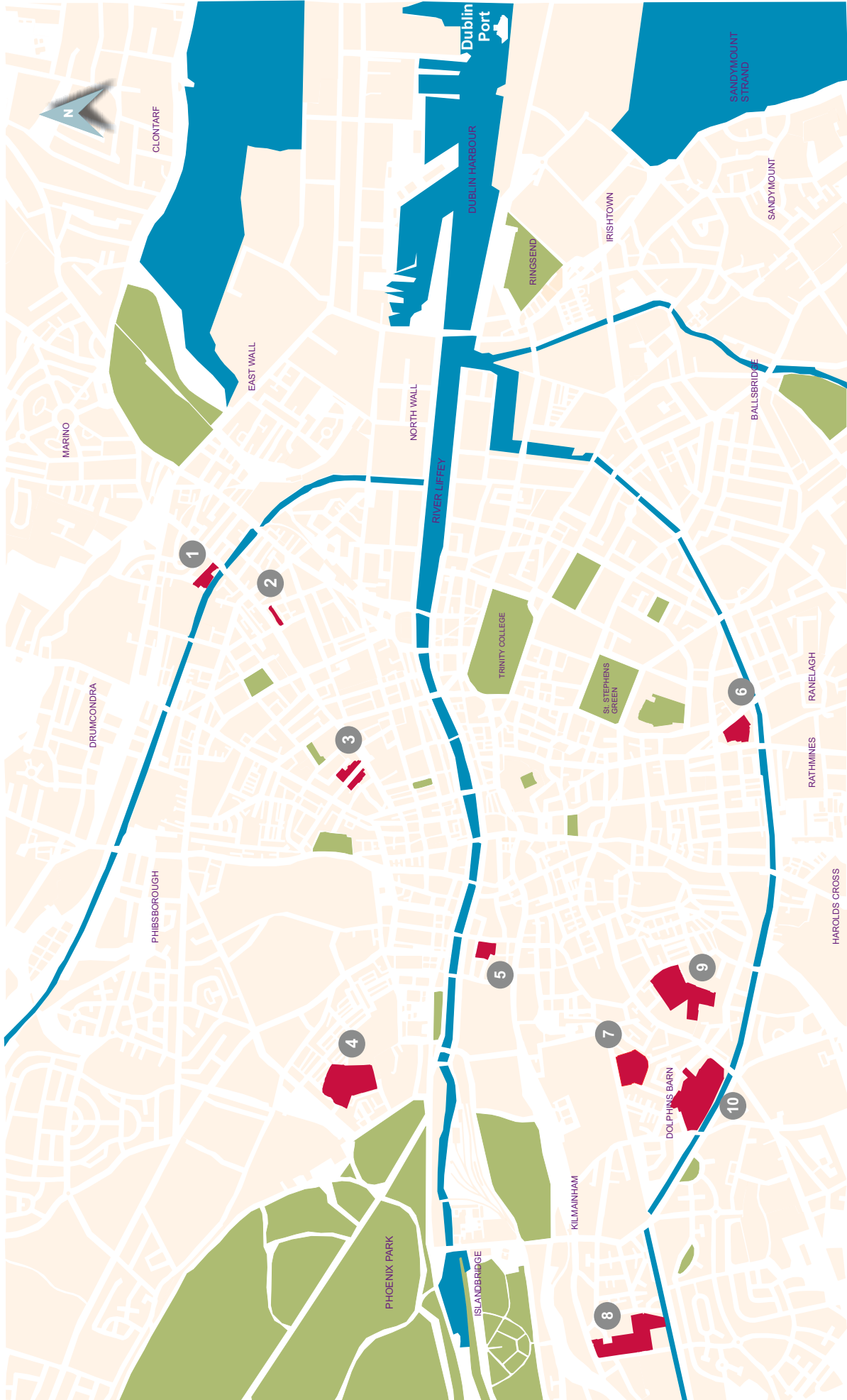


CHAPTER 11

PROVIDING QUALITY HOMES IN A COMPACT CITY

MAIN CITY CENTRE REGENERATION AREAS

FIG19



- 1 Croke Villas
- 2 Mountinview Court
- 3 Dominick Street
- 4 O'Devaney Gardens
- 5 Bridgefoot Street
- 6 Charlemont Street
- 7 Fatima Mansions
- 8 St. Michaels Estate
- 9 St. Teresa's Gardens
- 10 Dolphin House

PROVIDING QUALITY HOMES IN A COMPACT CITY

The global city needs to be attractive as a place to live for all people. Providing homes that are adaptable to changing circumstances throughout people's lives, are affordable, pleasant, connected to areas where people work, relax and socialise, do not place an undue burden on the environment contribute to making attractive residential places.

Catering for the needs of residents, the City Council has introduced standards to improve the quality and liveability of individual apartment units in the city and, through this Development Plan will seek to broaden the scope of these standards to improve the quality of the built environment within residential developments and the wider communities in which people live.

11.1 ACHIEVEMENTS

New policies and standards for apartment developments seeking to create liveable sustainable new apartment homes were introduced under Variation 21 of the Dublin City Development Plan 2005-2011 (Achieving Sustainable Apartment Living). The aim was to promote the optimum quality and supply of apartment housing in the city for a range of housing needs including families with children.

The population of Dublin City grew from 495,781 in 2002 to 506,211 in 2006. The delivery of 26,796 housing units between 2005 and 2008 contributed to the goal of achieving the intensification and consolidation of the City.

The provision of social and affordable housing through Part V of the Planning and Development Act peaked in 2007 with the creation of 315 social units and 467 affordable units which together represented almost 12% of total housing completions in 2007.

New neighbourhoods were created whilst meeting demand for housing in developing areas such as Pelletstown and the North Fringe. The Public Private Partnership mechanism was used to replace the Fatima Mansions local authority housing complex with a range of high quality social, affordable and private dwellings, together with community and leisure facilities and retail and enterprise units.

Substantial progress has been made regenerating and building a sustainable community in Ballymun through a combination of social, educational and economic initiatives and rejuvenating the built environment including public and private housing and the construction of a new Main Street.

11.2 CHALLENGES

The Regional Planning Guidelines for the Greater Dublin Area (2010-2022) provide a settlement hierarchy for the region and housing allocations for relevant Local Authorities. The Guidelines take a long term view regarding demand and need, however, there is an acknowledgement that the scale of house building experienced in the Greater Dublin Area in the past number of years is unlikely to be repeated in the short or medium term.

It is important that the city has housing that is affordable and attractive to all who want to live in the city including: high quality spacious housing units with good levels of amenity in terms of green open space and daylight and sunlight; adaptable and flexible units that readily provide for changing needs over time including the needs of families with children, high quality well designed communal areas; good property management; effective phasing of larger developments to front load benefits including social infrastructure; and sustainable building designs which are energy efficient and utilize renewable energy sources.

The Development Plan includes a socially inclusive Housing Strategy for the existing and future population of the City including the needs of those requiring social and affordable housing. The Housing Strategy indicates that: there is a good distribution of zoned and serviced land in Dublin which at 503 hectares has the capacity to meet regional housing allocations; unsold Part V affordable units will be transferred to social renting, the split between social and affordable housing shall be 15:5 in favour of social renting, and it will continue to be necessary to set aside 20% for social and affordable housing as permitted under Part V of the Planning and Developments Act 2000 (as amended). The complete housing strategy is contained in Appendix 3 of the Development Plan. The breakdown of the major land banks which contributes to the 503 Ha housing land availability is as shown in Section 2 of Appendix 3.

11.3 THE STRATEGIC APPROACH

The approach to providing quality homes in the compact city is to build on the policies of the last Development Plan and implement the Core Strategy by;

- supporting the emerging regional settlement strategy which seeks to re-balance future growth in the region and consolidate development in the metropolitan area
- providing for an appropriate quantity and quality of residential accommodation incorporating sustainable densities and designs
- providing for a variety of housing typologies and tenures which are adaptable, flexible and meet family needs and the changing needs of people throughout their lives
- providing for housing that is accessible and affordable for all residents of the city through the implementation of the Housing Strategy
- providing for the creation of attractive mixed use sustainable neighbourhoods which benefit from the phased delivery of supporting infrastructure

11.4 POLICIES AND OBJECTIVES

11.4.1 National and Regional Guidelines

The DoEHLG published several guidelines in recent years relating to the Government's vision for housing and the promotion of sustainable urban housing including: 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007); 'Delivering Homes Sustaining Communities – Statement on Housing Policy' (2007); 'Design Standards for New Apartments' (2007) and 'Sustainable Residential Development in Urban Areas' with an associated Best Practice Urban Design Manual (2008). The City Development Plan seeks to build upon and enhance the provisions of these guidelines.

It is the policy of Dublin City Council:

- QH1** To have regard to the DoEHLG Guidelines on 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007); 'Delivering Homes Sustaining Communities – Statement on Housing Policy' (2007), 'Sustainable Urban Housing: Design Standards for New Apartments' (2007) and 'Sustainable Residential Development in Urban Areas' and the accompanying Urban Design Manual: A Best Practice Guide (2009)
- QH2** To have regard to the Regional Planning Guidelines for the Greater Dublin Area and make provision for the scale of population growth and housing allocations outlined in these Guidelines

11.4.2 Sustainable Residential Areas

Building at higher densities makes more efficient use of land and energy resources, creating a consolidated urban form which fosters the development of compact neighbourhoods and a critical mass which contributes to the viability of economic, social, and transport infrastructure.

Varied housing typologies will be sought within neighbourhoods in order to encourage a diverse choice of housing options in terms of tenure, unit size, building design and to ensure demographic balance in residential communities.

Some large residential schemes will be developed over a substantial period of time. In such cases, a phasing programme will be required to ensure that important physical, social and community infrastructure is delivered in tandem with the residential development. Dublin City Council will ensure that such development is phased in line with the availability of essential infrastructure such as transport, schools, childcare facilities, health facilities, and recreational facilities.

It is the policy of Dublin City Council:

- QH3** To encourage and foster the creation of attractive mixed use sustainable neighbourhoods which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities
- QH4** To promote residential development at sustainable urban densities throughout the city in accordance with the core strategy having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area
- QH5** To promote significant residential accommodation on the upper floors of premises as part of a mix and range of uses in order to establish a long term integrated community within attractive mixed-use sustainable neighbourhoods
- QH6** To promote the development of underutilised infill sites and to favourably consider higher density proposals which respect the design of the surrounding development and the character of the area
- QH7** To encourage in principle the subdivision of larger suburban houses for dual-family occupation which are located on main radial routes, close to key transport nodes, or in close proximity to Key District Centres provided that such development provides a satisfactory standard of residential amenity for future occupants and will not significantly detract from character of the building or existing residential amenities. The subdivision of housing will be discouraged in other suburban locations in order to protect the residential character of these areas
- QH8** To require that larger schemes which will be developed over a considerable period of time are developed in a phased manner to ensure that suitable physical, social and community infrastructure is provided in tandem with the residential development and substantial infrastructure is available to initial occupiers
- QH9** To ensure that gated residential developments will be discouraged and in most cases will be prohibited as they negate against Dublin City Council's vision of a permeable, connected and linked city that encourages integration

11.4.3 Sustainable Building Design

The City Council will support a sustainable approach to housing development by promoting high standards of energy efficiency in all housing developments, promoting improvements to the environmental performance of buildings including the use of renewable energy, and through the spatial planning, layout, design and detailed specification of proposals.

It is the policy of Dublin City Council:

QH10 To promote more sustainable development through energy end use efficiency, increasing the use of renewable energy, and improved energy performance of all new development throughout the City by requiring planning applications to be supported by information indicating how the proposal has been designed in accordance with Guiding Principles and Development Standards set out in the Development Plan

11.4.4 Quality Housing for All

Housing with long term adaptability and potential for flexibility allows for change as circumstances alter or families grow. Adaptability that allows for the alteration of the fabric of a building and flexibility which allows for spaces to accommodate a range of uses are key considerations in the design of a home.

Dublin City Council will have regard to the Lifetime Homes guidance contained in Section 5.2 of the Department of Environment, Heritage and Local Government 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007).

It is the policy of Dublin City Council:

QH11 To ensure that all new housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner as set out in the Residential Quality Standards and with regard to the Lifetime Homes guidance contained in Section 5.2 of the Department of Environment, Heritage and Local Government 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007)

QH12 To promote the provision of appropriate accommodation for older people in accordance with the Housing Strategy

11.4.5 Good Property Management

Good property management arrangements are needed to secure the satisfactory upkeep and maintenance of communal areas and facilities. Existing Dublin City Council taking-in-charge standards for water, drainage, roads and open space infrastructure will reflect Development Plan Development Standards in order that all developments permitted can be completed to a satisfactory standard to be taken-in-charge (See Appendix 24).

It is the policy of Dublin City Council:

QH13 To require compliance with the City Council's policy on the taking-in-charge of residential developments

QH14 To promote efficient and effective property management in order to secure the satisfactory upkeep and maintenance of communal areas and facilities in the context of successful templates of apartment management derived from countries with a long history of apartment dwelling and successful apartment management structures and systems, and evolving national legislation including the Multi-Unit Developments Bill 2009, the Property Services (Regulation) Bill 2009 and the establishment of the National Property Services Regulatory Authority. Dublin City Council will support the provisions of this legislation when enacted and support the full establishment of the National Property Services Regulatory Authority

11.4.6 Apartment Living

The majority of new housing in the City area will be apartments or another typology that facilitates living at sustainable urban densities. Successful apartment living requires that the scheme must be designed as an integral part of the neighbourhood. Apartment standards aim to ensure that new apartment developments provide housing with high levels of amenity: within individual apartments; within the overall development including all communal facilities; and by ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood.

It is the policy of Dublin City Council:

QH15 To promote the provision of high quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, achieving appropriate Target Average Floor Areas and levels of amenity within each apartment development; and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood

QH16 To promote the optimum quality and supply of apartments for a range of housing needs and aspirations, including households with children and people with disabilities, in attractive, sustainable mixed-income, mixed-use neighbourhoods supported by appropriate social and other infrastructure

QH17 To ensure apartment developments on City Council sites are models of international best practice and deliver the highest quality energy efficient apartment homes with all the necessary support infrastructure such as public parks and suitable shops contributing to the creation of attractive, sustainable, mixed-use and mixed income neighbourhoods

11.4.7 Houses

As outlined in Sustainable Residential Areas above, it is important to provide a good mix of house types and sizes designed to lifetime homes standard which are well managed and provided in tandem with suitable physical, social and community infrastructure.

It is the policy of Dublin City Council:

QH18 To ensure that new houses provide for the needs of family accommodation and provide a satisfactory level of residential amenity. All new houses shall comply with the Residential Quality Standards

QH19 To ensure that new housing development close to existing houses reflect the character and scale of the existing houses unless there are exceptional design reasons for doing otherwise

11.4.8 Demolition & Reuse of Housing

The demolition of existing housing is generally discouraged on sustainability grounds and it may lead to a loss of residential accommodation and streetscape character. Providing residential accommodation on upper floors is encouraged, particularly in central commercial areas as it will contribute to the creation of vibrant mixed-use areas within a compact urban core. Historic residential parts of the city such as the Georgian core would benefit from the reintroduction of more residential uses to improve the mix of uses and the vibrancy of the city centre.

It is the policy of Dublin City Council:

QH20 To discourage the demolition of habitable housing unless streetscape, environmental and amenity considerations are satisfied. In the event that a proposal satisfies these considerations, a net increase in the number of dwelling units provided shall be required in order to promote sustainable development by making efficient use of scarce urban land

QH21 To resist the loss of residential use on upper floors and actively support proposals that retain or bring upper floors above ground floor premises into residential use

QH22 To encourage the reintroduction of residential use into the historic areas of the city, where much of the historic fabric remains intact (e.g. the Georgian and Victorian areas), provided development is consistent with the architectural integrity and character of such areas

11.4.9 Regeneration

The Council has identified the need to create sustainable communities and address the underlying causes of deprivation through a combination of social, educational and economic initiatives while rejuvenating the built environment in key regeneration areas including: Fatima Mansions, O'Devaney Gardens, Dominick Street, Bridgefoot Street, Charlemont Street, St. Michael's Estate, St. Teresa's Gardens, Dolphin House, Croke Villas, and Mountainview Court. (See Fig. 19)

It is the policy of Dublin City Council:

QH23 To regenerate the areas identified on the Main City Centre Regeneration Areas Map and develop them as highly popular areas in which to live and work

QH24 To promote the transformation of the key regeneration areas into successful socially integrated neighbourhoods and promote area regeneration in parts of the City which require physical improvement and enhancement in terms of quality of life, housing and employment opportunities

11.4.10 Social & Affordable Housing

The Dublin City Council Housing Strategy contained in Appendix 3 addresses many issues associated with housing in the City including housing need, the amount of serviced and zoned land required to meet projected housing need, the need for housing units of different types and sizes, improving social mix and catering for those with special needs including the elderly, travellers, homeless and disabled people.

It is the policy of Dublin City Council:

QH25 To secure the implementation of the Dublin City Council Housing Strategy. In this regard, 20% of the land zoned for residential use, or for a mixture of residential and other uses, shall be reserved for the provision of social and affordable housing

It is an objective of Dublin City Council:

QHO1 To undertake a pilot housing scheme, based on the Boston Model, which provides for social, affordable and private rented tenures, under a specific design and management structure, which will necessitate a once-off derogation from the residential development standards set out in Section 17.9.1

11.4.11 Traveller Accommodation

The Dublin City Council Traveller Accommodation Programme 2009 – 2013 states that the Council is committed to the provision of top quality traveller accommodation, where possible in accordance with the aspirations and desires of the majority of traveller families identified in the ‘assessment of need’.

It is the policy of Dublin City Council:

QH26 To recognise the separate identity, culture, tradition and history of the Travelling people and to reduce the levels of disadvantage that Travellers experience

QH27 To provide a range of accommodation options for Travellers who normally reside in the Dublin City Area and who wish to have such accommodation in accordance with the Dublin City Council Traveller Accommodation Programme 2009 – 2013

11.4.12 Homeless Services

The City Council and other statutory agencies are obliged to provide appropriate accommodation and to work together to improve the range and quality of services available for homeless persons. An over-concentration of institutional accommodation can have an undue impact on residential communities and on the inner city in particular. A co-ordinated approach to the provision and management of these facilities as well as their spread across the city is important.

It is the policy of Dublin City Council:

QH28 To support the implementation of the Homeless Action Plan for Dublin

QH29 To ensure that all proposals to provide or extend homeless accommodation or support services shall be supported by information demonstrating that the proposal would not result in an undue concentration of such uses nor undermine the existing local economy, resident community or regeneration of an area. All such applications shall include: a map of all homeless service within a 500m radius of the application site (equivalent to a 1 km diameter map of facilities around the application site); a statement on the catchment area identifying whether the proposal is to serve local or regional demand; and a statement regarding management of the service / facility

11.4.13 Student Accommodation

To plan for future expansion of third level institutions and to accommodate growth in the international education sector, there is a need for high quality, purpose built and professionally managed student housing schemes, which can make the City's educational institutions more attractive to students from Ireland and abroad, and can also become a revitalizing force for regeneration areas.

It is the policy of Dublin City Council:

QH30 To support the provision of high quality, professionally managed and purpose built third level student accommodation on campuses or in appropriate locations close to the main campus adjacent to high quality public transport corridors and cycle routes, in a manner which respects the residential amenity of the surrounding area, in order to support the knowledge economy. Proposals for student accommodation shall comply with Appendix 21 'Guidelines for Student Accommodation' and shall be considered in the context of the Department of Education and Science 'Guidelines on Residential Development for 3rd Level Students' (1999) and the supplementary review document of July 2005