Received from Cllr. Deirdre Heney by email 9Mar2017
Answer to question at DCC meeting 6Mar2017

GRACE PARK ROAD AREA :
IMPLEMENTING
THE DEVELOPMENT PLAN
DRAFT

Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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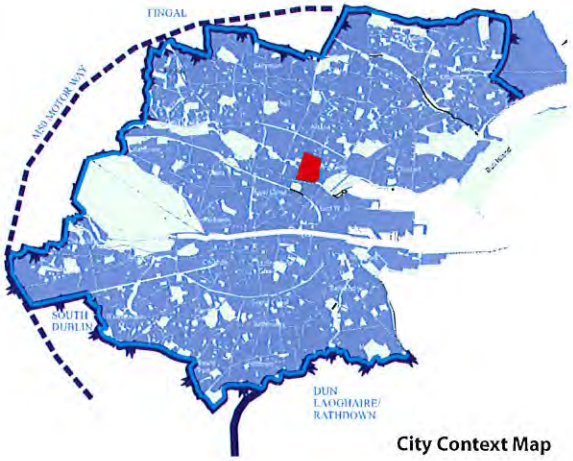
1.0 Background

It is become apparent recently that there is a need to prepare a non – statutory, succinct Development framework for the Gracepark Road area. The institutional (Z12 & Z15) holdings, listed above may become the subject of development proposals in the near to medium term future. There is an opportunity to provide a framework for the planned redevelopment of the area and environs taking account of the various plans and objectives for the area, whilst also providing for much needed housing in the city.

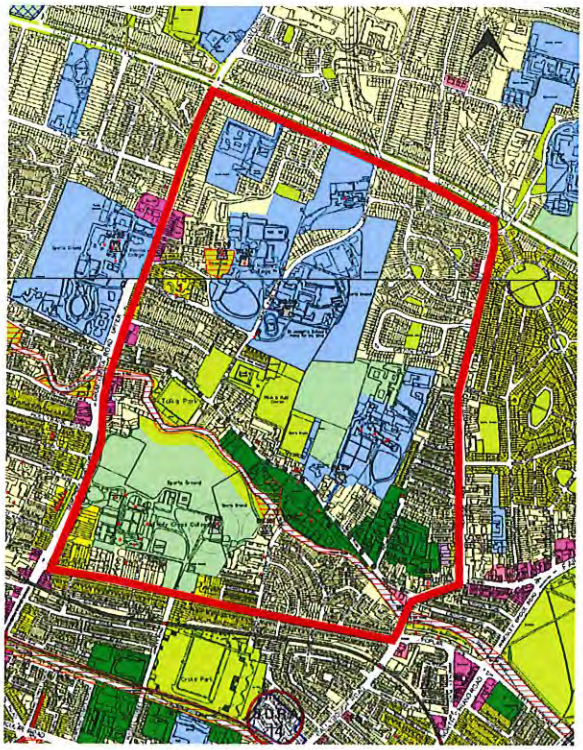
2.0 Purpose of the Framework Plan

This framework plan aims to provide a succinct non – statutory Development Framework for the Gracepark Road Area. This Development framework identifies the quantum of residential, institutional (particularly educational) and open space which needs to be provided in the area and identifies infrastructural improvements (roads, cycleways, pedestrian links) necessary to integrate and improve connectivity between the city central area and other clusters in the wider area such a DCU and St. Patricks College.



City Context Map

Aerial View-Study Area Boundary



Study Area Boundary -
Extract from Dublin City Development Plan 2005-2011

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3.0 Study Area

The study area relates to the Gracepark Road Area, defined by the Clonliffe Road to the south , Phibsborough Avenue to the east , Griffith Avenue to the north and Drumcondra Road to the west. There are a number of institutional (Z12 & Z15) holdings in the area which comprise the following:

1. Dominican College
2. All Hallows College
3. Carmelite Convent
4. Pobal Scoile Rosmini / St Joseph's School
5. St. Vincent's Psychiatric Hospital
6. Holy Cross College / Archbishop's House

Name	Land available on site	Active planning application/masterplan in place	Zoning	Area	Existing use
Dominican College	Site developed to near full potential facilitating existing educational use on site	No active planning application or masterplan available for this site as no capacity for additional uses on site.	Z15 - To provide for institutional, educational, recreational, community, green infrastructure, and health uses.	No additional capacity available on site	Education
All Hallows College	- Land available for the expansion of the existing educational use on site. - Site has reached residential capacity through previous approval (3793/01)	- Masterplan available as per the Development and open space strategy for Drumcondra 2003. - Pre planning submissions also taken into consideration	- Z15 - To provide for institutional, educational, recreational, community, green infrastructure, and health uses. - Z1 - To protect, provide and improve residential amenities.	25,000 sq.m available for the expansion of the existing educational use on site.	Education
Carmelite Convent	Land available for residential development on site.	- Masterplan available as per the Development and open space strategy for Drumcondra 2003. - Masterplan also submitted as part of Current planning application	Z15 - To provide for institutional, educational, recreational, community, green infrastructure, and health uses.	Application submitted for 101 residential units and a 69 bedroom residential nursing home	Convent (defined as place of public worship in the Dublin City Development Plan 2011-2017)
St Joseph's School/Pobal Scoile Rosmini	Land available for residential development on site	Masterplan submitted as part of Current planning application	Z15 - To provide for institutional, educational, recreational, community, green infrastructure, and health uses. Z9 – To preserve, provide and improve recreational amenity and open space and green networks.	Application approved for a 161 unit residential development	Education

Screening Table

			recreational, community, green infrastructure, and health uses. Z9 – To preserve, provide and improve recreational amenity and open space and green networks.		
St Vincents Psychiatric Hospital	Land available for residential development on site	Land available for residential development on site	Z15 - To provide for institutional, educational, recreational, community, green infrastructure, and health uses. Z12 - To ensure the existing environmental amenities are protected in any future use of these lands.	Approximately 37,000 sq.m available for residential development on site.	Hospital
Holy Cross College/Archbishops House	Land available for residential development on site	Land available for residential development on site	Z12 - To ensure the existing environmental amenities are protected in any future use of these lands.	Approximately 68,490 sq.m available for residential development on site.	Education
				Total area available for development within study area: - Residential 105,490 sq.m - Educational 25,000 sq.m	

Screening Table (continued)

As demonstrated in the above **Screening table**, the sites with capacity for further expansion are:

1. All Hallows College
2. Carmelite Convent
3. Pobal Scoile Rosmini / St Joseph's School
4. St. Vincent's Psychiatric Hospital
5. Holy Cross College / Archbishop's House

Accordingly, this study will focus on these sites and how development can be managed to provide reasonable densities of residential accommodation and institutional uses (particularly educational) in the study area in a sustainable manner, with adequate open and amenity space, while at the same time ensuring connectivity between sites and permeability through the area.

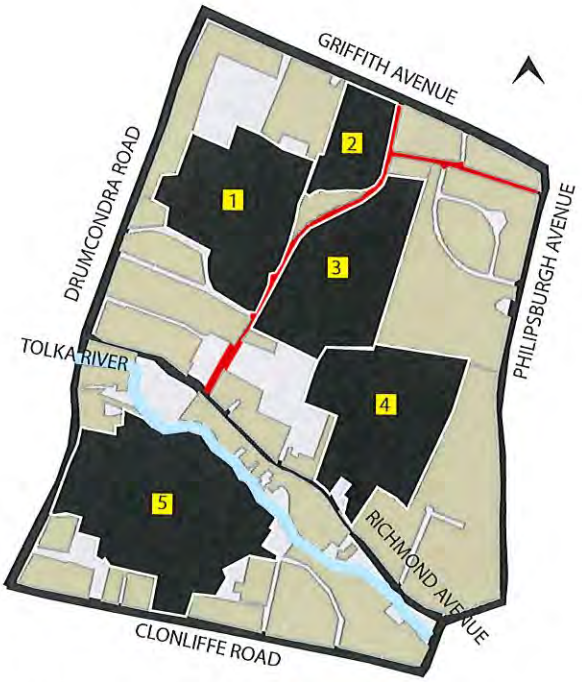


Fig.1 **Grace Park Road**

4.0 Population Profile

The study area is located within the Electoral Division (ED) areas of Drumcondra South A and Drumcondra South B. Census 2011 indicates the population of this area is 6,097 persons.

Within the wider catchment, comprised of the ED areas of Clontarf West D, Clontarf West E, Grace Park, Whitehall D, Whitehall A, Drumcondra South C, Botanic B, Botanic C, Ballybough A and Ballybough B, combined with the study area, Census 2011 indicates a population of 37,840 persons.

Population trends of note are summarised as:

- There is a greater proportion of people within the 25-44 year age group in the study area than the wider catchment (43%). This is consistent with the age cohort profiles across the city centre but there is notably a higher proportion of 25-44 year olds in this catchment than the city overall (37%). This indicates a dominant age cohort in the family formation stages, with potential benefit from the measures proposed under this framework plan.

- A greater proportion of students live within the wider catchment (16%). This is higher than the overall city student rate (13%).

- Proportionally, more people travel by foot, cycle and public transport modes in the wider catchment (61%) than the immediate study area (58%). This highlights a high proportion of the population using sustainable modes of transport, which could be increased if permeability was improved.

- A greater proportion of the population travel less than 15 minutes to work, school or college (23%) in the wider catchment, and a total of 58% travel less than 30 minutes. This indicates the potential to enhance a sustainable /walkable neighbourhood through the measures proposed by this framework.

- The study area has a greater proportion of family units at the pre family, pre school or early school stage of the family cycle (50%). This is notably higher than the proportion within the wider catchment (38%) and city overall (39%). This further indicates the potential for the measures proposed by this framework to enhance permeable movement and open space amenity for a young population accessing schools and services in the locality.

5.0 Population Growth Assumption

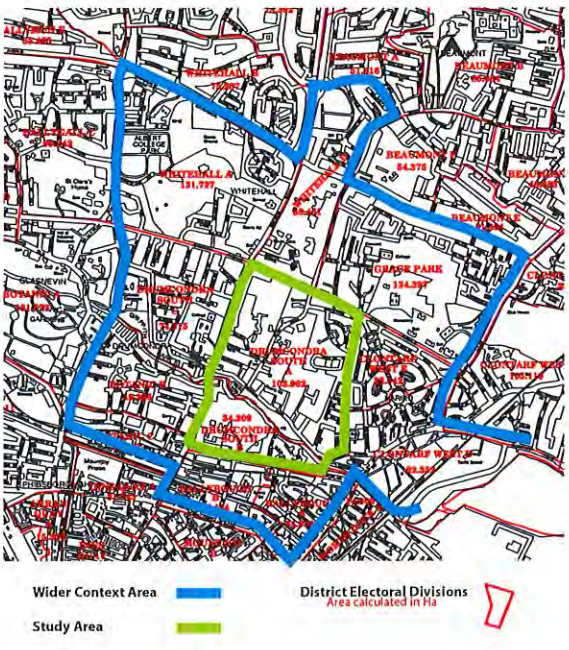
Census growth between 2006-2011 indicates that population growth within the study area Electoral Divisions of Drumcondra South A and Drumcondra South B grew significantly at 15.9% and 11.5% respectively. This growth is in marked contrast with the wider catchment where many Electoral Divisions declined in population or grew modestly. The average population change of the surrounding catchment is a decline of -1.8%. Dublin City grew by 4.2% over this same period.

The study area is therefore unique in this regard and the exceptional population growth may be correlated with residential development on institutional lands and the Richmond Road area that were completed and occupied between 2006-2011.

Owing to the economic downturn and slow down in the rate of housing development across the city, there are no developments of similar scale developed or completed since 2011.

The latest regional population growth forecasts released by the CSO in December 2013 estimate that population in Dublin will increase by 0.9% per annum between the period 2011 and 2031. For the best case forecasting purposes, it is assumed that the population growth in the Drumcondra area will be on par with this average rate for Dublin. This is modest in a longer term horizon as there is clearly capacity to develop further institutional lands within the study area which will yield higher than average population growth when schemes are complete and occupied. As a timescale for such residential development is unclear, it is considered prudent to adopt the above city average projection for the current and short term timeframe.

It is assumed therefore that the population of the study area (6097 persons) in 2011 will have grown to 6,676 persons by 2016, the date of this Framework Plan.



6.0 Potential Residential Development

The Dublin City Housing Strategy 2016-2022 indicates that 4,215 additional housing units will be required annually to meet demand between 2016-2022. The population analysis for the study area has indicated that the age cohorts in the locality are broadly in line with the wider area and city as a whole but notably, the study area contains a higher than average proportion of households at the young stages of the family cycle (50%). Like all locations in the city, people have the choice to move across the city for residential accommodation. It is important that the choice of residential units in the locality provide people with choice to remain living in the locality, strengthening the sense of an urban village and sustaining accessible community and commercial services. In this regard a diversity in house type could benefit both young families remaining in the area and moving to larger homes and also aging households (adult stage, retired and empty nesters) who may seek to downsize to smaller units, allowing larger homes come onto the market. This group are significant in the locality comprising 34% of household units. The area is also consolidating as an important third level education node and the demand for student residential units will be high.

From the analysis undertaken in Section 3 above, it is evident that residential developments already in the planning process for Site No 2 Carmelite Convent (101 units) and Site No 4 St Joseph's (161 units) has the potential to deliver 262 units in total.

It is assumed that Site No 1 All Hallows will require available lands for educational use.
It is assumed that Site No 4 St Vincent's will require part of the remaining lands for institutional (health) uses but there is potential for residential development on c3.7ha of the site.

It is assumed that Site No 5 Holy Cross College will require part of the remaining lands for institutional (educational) uses but there is potential for residential development on c6.8ha of the site.

10.5ha of potential residential development could yield 525 residential units based on a net density of 50uph. This is a modest assumption having regard to appropriate site layout plans which protect the setting of protected structures, landscape features and provide an appropriate transition in height from boundaries shared with existing housing. With innovative high quality design, the yield of residential units could increase.

For comparison, the Whitehall Framework Plan 2008, prepared to guide development on the Port Tunnel depot site at the junction of Collins Avenue and the Swords Road to the north of the study area, proposed buildings at heights between 3-12 storeys and an average net residential density of c150 uph. This site is not directly comparable however with the study area. The Draft Dublin City Development Plan 2016-2022 now limits the extent of building heights to 16m (5 storey residential) which limits the extent of residential floorspace achieved through higher building forms. Assuming densities at this level, similar to brownfield city centre sites or a Docklands context, is not appropriate.

For the purpose of this study, a net density of 75 uph is taken as a mid range density between 50 uph and 100 uph, yielding a potential 787 units. This is provided to allow flexibility that at a minimum, quality residential designs should achieve 50 uph and where appropriate, innovative high quality designs should strive to yield densities above that (up to 100 uph).

Added to residential developments already in the planning process (262 units), there is potential for approximately 1049 residential units in the study area. On the basis of a household occupation rate of 2.0 (taken from the Draft Dublin City Development Plan 2016-2022 Housing Strategy), this provides for an additional population of c2098 persons.

7.0 Potential Open Space Provision

Despite the apparent extent of green spaces in the study area, the local population is only served with one accessible public park, Griffith Park which is 7.5ha, using a 1km catchment from the centre of Gracepark Road to determine accessibility.

Having regard to the population projections in Section 5 and adding the potential population yield for further residential development in the study area (Section 6), a population of 8195 persons would benefit from access to accessible public open space.

The Dublin City Parks Strategy 2016 has a target to provide between 2.5ha to 3.8ha of public open space per 1000 people. While residents may use public parks in the wider vicinity (beyond the study area), these targets are used as a guide to assess the existing provision of public parks the local population do have access to in close proximity and the level of public open space that may be warranted to provide amenities for the future population. Using the above target provision and excluding the 7.5ha of Griffith Park, a potential provision between 12.5ha and 23.5ha would service the study area's future potential population.

Using the previous institutional lands studies and the proposed public open space locations identified therein, recent site visits, consultation with the Parks Department and adherence to the Development Plan requirement that at least 20% of a Z12 zoned site shall be retained as accessible public open space and 25% of a Z15 zone site to shall be retained for open space and/or community facilities, a network of potential public parks has been identified within the study area.

It is optimal that these parks interconnect with pedestrian routes and cycleways, retain existing significant landscape features including mature trees and help to frame views towards protected buildings and features.

This network also includes the proposed public open space locations included in site masterplans for residential developments currently in the planning process (Site 2 Carmelite Convent and Site 3 St Joseph's School).

A schematic diagram of how these potential public open space areas align is shown on **Figure 2** .

Features of this network to note include:

- The alignment of public open space on Sites 1, 3 and 4 encourages a network and walking/cycling movement between the open space areas and allows opportunities to develop riparian corridors.

- The public open space area on Site 1 (All Hallows) may also be a location shared with a new school (a community facility and therefore recognised as part of the 25% public open space/ community facilities under the Z15 zoning).

- The proposed linear form of the public open space along the River Tolka on Site 5 has the additional benefit of providing flood risk management for the site and relates to the linear form of Griffith Park, also adjoining the River Tolka, a short distance to the west.

- In total, these public open space areas would provide 7.83 ha (TBC) .

- The Draft Dublin Tree Strategy should be referenced to confirm if any trees within the study area are identified for protection. Work on the tree strategy is ongoing with a UCD mapping and survey project underway.

Fig.2

Grace Park Road
Holy Cross College - Public Open Space (proposed) A
St. Vincent's - Public Open Space (proposed) B
Submitted Planning Application C
All Hallows (proposed) D
Carmelite Site (proposed) E
Associated Movement Between Park Locations

8.0 Potential Education Development

The Department of Education and Skills (DES) were consulted to advice the Council on any educational land or building requirements within the study area.

The DES have advised the following:

- Three new primary schools have been announced for Dublin City, commencing construction in 2016. One of these schools will be in Drumcondra/Marino. It will be a 16 classroom school (requiring a minimum site area of 1.14 ha). The potential location for this school is All Hallows (Site 1), subject to agreement with the various stakeholders, planning and DES acquisition requirements. It is important this study reserves a suitable site and area for this school and continued consultation with the DES is advised.

- An expansion of Rosmini Community School Drumcondra (Site 3) is required (commencing construction in 2017).

- It is important that, where possible, land located adjacent to existing schools is protected for potential future educational use to allow for an expansion of these schools, if required, subject to site suitability and agreement with the various stakeholders.

- The above projects fulfil DES projections up to 2019 only. Additional educational facilities may be required beyond this period, depending on existing school capacities and increased population from large new housing developments. Substantial residential development should not proceed without an assessment of existing schools' capacity or the provision of new schools in tandem with development. It is important that sufficient areas are zoned to facilitate the provision of this educational infrastructure.

- The DES request that site reservations are made, where possible, as close as possible to community facilities such as sports facilities, libraries etc. The DES is also open to the concept of multi-campus school arrangements.

- For forecasting purposes, the DES assessment of educational needs are based on an assumption that 12% of the population at any given time is of primary school going age and 8.5% of the population at any given time is of post primary school going age.

- At primary level, school accommodation is calculated on the basis of a Pupil Teacher Ratio of 27:1 meaning each individual classroom in a school will have 27 pupils. Primary school site size requirements range from 0.77ha (4-8 classrooms) to 2.2 ha (24-32 classrooms). As a guide, 4.57 ha is required for a post primary school.

9.0 Movement

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 high quality public transport routes.

The study area contains a number a number of orbital routes, Clonliffe Road, Richmond Road and Griffith Avenue as well as a number of radial routes, Drumcondra Road, Grace Park Road and Philipsburgh Avenue. Regarding potential traffic upgrades for the study area, the two proposals of relevance are the proposed Swords Road BRT and the Richmond Road Improvement Scheme (objective in the current and proposed City Development Plan). Work has already occurred on the Swords Road BRT outside St. Pats College but there are no current plans to implement the Richmond Road Improvement Scheme. Any planning applications that Council receive fronting onto Richmond Road will be conditioned to provide any necessary set backs for road widening as identified in the Richmond Road study.

The study area also has capacity to facilitate a number of cycle and pedestrian routes, through the various institutional sites within the study area, which will facilitate ease of movement and permeability through the study area.

Existing facilities for cyclists are very limited within the study area with no on road cycle lanes. There are on road cycle lanes on Drumcondra Road and Griffith Avenue. Cycle facilities on Drumcondra Road will be improved as part of any BRT works, including proposals to improve cycling and pedestrian facilities over the Tolka Bridge adjacent to Fagan's public house.

- There is little scope for provision of additional cycle lanes within the study area but there are opportunities for new off-road routes to be developed through the large institutional lands. The study area falls within the Dublin North Central Area in the GDA Cycle Network Plan. The GDA Cycle Network Plan identifies additions to the cycle network within the study area, to complete the cycle route network at primary and Secondary Route levels in the following locations:

- Radial Route 2B: from Clonliffe Road, through Holy Cross College over the River Tolka on a new bridge, to Richmond Road and along Grace park Road to Collins Avenue and Beaumont Road with a wider feeder route from (and ideally through) Beaumont Hospital. This route would also link up to the Royal Canal Greenway which can be accessed from Jones Road.

- Orbital Route NO2: along the River Tolka with short sections on Richmond Road and Botanic Avenue.

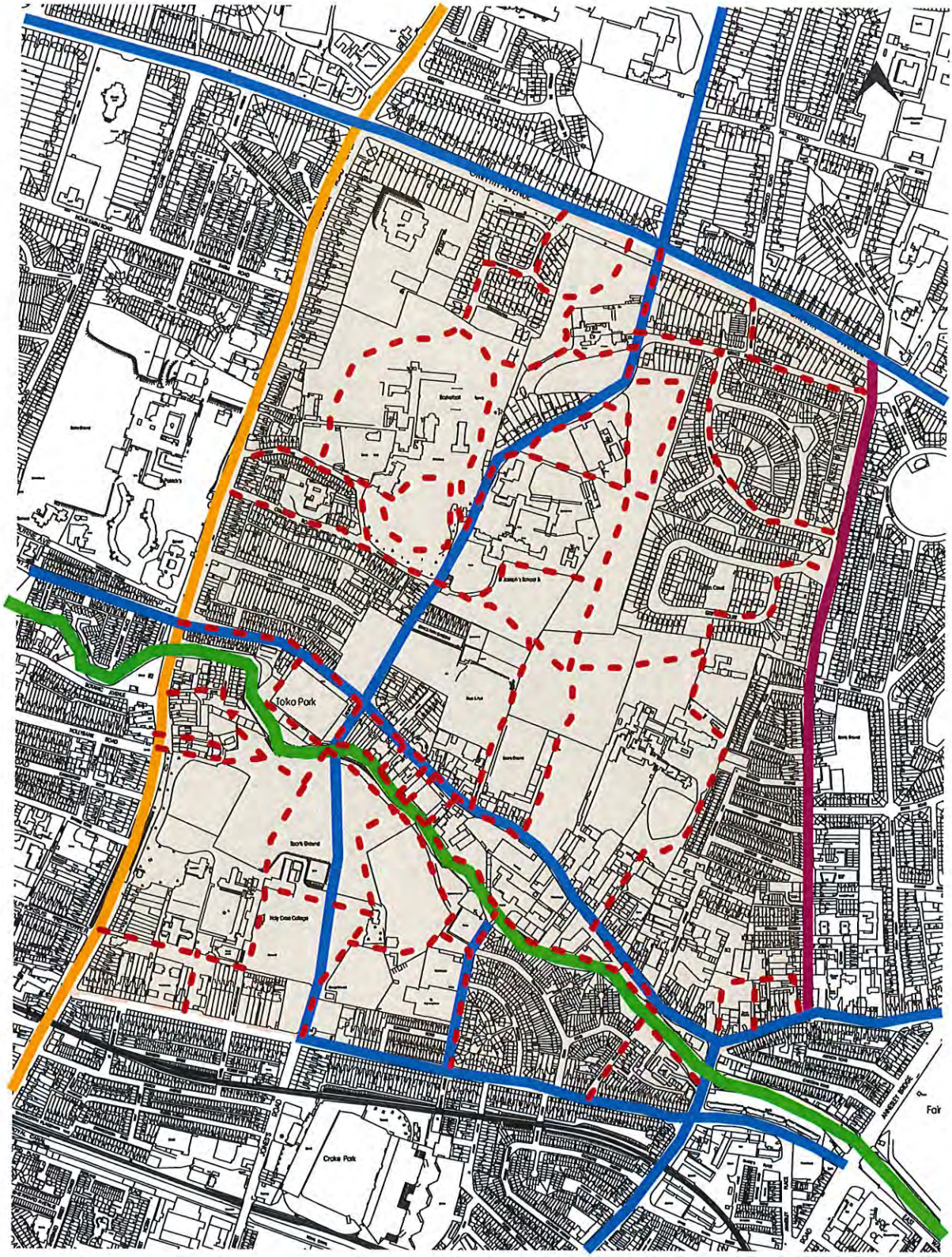
- Orbital Route NO3: along Griffith Avenue from Phillipsburg Avenue to Finglas Road.

- Opportunities for enhanced permeability for cyclists and pedestrians through the study area should be explored for example to Philipsburg Avenue to the west.

With the study area being served by the Swords Bus Rapid Transit and having capacity to facilitate a number of cycle and pedestrian routes, may in turn reduce reliance on private car use and help alleviate congestion with the study area and particularly along Richmond Road and Grace Park Road.

The movement strategy put forward in this document is based on future public transport upgrades and future cycle routes proposed by the National Transport Authority, future cycle and pedestrian linkages proposed by Dublin City University between their various campuses, undertaking several site inspections, reviewing previous master plans compiled for the Z15/Z12 sites in the study area and also reviewing live planning applications submitted for sites within the study area.

Any future planning applications should take into account existing and likely future patterns of traffic and pedestrian movement, including pedestrian desire lines and should aim to deliver pedestrian and cycle routes through each subject site as part of any traffic impact assessment associated with any subsequent planning application. This is a requirement of the planning application process, regardless of this framework plan.



PROPOSED CYCLE NETWORK PLAN *(The Greater Dublin Area)*

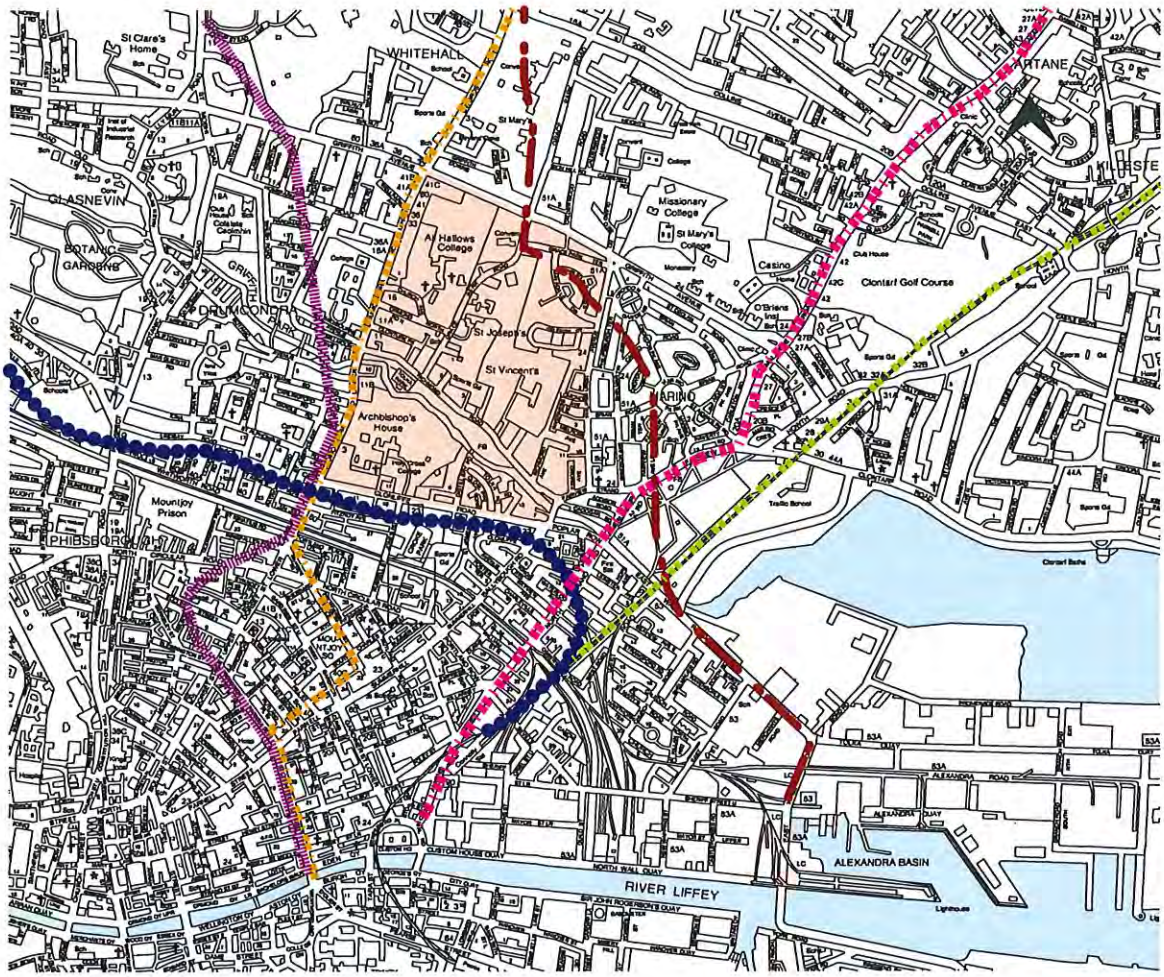
PRIMARY ROUTE

SECONDARY

GREENWAY

FEEDER

PROSPECTIVE PEDESTRIAN ROUTE



PUBLIC TRANSPORT NETWORK PLAN

DART EXPANSION PROGRAMME

PHOENIX PARK TUNNEL

METRO NORTH

SWORDS BRT

TALLAGHT TO CLONGRIFFIN BRT

CORE RADIAL BUS NETWORK

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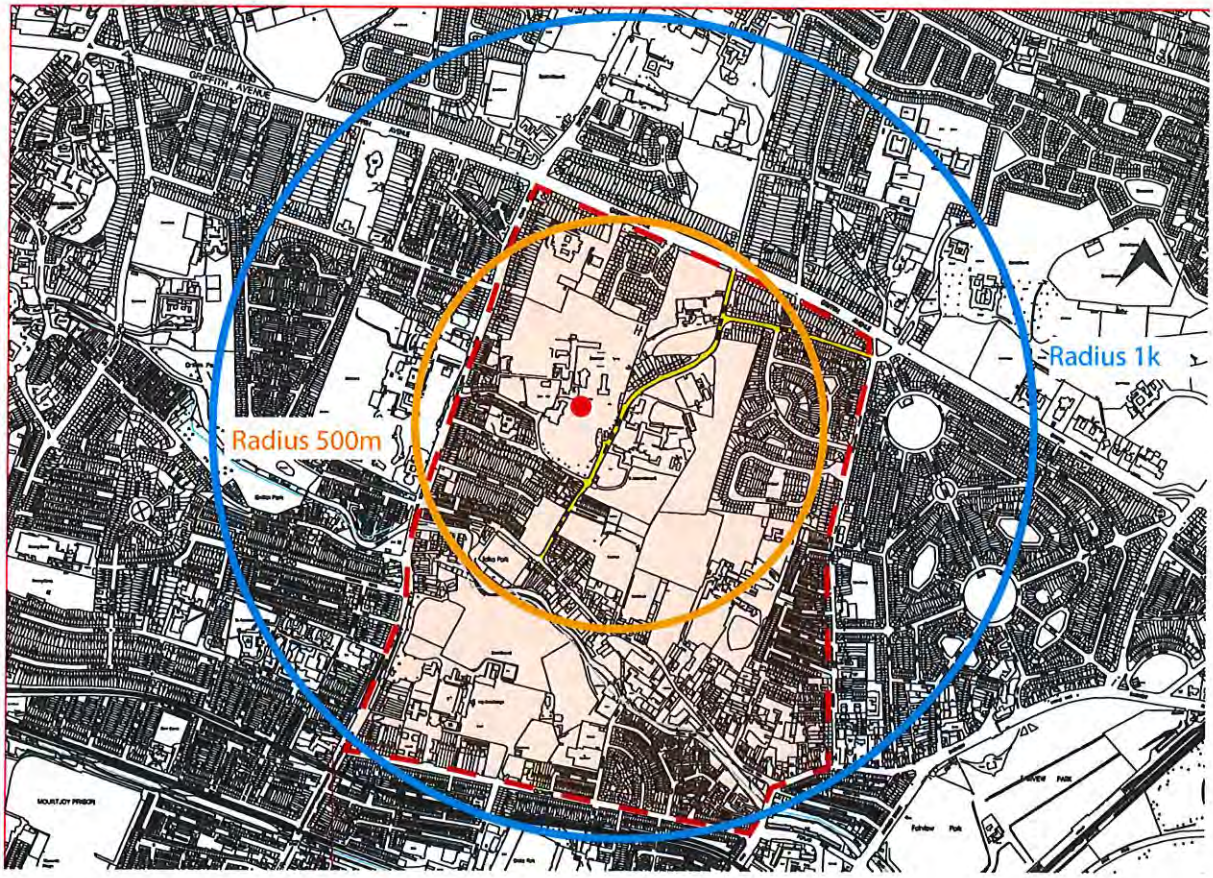
10.0 Walking Distances Map

The map below shows the walking distances at 500m radius and 1km radius. Given the abundance of available open space forming part of the various institutional sites within the study area, it is considered that the study area is extremely permeable and provides opportunities for additional pedestrian routes. This framework plan proposes additional pedestrian routes to be incorporated into any future development of these institutional lands. With this in mind it is considered that the amenity open space within the study area will be utilised by the wider area and serve a 1km walking demographic.



Walking Distance from Grace Park Road

11.0 Irish Water

The catchment to the north of the River Tolka is mainly serviced by foul and combined networks that drain in the direction of the River Tolka and eventually transferred via the North Dublin Drainage Scheme for treatment in the Ringsend Wastewater Treatment Plant. The local networks that serves the potential development areas of All Hollows College, Carmelite Convent, St. Josephs School, St Vincent's Hospital drains south to the sewer system located along Richmond road. This sewer is restricted in terms of capacity and comprises of various sized sewers reducing in diameter. The Richmond Road sewer also suffers from flat gradients. A Drainage Area Plan (DAP) will be prepared over the next two years to identify further wastewater network constraints in the wider catchment. This will allow solutions to be derived to improve the network performance and plan for potential future development. It may be possible to fast track the study in specific areas and develop solutions where there is significant development need.

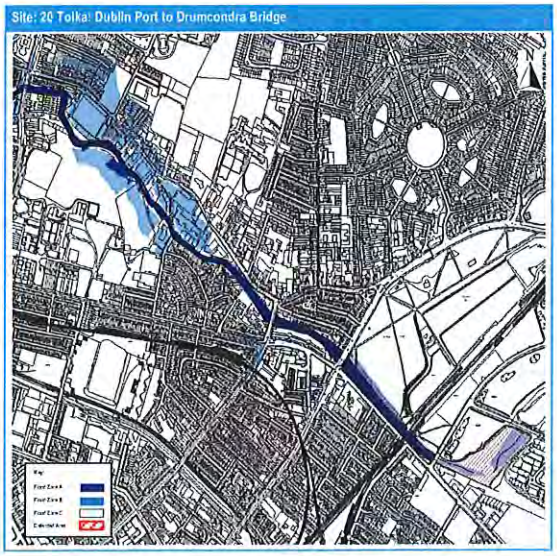
The catchment area to the South of the Tolka which serves the potential development area of Holy Cross College is serviced by the City Centre Sewerage network and is also transferred to the Ringsend Wastewater Treatment Plant. Studies underway in the network and an understanding of the network constraints are currently being developed. Potential future connections to the network will be assessed to determine impact on existing level of service and impact on the receiving environment.

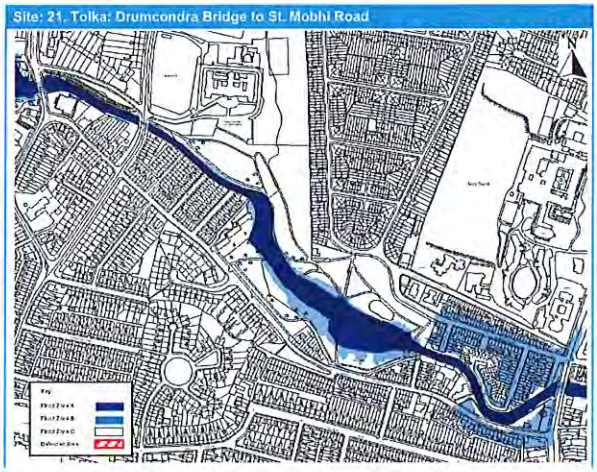
Development of institutional lands would result in the development of extensive green field areas which has the potential to generate a significant volume of surface water run-off. In general Irish Water will not accept surface water from new development into the combined sewer network. In very exceptional circumstances, where foul and storm water sewer systems from the new development area are allowed by Irish Water to be connected to an existing Irish Water public sewer, the new foul and storm sewer systems shall be separated within the development and may only be connected together immediately prior to the connection point to the existing public sewer. Irish Water, in this instance, shall be consulted on the design of the Sustainable Urban Drainage System (SUDs) and its recommendations in relation to the additional storm water acceptance levels shall be taken into account.

It should be noted that treatment for water supply in the Greater Dublin area is near capacity and that future development in Dublin may be constraint until the new major water source for the Midlands and East is realised.

Irish Water note the built-up nature of the surrounding area which is heavily trafficked. Cognisance should be taken of the potential difficulty in construction works that may be required to augment water services infrastructure in the area to facilitate future development on institutional lands.

The feasibility of connecting to an Irish Water network can be determined through Irish Water's New Connection Process using a pre-connection enquiry form. A connection to an Irish Water Network is subject to the signing of a Connection Agreement with Irish Water."





12.0 Conservation

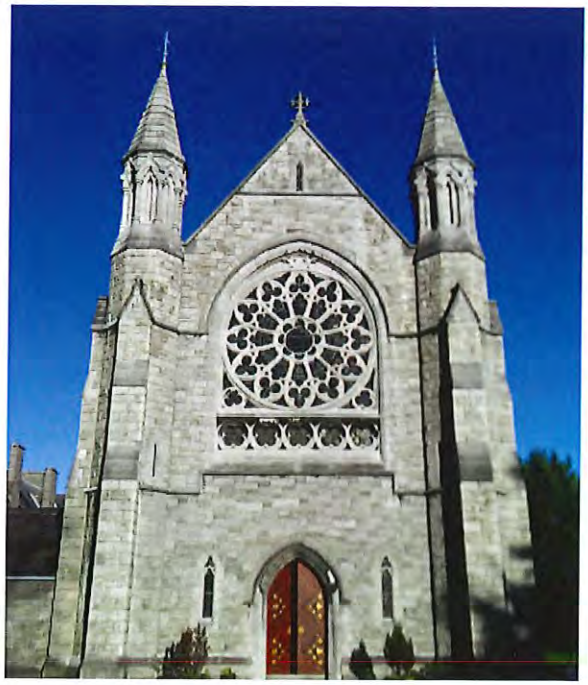
- An updated listing of the protected status of all site buildings and features on the institutional sites needs to be carried out. The National Inventory are currently surveying the city. As part of this process, any existing and proposed protected structures within the study area will be surveyed and designated accordingly.

- Protecting the setting, landscape features and views in particular, as part of the integral curtilage of protected structures, is essential. This setting can and should align with proposed open space/parks. As the extent or curtilage is not defined in the planning legislation, the framework should identify the appropriate extent, which may lead to open space areas greater than 25% should the character of the site warrant this.

- Interesting garden features such as the walled gardens on the site of St Vincent's Hospital should be included.

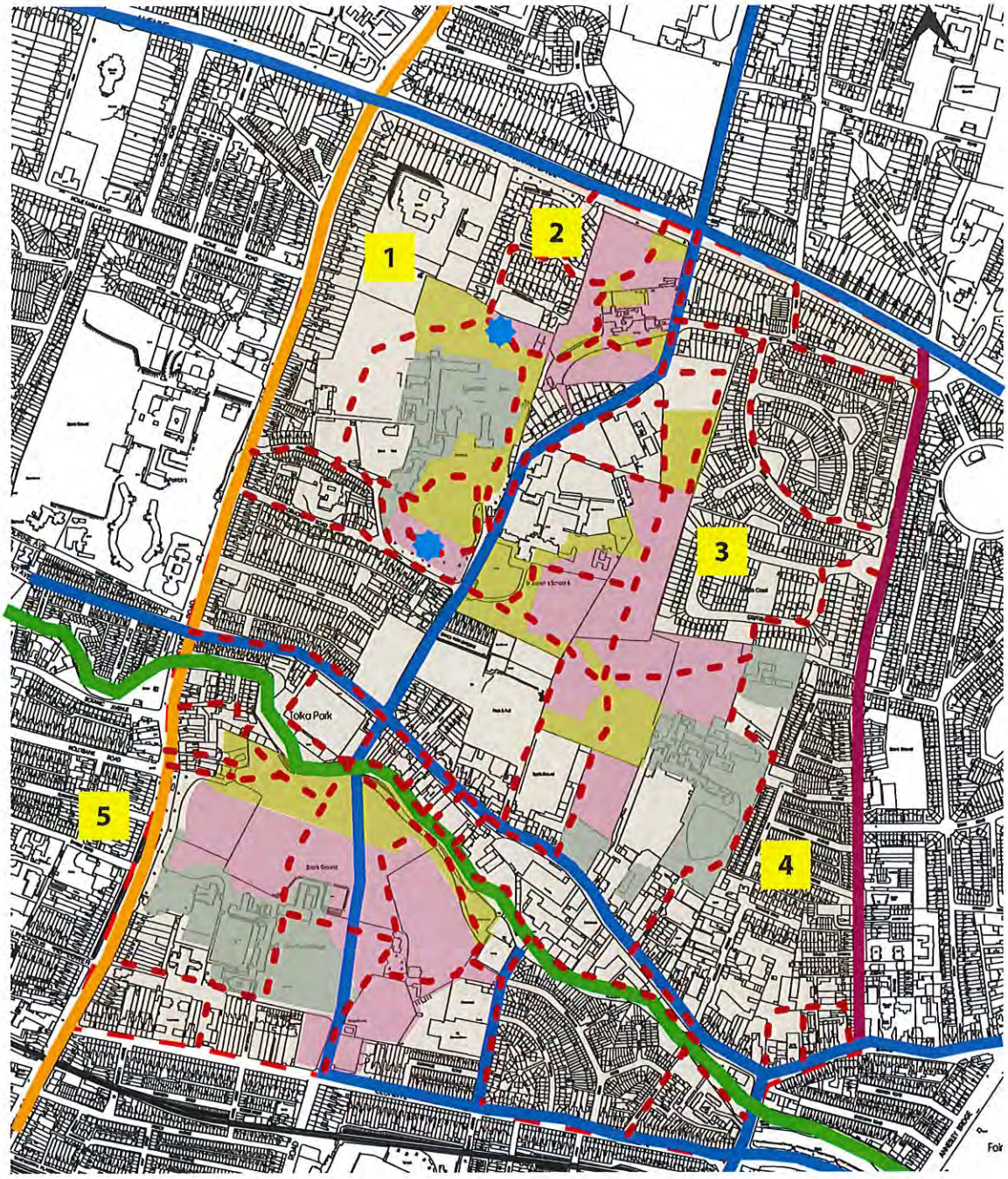
- A Conservation Plan will be required with each planning application demonstrating the protection of curtilage and setting for protected buildings on site.

- The protection of settings for protected structures under the Development and Open Space Strategy for Drumcondra 2003 is a good basis to protect site character into the future



Residential Development	• Potentially 10.5ha of land for residential development. • Land on Sites 4 (St Vincent's, part of) and Site 5 (Holy Cross College, part of) assumed to have this potential. • Site 2 (Carmelite Convent) and Site 3 (St Joseph's) have residential proposals in the planning system and are not included in the above (262 units in total). • Based on an average net residential density of 75uph (mid density between 50 and 100 uph), 10.5ha could yield 787 residential units.
Open Space Provision	• Site mater plans will require open space at a rate of 20% of the total site area for Z12 zoned lands (Site 5 Holy Cross and Site 4 St Vincent's (part of) and 25% for Z15 zoned lands. • On Site 1 (All Hallows), the 25% area of public open space provision can also include community facilities. • On Site 5 (Holy Cross), public open space will take a linear form along the River Tolka. • There is potential for c7.83 ha of public open space between sites (1-5). • The Dublin City Parks Strategy 2016 has a target to provide between 2.5 ha and 3.8ha of accessible public open space per 1000 people. • Retaining existing landscape character (mature hedgerows and trees) as best possible is important for public open space locations.
Education Requirement	• A new 16 classroom primary school is required and proposed for Drumcondra/Marino. This equates to a site area of at least 1.14ha. Construction is targeted for 2016 subject to a planning process. • Site 1 (All Hallows) is assumed to have this potential. • An extension to Rosmini Community School (Site 3) is required with construction targeted for 2017 subject to a planning process. Sufficient Z15 zoned lands are required for education expansion on this site. • There may be additional education facilities required beyond 2019. Any large residential proposals must include an analysis of school capacity and requirements. • DES formulas forecast that 12% of the population of an area at any given time are at primary school age and 8.5% are at post primary age. • A primary school campus can range from 0.7ha-2.2ha and a post primary school campus is 4.57ha.
Conservation	• The provision of public open space on each site should provide for the protection of the setting of protected buildings and protection of landscape features. • A conservation plan will be required with each planning application demonstrating the protection of curtilage and setting for protected buildings on site. • Landscape plans need to remain existing landscape features including mature trees and hedgerows and garden features. • The protection of settings for protected structures under the Development and Open Space Strategy for Drumcondra 2003 is a good basis for protecting site character into the future. • An updated listing of the protected status of all site buildings and features is being carried out by the National Inventory. The findings of this updated inventory need to inform this framework plan.

Movement Infrastructure	• The Swords Road BRT and Richmond Road Improvement Scheme will improve access to the study area. • Any future planning applications must provide for publicly accessible pedestrian and cyclists routes through the institutional sites as necessary movement infrastructure to service additional development in the study area. • These routes will integrate with the GDA Cycle Network Plan, in particular Radial Route 2B.
Flooding and Drainage	• There are capacity issues in the drainage network. • All new developments shall incorporate SUDS measures identified in the Greater Dublin Regional Code of Practice for Drainage Works. • Flood Risk is an issue along the River Tolka (Site 5 Holy Cross College). The provision of open space along the River Tolka on Site 5 will provide an effective flood defence measure. • All development proposals will require a Flood Risk Assessment.
Irish Water	• The catchment area to the north of the River Tolka, serving Sites 1-4 , drain south to the sewer system located along Richmond road. This sewer is restricted in terms of capacity. • A Drainage Area Plan (DAP) will be prepared over the next two years to identify further wastewater network constraints in the wider catchment. This will allow solutions to be derived to improve the network performance and plan for potential future development. • The catchment area to the South of the Tolka which serves Site 5, is serviced by the City Centre Sewerage network. Potential future connections to the network will be assessed to determine impact on existing level of service and impact on the receiving environment. • In general Irish Water will not accept surface water from new development into the combined sewer network. • Irish Water shall be consulted on the design of SUDs measures for each site and its recommendations in relation to the additional storm water acceptance levels shall be taken into account. • Treatment for water supply in the Greater Dublin area is near capacity. Future development in Dublin may be constrained until the new major water source for the Midlands and East is realised. • The feasibility of connecting to an Irish Water network can be determined through Irish Water's New Connection Process using a pre-connection enquiry form. A connection to an Irish Water Network is subject to the signing of a Connection Agreement with Irish Water.



Development Areas, Open Space and Existing Structures showing all sites

STUDY AREA BOUNDARY

ALL HALLOWS 1

CARMELITE SITE 2

HOLLY CROSS COLLEGE 3

ST. VINCENT'S SITE 4

HOLLY CROSS COLLEGE SITE 5

OPEN SPACE

RETAIN USE AS EXISTING

AREAS FOR DEVELOPMENT

PROPOSED CYCLE NETWORK PLAN *(The Greater Dublin Area)*

PRIMARY ROUTE

SECONDARY

GREENWAY

FEEDER

PROSPECTIVE PEDESTRIAN ROUTE

POTENTIAL PRIMARY SCHOOL SITE/ EDUCATION

Received from Cllr. Deirdre Heney by email 9Mar2017
Answer to question at DCC meeting 6Mar2017

Received from Cllr. Deirdre Heney by email 9Mar2017
Answer to question at DCC meeting 6Mar2017