explicitly for protection. A similar situation pertains to Elmhurst to the south and Hillside Farm.

St. Vincent's is more clear cut where the stone walls are divorced from the main protected structures, do not provide enclosure, and the connection between use and the main dwelling is not obvious. As such, it would be prudent to include these walls as specific features on the attendant grounds for protection. In some cases, it would be more appropriate to designate an area as either an Architectural Conservation Area as contributing to the appreciation of protected structures or a Landscape Conservation Area.

Appendix 3 lists the additional buildings and structures which should be assessed for protection and inclusion in the Record of Protected Structures

8.2.3 Architectural Conservation Areas

Architectural Conservation Areas (ACA) and Landscape Conservation Areas (LCA) are mechanisms within the Planning and Development Act, 2000 (S. 81 and 204

respectively) which seek to preserve a place or a landscape.

Architectural Conservation Areas are designated by the Planning Authority by including an objective in the Development Plan to preserve the character of a place, area, group of structures or townscape that, either is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest/ value, or contributes to the appreciation of protected structures.

Once an area has been designated as an ACA, works to the exterior of a structure shall be exempt development only if those works would not materially affect the character of the area. In addition, the Planning Authority may prepare a scheme for part of an ACA or all of it, setting out development objectives for the preservation and enhancement of that area. Notice of the scheme must be published in a newspaper inviting submissions. **In order to protect the historic buildings and landscape settings, the following institutional lands should be designated Architectural Conservation Areas, namely, Marino Institute of Education (No.11), St. Patrick's College (No.16), All Hallow's College (No. 17), Carmelite Convent and front setting (No. 18), St Joseph's School (No.20), St. Vincent's Hospital (No. 21), and sections of Holy Cross College, Clonliffe (No. 22).**

8.2.4 Landscape Conservation Areas

Landscape Conservation Areas may, by order, be designated by the Planning Authority for the purposes of preserving the landscape of an area or place. Again, it is subject to a publication in order to invite submissions. The Minister for Environment and Local Government may prescribe development for the purposes of this section which shall not be exempt development. **One estate should be considered for designation as a Landscape Conservation Area, namely, Hillside Farm. The Tolka River which is designated a Conservation Area should be re-designated a Landscape Conservation Area.**



8.3 Planning Conditions

Conditions may be attached to planning permissions to regulate the development. In imposing conditions the Planning Authority must act reasonably having regard to the Development Plan. In acting reasonably, there should be transparency about the range and type of facilities to be provided so any developer knows the expectations of a planning authority in advance. Many of the current conditions are repeated in the 2,000 Act, such as, requiring the carrying out of works (including the provision of facilities) which the planning authority consider are required for the purposes of the development authorised. For example, in a housing development, it may be considered that a play- lot or tennis court could be required to serve the proposed development. Currently, conditions are attached specifying the location and amount of public open space. There has been some innovative additions to the type of conditions which may be attached to a planning permission under the Planning and Development Act, 2,000. Section 34 (4) (m) allows conditions for requiring the provision of roads, including traffic calming measures, open spaces, etc., and other public facilities in excess of the immediate needs of the proposed development, subject to the local authority paying for the cost of the additional works and taking them in charge or otherwise entering into an agreement with the applicant with respect to the provision of those public facilities. The facilities are defined as public and there is scope for agreement with the developer for their provision. During pre application discussions, the requirement to provide greenways integrated to the design of the development should be discussed in detail. In the provision of open spaces and greenways, the planning authority should enter into agreements with the developer for their provision.

8.4 Public Use

In the provision of open space and greenways, it is imperative that they are accessible to the public as part of the Public network of Open Spaces.

Mechanisms for ensuring continued public access include Taking in Charge and Public Right of Way.



8.4.1 Taking in Charge (S. 180 of Planning Act, 2001)

Where a housing estate has been completed in compliance with the conditions of a planning permission and to the satisfaction of the local authority, the local authority must, if requested by the developer or by a majority of the residents take the estate in charge under Section 11 of the Roads Act 1993. Even if the estate has not been completed, and no enforcement proceedings have been initiated against the developer within seven years from the expiration of the planning permission, the local authority shall, if requested by a majority of the residents, take the estate in charge. It may apply any sums received from the developer as security on the granting of permission towards the cost of completing the development.



Usually a security is required on all estates to be taken in charge. On completion of a development, the service Departments inspect the development to ensure it has been carried out in accordance with the permission. The Roads Department initiates the taking in charge procedures. In the case of open spaces, a letter of dedication is requested from the developer with a plan showing the exact boundaries and this is sent to the Parks Department.

All the public open spaces and greenways identified in the development briefs should be taken in charge by the Dublin City Council to ensure public access and integrated management.

8.4.2 Public Rights of Way

A Planning Authority may enter into an agreement with any person having the necessary power for the creation, by dedication by that person, of a public right of way over land. The agreement may include payment and provide for limitations or conditions affecting the public right of way. Once an agreement has been made, the onus is on the Planning Authority to take all necessary steps to secure the creation of the public right of way. The Planning Authority has compulsory powers for creation of public rights of way where it appears that there is a need for a public right of way. The process involves publication in a newspaper to invite submissions. The notified owner and occupier have a right of appeal to An Bord Pleanála. The Planning Authority shall maintain the public right of way. Public rights of way may be created (or extinguished) as an objective in the Development Plan (First Schedule, Part V, 4.). **The identified greenways should be included in the Review of the Development Plan as objectives facilitating the provision of sustainable integrated transport and establishment of public rights of way.**

8.5 Funding and Levies

In Ireland, developers are expected to contribute to the capital costs of public infrastructure, which in other countries are paid in property taxes. Under Section 26 of the 1963 Act, the contributions are for works which *facilitates the proposed development*. In Section 48 of the Planning and Development Act, 2000, development contributions may be required by condition to a planning permission for public infrastructure and facilities *benefiting development in the area of the planning authority*. The basis for determining the contributions will be a scheme or schemes made by the elected members, which will indicate the contribution to be paid in respect of different classes of public infrastructure and facilities. The local authority has two years from the commencement of this section of the Act to make a scheme or schemes, that is, by 10th March 2004. The conditions attached to planning permissions requiring contributions must be in accordance with the scheme and must specify the particular works carried out or to be carried out within 5 years from the date the contribution is paid.

The new system is quite different, as there is a shift in emphasis from facilitating a specific development to benefiting development in the area. In addition, under subsection 48(17), the definition of public infrastructure and facilities is wider than previous and includes the provision of open spaces, recreational and community facilities and amenities and landscaping works, infrastructure to facilitate public transport, bus corridors and lanes, cycle and pedestrian facilities.

Within the current programme, the Parks and Landscape Division have identified works to existing parks in the study area. For Albert College Park, the proposals are for a new layout, pitch drainage, refurbishment of the buildings and provide other facilities at a total cost of 765,000 Euro. For Griffith Park, it is proposed to provide a new layout, tennis and playground at a total cost of 425,000 Euro.



In determining the amount of contribution to be exacted under the scheme, the benefits to existing development are to be omitted. The current schedule of works identified by the Parks and Landscape Division are to existing public Parks. The question is the extent to which the improvement works will benefit existing development, especially as Parks are recognised to have specific catchment areas, that is, 400 metres for a Neighbourhood Park and 800 metres for a District Park. In the case of the recommended additional public open spaces and greenways which would accompany new development, it is clear that the main benefit is to the new development.

It should be noted that Section 48 (12) allows for the imposition of a special contribution where specific 'exceptional costs are incurred which benefit the development but are not included in the scheme.' This could apply to location specific projects such as recommended in this strategy. In the case of a special contribution, the specific works are to be specified in the condition.

In drawing up the scheme for levies, the additional public open spaces and green chains identified in this report should be included.¹³ In the case of Drumcondra, a specific scheme under Section 48 (12) should be considered.

¹³ The basis of imposing any levy would be on the calculated cost of providing the green chain network and new Public Park. Dividing this cost between the anticipated additional residential units and square metre of other development on developable land would give an average levy per unit/ per square metre. The calculation would need to take into account Part V of the 2000 Act where affordable housing required which would reduce the number of units capable of being levied.

APPENDIX 1.

Table A. Public Open Spaces in Drumcondra

Type	Ward and Location	Name	Size (Ha)	Facilities	
District	Whitehall A Hampstead Ave	Albert College Park	15.52	Passive Active Athletics	Sports field Playground Tennis
Neighbourhood	Drumcondra South C. Botanic B. Botanic Ave	Griffith Park	7.51	Passive Fishing Band Stand	Playground
Greenway	Botanic C. Whitworth Rd.	Royal Canal	2.0	Walkway	
Greenway	Griffith Avenue	Griffith Avenue	2.0	Treelined Road/walk	
Greenway	Drumcondra South C	St. Mobhi Rd.	1.25	Road walkway	
Local	Whitehall A Walnut Ave	Courtlands	1.23	Sitting Tennis	Playground
Local	Gracepark	Grace Park Heights	2.03	Walks	Playground
Local	Gracepark Casino Pk.	Green Park	1.83	Playground	
Local	Drumcondra South A Grace Pk Rd	Clonturk Park	0.86	Playing field	
Sub total			34.23		
Incidental	Botanic B	Iona	0.2		
	Drumcondra South A	Griffith Court	0.3		
	Drumcondra South A	Annadale	0.2		
	Drumcondra South A	Beresford Seven Oaks	0.24		
	Whitehall D		0.12		
	Whitehall D	Griffith Downs	0.11		
	Gracepark	Charlemont A	0.7		
	Gracepark	Charlemont A	0.8		
Sub total			2.67		

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Table B. Public Open Spaces outside but accessible to the Study Area.

Citywide	Botanic A Botanic Rd	Botanic Gardens	20.0		
District	Fairview	Fairview Park	20.0	Passive Band Performance.	Playground Basketball
Local	Marino	Croydon Gardens	1.41	Sports Field	
Total			41.41		

Table C. Private Open Spaces

Number	Ward and Location	Name	Size (Ha)	Facilities	
1.	Whitehall A Swords Rd.	HomeFarm F.C.	1.78	Pitch Changing Facilities	
2.	Gracepark Casino Pk	St. Vincent's GAA Club	5.33	Gaelic Pitches Club Hse.	Plan No. 3838/01
3.	Gracepark Casino Pk.	Casino Marino Grounds	2.1	Enclosed Meadow	National Monument
4.	Gracepark Griffith Avenue.	Ard Scoil Ris Sports Ground.	4.0	School Playing Pitches.	Plan No. 642/02
5.	Drumcondra SouthA Richmond Road.	Tolka Park F.C.	1.4	Football Pitches	
6.	Drumcondra SouthA Gracepark Rd.	IERNE	2.1	Pitch n' putt, bowls, tennis	Plan No3364/98
7.	Drumcondra SouthA Waterfall Avenue.	Stella Maris F.C.	1.46	Pitch, Club Hse, Caretakers House	Plan No. 63/02
8.	Botanic C Whitworth Road.	Charleville Lawn Tennis Club	0.47	Tennis Courts	
Total			18.64		

Table D. Open Space Standards in hectares per 1,000 population.

Authority	Active Ha (Acres)	Passive Ha (Acres)	Total Ha ... (Acres)
NPFA, (GB) 1989	2.4 (6.0)		2.81 (7)
Ministry for Housing & Local Government, GB 1967	0.61 (1.5)		0.61 (1.5)
Sports Council, GB	0.97 (2.4)		0.97 (2.4)
New York, USA			1.0 (2.5)
GLC Study, GB, 1964 Inner Area	0.81 (2.0)	0.81 (2.0)	1.62 (4.0)
Outer Area			2.0 (5.0)
Edinburgh Study 1969	0.81 (2.0)	0.81 (2.0)	1.62 (4.0)
Dublin County Council 1992	1.2 (3.0)	0.8 (2.0)	2.0 (5.0)
Fingal County Council 1999			2.5 (6.2)
Dublin City – Outer (10%) Inner			0.81 (2.0)
Review Paper 1985			0.405 (1.0)
			3.6 (9.0)
Runcorn, UK.			3.5 (8.7)
NESC Report No.55, IRL			1.2 (3.0)
Ebenezer Howard			3.64 (9.0)
Netherlands, 1960's (60 sq.metres/person)			6.0 (14.8)
France (15sq.m urbanfringe) (10sq.m urbanspace)	2.4 (5.90)	3.6 (8.9)	
Total			1.5 (4.0)
			1.0 (2.5)
			2.5 (6.2)
National Recreation & Park Assoc. USA, 2001.			2.5-4.3 (6.25- 10.5)

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LPAC, LONDON, 1994	LIVERPOOL 1972	<u>LEICESTER 1976</u>
<p>Linear Open Space – Pedestrian visits. Canal Towpaths, disused railways. Informal recreation and nature conservation; not fully accessible but in the public realm.</p>		<p>Environmental Improvement to the visual external environment: rough grass and trees. Amenity Integral part of housing design</p>
<p>Small Local Parks – Pedestrian visits. Gardens, Play-lots, valuable in high density areas (under 2 ha within 0.4 km)</p>		<p>Local Play Area Kickabout, hard play surface and seating. (0.2-11.5 ha in .4 km. average size 1.7 ha)</p>
<p>Local Parks – Pedestrian visits Court Games, Children’s Play, Sitting out areas, nature conservation (2 ha in .4 km)</p>	<p>Neighbourhood Parks Children’s Play Equipment, landscaping and seating (.81-2 ha in .4 km)</p>	<p>Neighbourhood Park Football pitch, Toilets, Adventure Playground (0.8 -13 ha in 0.8 km. average size 3.6 ha)</p>
<p>District Parks Weekend, occasional. Landscape setting with a variety of natural features – outdoor sports/children’s play for different ages, informal rec. pursuits, car park. (20ha 1.2 km)</p>	<p>Local Parks Include passive recreation e.g boating lake, specialised sports e.g. tennis, bowls (14-16 ha in 0.8 km)</p>	<p>District Park As neighbourhood park plus other games pitches, tennis courts, changing facilities, car parks (6.1 - 72.5 ha in 1.2 km. average size 28 ha)</p>
<p>Metropolitan Park weekend, occasional. Either i) natural heathland, downland, commons, woodlands, or ii) formal parks providing both active and passive recreation. May contain playing fields, but at least 40 ha for other pursuits, car park. (60 ha in 3.2 km or more when appreciably larger)</p>	<p>City Park All facilities & excellent landscaping OR smaller with unique facility, e.g. zoo or river view, near public transport with parking (over 40.5 ha in 3.2 - 4.8 km)</p>	<p>City Park as District Park plus bandstand, arboretum, green house, aviary. (36 ha in 5.6 km)</p>
<p>Regional Parks and Open Spaces Large areas and corridors of natural heathland etc., also including areas not publicly accessible but contribute to environmental amenity. Mainly for informal recreation with some non-intensive active uses. Car parking at key locations. (400 ha 3.2 - 8 km)</p>		<p>School Playing fields Limited public access. Allotments (0.1 - 32 ha. Average size 3.9 ha)</p>

FINGAL COUNTY COUNCIL DEVELOPMENT PLAN 1999	<u>NETHERLANDS 1960's</u>	NATIONAL RECREATION AND PARK ASSOCIATION, USA, 2001
<u>Environmental Open Space, Class 3</u> Preservation of Trees, visual relief/Screen planting (Size additional to below)		
<u>Local Parks, Class 2</u> Generally passive but includes informal kickabout. (4,000 sq.m /0.4 ha – 7 ha/10,000)		<u>Play-lot</u> Play equipment, swings, slides, sandboxes, benches (100 - 4,000sq.m 0.4 km)
	<u>Neighbourhood</u> Paths (1 - 4 ha 0.5 km)	<u>Neighbourhood Playground</u> Active and passive short-term activities adj. to public schools. Distinct play areas for pre- & school age, sheltered structures, open space, multiple use paved for court games, areas for field games, parking & lighting. (1.6 - 4 ha 0.4 km)
	<u>Local</u> Cycle tracks/ toilets/kiosk (6 - 10 ha 0.5 to 1 km)	<u>Neighbourhood Park</u> Landscaped natural park of limited size primarily for passive recreational needs of all ages but with designated active areas. Open lawns, shrubbery, picnic areas, drinking fountain, miniature scenic paths/nature walks, area for court games, parking, lighting. (6 ha per 10,000 pop - centre of multiple family dwelling neighbourhood)
		<u>Community Play field</u> Active - athletics complex, lighted court and field games area, community center, swimming pool, lawn area, parking, may have picnic areas and may be portion of below. (6 - 10 ha within biking distance, 10,000- 30,000 pop)

		<p>Community Play field Active - athletics complex, lighted court and field games area, community center, swimming pool, lawn area, parking, may have picnic areas and may be portion of below. (6 - 10 ha within biking distance, 10,000- 30,000 pop)</p>
<p>Neighbourhood Parks, Class 1 Active and passive (18 ha per 10,000 pop.)</p>	<p>District cycle tracks, café 30- 60 ha 1 - 3 km)</p>	<p>Major Community Park A large natural area and/or landscaped area to provide urban dwellers escape from city congestion without travelling a large distance. Provides for both intensive and passive use. Trails, swimming pool, picnic tables, paths, game courts, gardens, natural areas, pavilion, ample parking, and sanitary facilities. (20 - 40 ha 1.6 - 6.5 km, 30 mins. drive)</p>
	<p>City car parking restaurant (200 – 400 ha. 3 -5 km.)</p>	
	<p>Region Public transport (1,000 - 3,000 ha. 5 - 20 km)</p>	
		<p>Urban Greenspace or Open Space Passive areas in landscaped or natural state in or near urban areas. May provide recreational experiences, provide environmental quality/ aesthetic experience or act as buffers. Natural lands, watershed & waterfront, forests, landscaped borders, parkways and boulevards, corner parks, medians, downtown aesthetic parks, plazas, sanitary facilities. Bicycle/hiking. (Part of the park system & part of urban design and beautification program)</p>

Table E. Types of Publicly Accessible Open Space with Catchment Areas.



APPENDIX 2. - Design Guidelines for Public Open Space.

In the context of the Drumcondra Plan, the design guidelines address parks and green chains. There are no universal prescriptions for producing a well-designed park but there are some principles that may be considered as general guidelines.

The broad aim of design is to translate a set of aspirations into reality and to make sense of space by giving it meaning; it is to make places from spaces. A good park or green space will lift the spirits of visitors and create a sense of well-being in the community.

Engaging the local community throughout the design process is essential in understanding and addressing their expectations. Also, by involving people, a real sense of ownership by a wide section of the community is fostered and will reduce the likelihood of anti-social behaviour, such as, graffiti and vandalism.

The key to the design of public open space is to consider it as integral to and a vital part of the urban landscape with its own specific set of functions (society's outdoor room). A common tendency is to treat open space as 'SLOAP' (Space left over after planning) soulless, undefined places, poorly landscaped, with no relationship to surrounding buildings; this is no longer acceptable.

The space should have a clear and coherent structure that recognises and reconciles differing uses and integrates the park or greenchain with the surrounding area. The layout should reinforce the structure and respond to the hierarchy of use with appropriate surfacing, contouring and planting.

With the introduction of higher densities in development, where private open space is minimal, public open space is essential in the urban fabric to provide relaxation and recreation for different groups of people through their life-cycle; As one of the main elements of the Drumcondra Plan is the analysis of the landscape of each site in terms of its topography, natural features, and ecology in order identify the unique value of each site, then the design of open space must start by incorporating the existing landscape. In short, the context of the open space is paramount.

In these design guidelines the main aims are to ensure:

- Human **needs** are met;
- **Public rights of use** are protected;
- **Meanings** can be communicated; and
- **Maintenance** requirements.

NEEDS

- I. Comfort**
- A. Microclimate
- B. Seating
- C. Convenience facilities -
- D. Paths, grade changes and surfaces
- E. Lighting.

Large open lawn areas in the sun with shade along edges
 Light shade for children's play area
 Sheltered sunny spaces for sitting and walking
 Wind protection

Most popular places to sit can be found at the edges of open space, where the sitter's back is protected, the view unobstructed, and the local climate most favourable the edge effect'.
 Frequent benches along pathways, facing sun and River
 Bench arrangements offering choice, alone, groups, shade, sun
 Ample seating in sight lines
 Physical comfort wood seats with backs

Drinking fountains, bins, dog litterbins and bicycle stands

Paths to be wide enough for two people walking abreast to pass, plus benches where needed.
 Gentle ramps rather than steps for level changes
 Non slip walking surfaces, suitable for prams, strollers, joggers, skateboards;
 Walls to be good for leaning and sitting on or against

In the case of green chains (and parks where applicable) which form part of the pedestrian network, the routes and sitting areas should be lit to the same standard as pavements, noting the needs of pedestrians rather than vehicles, that is, eliminate shadow.

2. Relaxation

- A. Relation to context
- B. Ambience
- C. Security

Contrast of openness of sky, sun, views to enclosure of Woodland.
 Pastoral retreat connection to river, nature, sound of wind, water. Sloping areas to sit or lie on grass
 Opportunities for privacy
 Enclosure and overlooking from surrounding development
 Adequate sight lines.
 Lines of sight and inter-visibility of one space with another need careful consideration
 Exits should be visible and long corridor spaces with no Alternative ways out should be avoided

3. Activity creates animation & interest

Mixing activities with spaces to walk, sit and watch creates a symbiosis of use

4. Passive Engagement

- A. Observing
- B. Viewing
- C. Involvement with nature

good places to watch passing scene, people
 Protected areas near entrances and on edges for people to sit
 Overall views, well framed vistas
 Continuity of views down streets, across park to River
 Opportunities to view artworks
 Opportunities to be close to plants/trees
 Contact with water, e.g. River Tolka
 Bird watching opportunities

4. Active Engagement

- A. Activity creates animation and interest
- B. Moving through the park
- C. Communication
- D. Children's play

Mixing activities with spaces to walk, sit and watch
 Walking and jogging circuit
 Direct route for cyclists
 Entrance plazas for meeting
 Social space for parents with sight lines to children's play area
 Protected space for toddlers (1-6yr)
 More open areas for older children to run around and

5. Discovery

Opportunities to observe along pathways
 Diversity of spaces providing changing vistas as seen from Paths
 Views organised to provide element of surprise without loss of security
 Dramatic seasonal change in plants
 Being subdivided to increase variety and extend the edge effect enriches places.

Rights of Use

1. Access

- A. The space should be designed so it is accessible both physically socially, including people with disabilities
- B. Public open space should link with the main pedestrian desire lines in the surrounding area, allowing ease of movement through them
- C. Green spaces are part of the public realm and should be widely used by people as through routes
- D. Avoidance of physical barriers in approach or use spacious spacious entrances overlooks smooth paths, gentle steps with ramps

E. Avoidance of visual barriers

Park appears open from approach streets, no high walls
 Good visual access to areas adjacent to entries, pathways
 No hidden areas

F. Symbols of access to all groups visible from park Entries

Parents can see places to go with young children
 Elderly can see safe and quiet places

2. Freedom of Action

A. Zone activity areas

noisy, active areas separate from quiet passive ones
 Comfortable positions for physically disabled
 Fenced play area for small children and their parents
 Clear separation for cyclists and pedestrians

B. Emphasise multi use spaces

Provide a variety of experience

3. Claim

Park provides a number of sub spaces that can be temporarily claimed by individuals and groups
 Large and small lawn spaces
 Small well differentiated sitting areas.



MEANING *The design should promote a clear identity and should celebrate the local distinctiveness of the area based on its cultural history, local ecology and requirements of the community*

1. Legibility

- A. Clarity for visitors to find their way around
- B. Entrances should be clear
- C. Landmarks and viewpoints should be incorporated to define routes and help visitors understand the space
- D. A simple clear path system
- E. Social nodes where paths converge
- F. Clear sub areas, each with its own appropriate identity
- G. Distinct but permeable boundaries at edges of park and between areas
- H. Landmarks at key park extremities
- I. Clarity of layout supported by good signage

2. Relevance

- A. Congruence between culture norms of users and character of place
- B. Park design and management conveys positive, caring attitude toward users
- C. Names for subspaces reflecting context

3. Individual Connections

- A. Provide anchors for personal attachment (special plants, intimate places)
- B. Play elements for children have symbolic or narrative content
- C. Good strolling circuits

4. Group Connections

- A. Good social spaces for repeated contact
- B. Art work with special group significance

5. Biological and Psychological Connections.

- A. Connections to the natural world, seasonal changes should be celebrated
- B. Should have soft, enclosing protecting places
- C. Graded edges between habitats maximises structural diversity and encourages a wider range of wildlife to use the space

MAINTENANCE Management and Programming

- A. Design must be informed by management considerations to facilitate efficient and appropriate maintenance without compromising variety.
- B. Management must also be informed by the design intent
- C. Operations should be clearly set out in a management plan
- D. Management plans must be informed by an understanding of the design intentions.

2. Materials

- A. Good quality long life materials, robust.
- B. Capable of contact without injury
- C. Environmentally sustainable such as locally sourced timber, re-used aggregates
- D. Moderate maintenance natural materials
- E. Easy replacement of lighting and other critical elements

3. Irrigation and Drainage

- A. All planting beds with irrigation systems
- B. Paths and play areas well drained in directions that minimise standing water

Sources:

Carr, S. Francis, M. Rivlin, L.G Stone, A.M. Public Space, Cambridge Press, 1992
 'Report of Urban Green Spaces Taskforce' Working Group 4, Improving Planning, Design, Management and Maintenance, DTLR: London (UK), May 2002

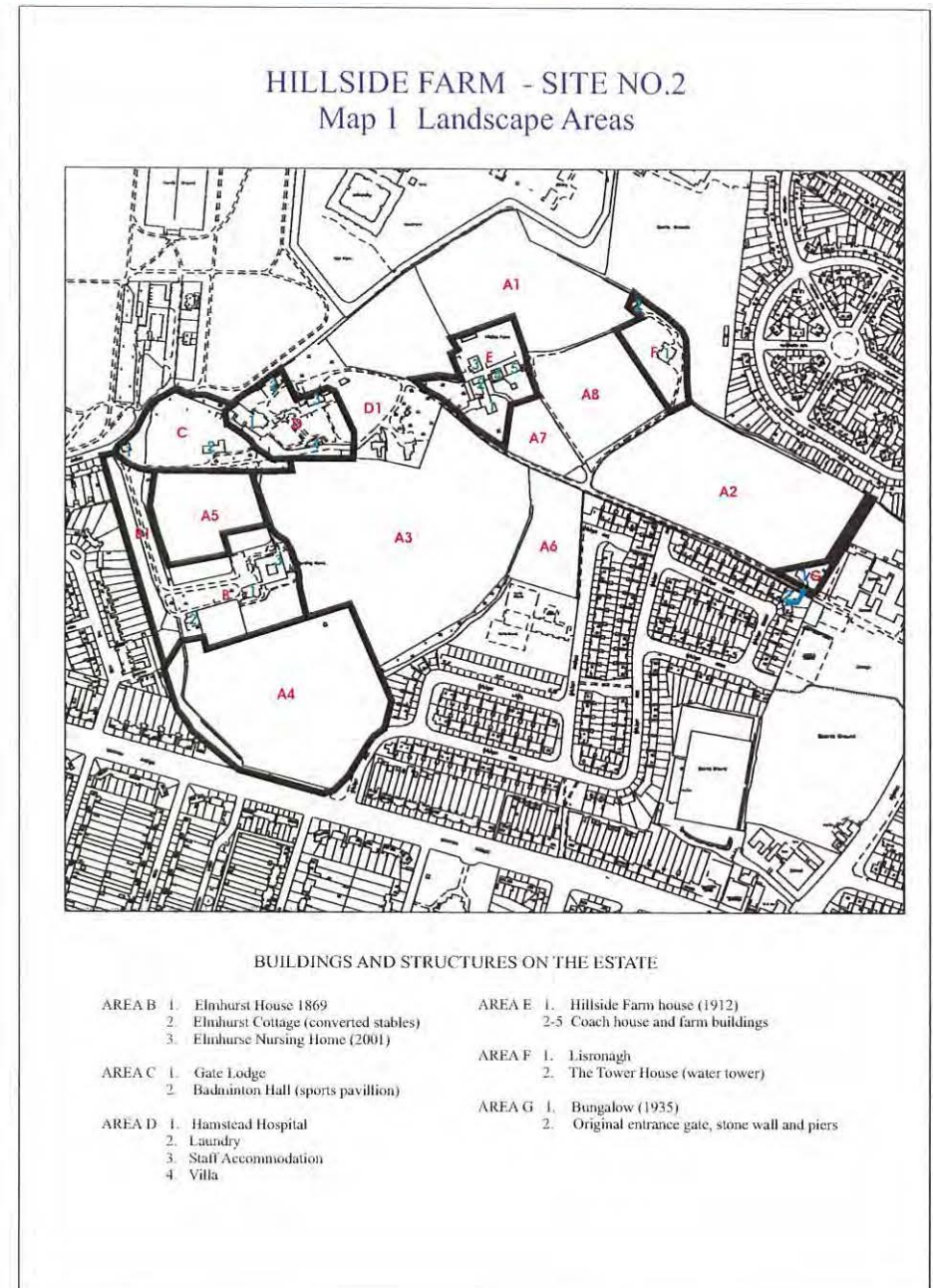
APPENDIX 3 - Buildings, Structures, Landscapes, Trees, Vegetation and Habitats recommended for Protection and Conservation On each Estate.

Hillside Farm (Site No. 2)

The following areas and structures are recommended for protection and assessment for inclusion in the Record of Protected Structures (RPS) or as an important landscape setting (The attached Map identifies the location of these areas/ structures): -

- Elmhurst House, which is a Protected Structure, and grounds to the south including the brick cottage (Elmhurst cottage) and boundary wall shown as area B;
- From Hampstead Avenue, the entrance and driveway set in a mature sylvan setting leading to Elmhurst House to the south which is shown as area B1. In particular, the group of mature trees along this drive way should be retained and assessed for TPO status;
- The entrance from Hampstead Avenue and the approach driveway and mature setting to Hampstead House shown as Area C, including the building (Badminton Hall);
- Hampstead House and surrounding stone boundary wall which denotes the curtilage (enclosed garden) of this Protected Structure. Other buildings are in the line of the wall which should be assessed for inclusion in the RPS. This area is shown as area D;
- The mature setting and residential dwellings to the east of Hampstead House boundary wall and south of Albert College Park, denoted as area D1;
- The original House of Hillside Farm which is a Protected Structure and the structures within its curtilage; these 4 agricultural buildings should be assessed for protection (Area E);
- Lisronagh House and grounds, the Tower House, including the group of trees running along its eastern boundary (Area F).
- The grounds at the entrance to Plunkett College to the east, including the group of trees along this eastern boundary which should be assessed for TPO status (Area G);
- The entrance gates and pillars from this property to Plunkett College should be assessed for inclusion in the RPS;
- The groups of trees and underground streams which run along both the boundaries of areas A3 and A4. In area A3, the groups of trees run along the southeastern boundary, while in area A4, the groups of trees run along the south, south western and western boundaries.
- The hedgerows should be retained.

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Home Farm F.C. (Site No. 3)

- There are a number of significant broadleaved trees on the boundaries of the site, particularly along the eastern side, which it is considered should be assessed and, where appropriate, protected and retained.
- Along the eastern boundary, between the 1.8 metre high block wall and the adjoining playing fields is an area of scrub. This area would provide a habitat for wildlife and in this respect it should be retained.

Plunkett College (Site No. 4)

The views southward to the Dublin mountains and Corpus Christi church have significant value and should be retained.

High Park Convent (Site No. 7)

The existing Convent building and adjoining Chapel should be retained and assessed for inclusion in the Record of Protected Structures.

The grotto and cluster of mature trees around it, together with the mature trees to the front of the chapel.

Highfield Private Hospital (Site No. 9)

- Highfield House/Hospital and its setting should be retained and assessed for inclusion in the Record of Protected Structures (RPS).
- Also, the 'Stables' should be assessed for inclusion in the RPS.
- The entrance gates and driveway leading to Highfield Hospital should be retained as important elements and landscape of the original estate.
- The landscapes, both, to the north east of the main driveway and between Highfield House and the Alzheimer's Care Centre should be retained. The trees should be assessed for Tree Preservation Orders.
- The stone wall along part of the northern boundary and eastern boundary should be retained and assessed for inclusion in the RPS.

Marino Institute of Education (Site No. 11)

- St. Mary's College and the mature landscapes to the east and west of the college should be retained. The building of St. Mary's should be assessed for inclusion in the Record of Protected Structures.
- St. Patrick's Monastery and its mature setting to the south should be retained and St. Patrick's should be assessed for inclusion in the Record of Protected Structures.
- The entire structure of the main entrance from Charlemont, including wrought iron gates, stone piers and walls should be retained and assessed for inclusion in the Record of Protected Structures.
- The wooded areas throughout the site should be retained and assessed for Tree Preservation Orders.

Mobhi Road Sites (Site Nos. 12, 13 & 14)

The following should be protected

- The main stone building, formerly called Colaiste Caomin, and its formal setting;
- The stone outbuilding;
- All of the significant coniferous and broadleaved trees; and
- The view across the site of the Corpus Christi Church (taken from around the entrance on St. Mobhi Road).

Corpus Christi Church (Site No. 15)

Corpus Christi Church should be preserved and assessed for inclusion in the Record of Protected Structures due to its architectural quality and its prominence as a landmark building from lands north of Griffith Avenue.

The landscape and setting to Corpus Christi Church should be preserved and retained.

Saint Patrick's College (Site No. 16)

The existing Protected Structures should be retained, that is, the original house, tower, Fountain, quadrangle, former church (now library) and cut stone boundary walls.

The mature landscape to the south and east of the main group of buildings to the boundary with Drumcondra Road Upper, including the approach route from the southern entrance gate from Drumcondra Road Upper and all trees in this area. It is unfortunate that a portacabin type structure was permitted to be located in the northern section of this area.



All Hallows (Site No. 17)

Drumcondra House, the Temple adjacent to the boundary with Grace Park Road and the church building, grounds and boundary wall of St. John the Baptist Church are listed in the Record of Protected Structures.

- In addition, the Chapel designed by George Ashley, west and north ranges designed by J.J. McCarthy, link building to Drumcondra House, Dunboyne, Purcell House, gate lodge, entrance gates and piers and stone boundary wall to the estate should be retained and assessed for inclusion in the Record of Protected Structures (RPS). A 30 metre wide cordon sanitaire should be retained around the Senior House north wing building.
- The partly enclosed open area flanked by the west and north ranges of the Senior House should be retained.
- The landscape parkland to the east of the main buildings as far as the southern boundary with Church Avenue should be preserved as a mature landscape and setting to All Hallows.
- All trees in this parkland area and those along both the southern and eastern boundary should be retained and assessed for Tree Preservation Orders.
- The vistas across the estate looking south east towards St. Joseph's School for the Visually Impaired and beyond to the main buildings of St. Vincent's Psychiatric Hospital should be retained.
- Vista of All Hallows (south façade) from the approach avenue off Grace Park Road.

Carmelite Convent (Site No. 18)

The following are worthy of retention: -

- The buildings themselves in their entirety. As an ensemble, they work well together, and are significant as a group. If any of the buildings were to be considered less worthy of retention than the others, it would be the bungalow to the east of the group of buildings. However, the graveyard to the east of the buildings clearly prohibits development in this area.

- The enclosed green open space to the front or to the south of the buildings which provide the formal setting. This forms an integral part of the setting of the front of the convent, particularly in conjunction with the access road. The avenue of trees to the north of the access road should be preserved in conjunction with the open space.
- The walls to the kitchen garden to rear should be assessed for inclusion in the RPS.
- The entrance gateposts and iron arch should be assessed for inclusion in the RPS.
- The original stone wall along Grace Park Avenue, and continuing to the rear of Nos. 41-59 Grace Park Road, minus those sections consisting of blockwork, especially the upper section.

Saint Joseph's and Pobail Scoil Rosmini (Site Nos. 19 & 20)

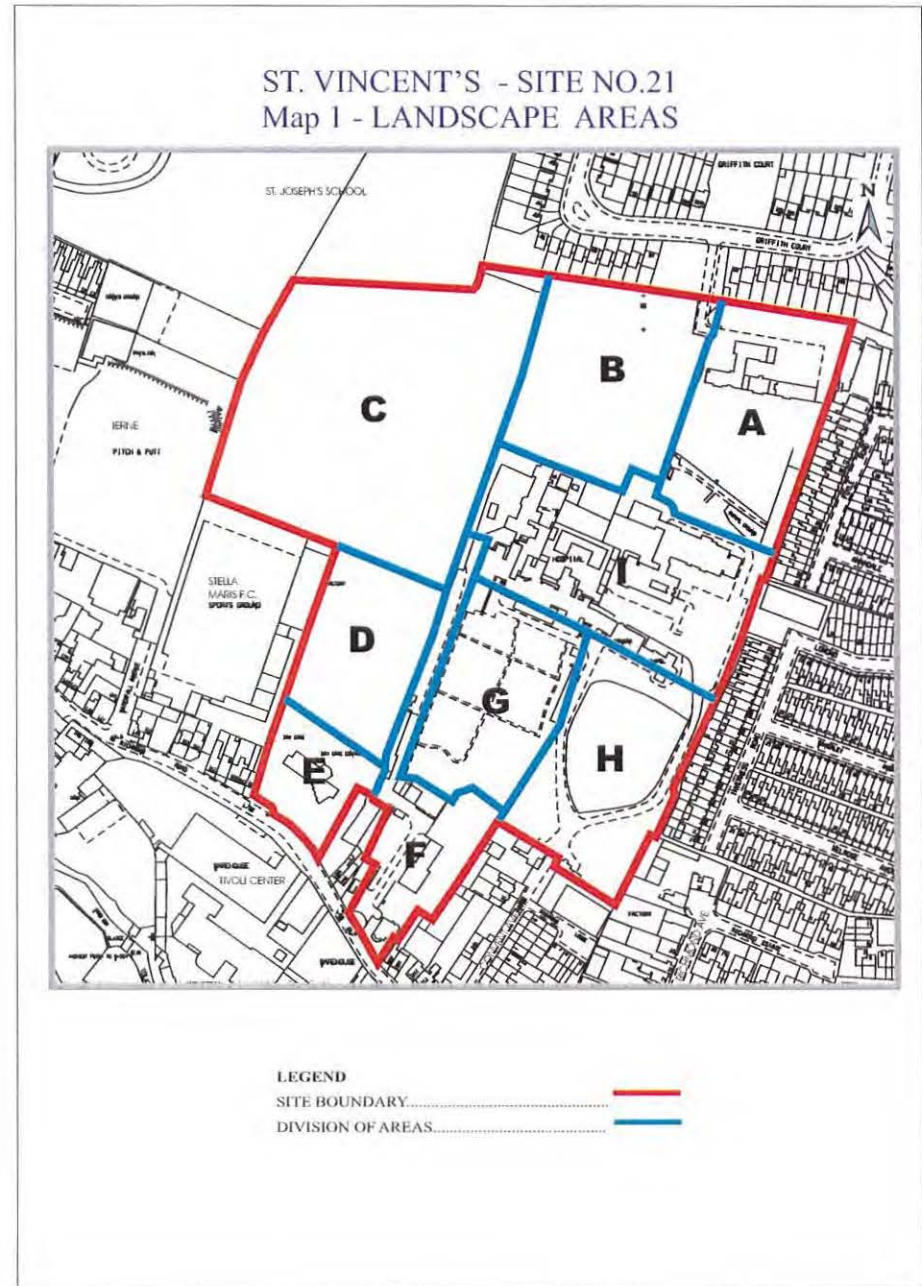
In addition to the gate lodge, entrance gates, piers and ironworks, the following should be assessed for protection, either, for inclusion on the Record of Protected Structures (RPS) or preservation of landscape, setting, trees or vegetation; -

- The castellated villa (castle), the chapel, Victorian neo- Gothic red brick institutional building (1882) and the stone outbuildings;
- The original brick/stone walls enclosing a walled garden which date from the eighteenth century and the brick/stone walls dating from the nineteenth century when the walled garden was extended. The walls are located to the north east of the castellated villa (castle) and nineteenth century neo gothic red brick buildings, between the school to the north and the playing fields to the east;
- A rusticated temple/grotto set into the southern face of one of the brick garden walls;
- Trellised gazebo in Turkish tented style;
- Iron fencing and gates;
- The original well of the castle and the cast iron pump marking its location to the north of the villa and chapel;
- The front lawn and setting to St Joseph's;
- The western pedestrian entrance gates/ pathway to the villa/castle from Grace Park Road;

- The hedgerows between the playing fields and the lawn setting located to the south East of the castellated villa, and the one on the boundary with St Vincent's to the South east;
- The main driveway to the castellated villa with hedgerows and iron fencing on either side;
- The mature trees along the southern boundary with IERNE sports club and the rear gardens of the terrace of Grace Park Gardens;
- Vista of the River Tolka valley and the Dublin mountains from the entrance area of St. Joseph's;
- Vista of Clonliffe from the southern fields of St. Joseph's and the old approach route from Waterfall Avenues;
- Vista between Saint Joseph's and Saint Vincent's to the south east;
- Vista of St. Joseph's across the front lawn looking westwards.

Saint Vincent's (Site No. 21)(see map opposite)
Areas & Features recommended to be Retained and Protected are:

- The historic setting & landscape character of Areas A, F and G should be assessed for formal designation as either Architectural or Landscape Conservation Areas.
- The historic walls of the formal gardens in Areas A and G should be assessed for formal status as Protected Structures; as should the walls between Areas C & D, D & G; and E & F.
- The view into the site from the west, along the southern part of Area C; the views/visual linkage in Area C, between St Vincent's and St Joseph's; and the views out of the site, from the southern part of Area C should be maintained in any development or redevelopment of the site.
- In addition to the main building which is a Protected Structure, four other buildings should be assessed for formal status as Protected Structures and are:
 - Richmond House a two-storey, five-bay double-fronted house built prior to 1837;
 - A group of garden buildings, either associated with the house or with the main St Vincent's building, are located to the west and northwest of this house, most of which are circa 1837-1882;
 - a two-storey house, facing on to Richmond Road which is evident on the Ordnance Survey map of 1837;
 - the two-storey, red brick wing, built between 1897 and 1908 to the north of, and forming an Annex to the main building.





- (v) There are important mature trees in the following locations that should be retained and protected, potentially through the imposition of Tree Preservation Orders
- Group of mature broadleaved trees in the southern part of Area A there is a tree belt in this location on both the Ordnance Survey maps of 1882 and 1837.
 - Group of four mature broadleaved trees at the northern end of the boundary between Areas B and C again, trees in this location are shown on both the Ordnance Survey maps of 1882 and 1837.
 - Just to the west of the main building and straddling the eastern boundaries of Areas C and D is a row of 15 trees, which form an important landscape feature.
 - An avenue of approximately 11 mature broadleaved trees leads up to Richmond House at the southern part of Area F. These appear on the Ordnance Survey map of 1882 (the 1837 map does not show sufficient detail).
 - Area G is dotted with mature broadleaved trees, which form an integral part of its historic landscape and character.
 - The southern part of Area H is similarly covered, with one magnificent tree located in the oval-shaped central grassed area.
 - Within Area I there are around three trees worthy of retention; of note is the Scots Pine in the eastern part of the area, which stands at the crest of the hill, just at the top of the driveway. In addition to their visual amenity value such trees are particularly valuable as wildlife habitats.
- (VI) There are former hedge trees and sections of broken hedge along the north and western boundaries of the site and one dividing Areas B and C; all should be retained in any landscape plan for redevelopment. There are two areas within the site that appeared to be particularly rich in wildlife the first is located in the middle of the northern boundary of the site with the second just to the south of the old Convent building.

Holy Cross College, Clonliffe (Site No. 22)

In addition to the buildings and structures on the Record of Protected Structures, the following areas/ structures are recommended for retention and assessment for protection: -

- Setting to the Archbishop's House including the area along the stone wall on the western boundary should be protected. There are a number of mature trees in this area which should be surveyed for Tree Protection Orders (TPOs).
- The setting to Clonliffe House should be protected; this area is within a clearly defined curtilage of the house and, therefore, is protected under the RPS.
- The stone walls on the western and eastern boundaries of the driveway immediately off Clonliffe Road.
- The trees in this front area both lining the driveway and on the western boundary should be retained and surveyed for TPOs.
- The lawn setting between Holy Cross College and Clonliffe House to the east which is the main driveway to the College and the House.
- The trees between Holy Cross College and Clonliffe House and on the southern portion of the driveway should be surveyed for TPOs.
- The stone plinth wall to the south of the Red House.
- The mixture of vegetation along the River Tolka.