

Appendix C
**COMMUNITY GAIN
PROPOSAL**



Dublin Port Company

MP2 Project

Report on Community Gain Proposal

1. Context

In 2012 Dublin Port Company published a Masterplan to guide the development and operation of the Port to 2040. A review of the Masterplan was commenced in 2017 and an updated Masterplan was published in July 2018.

The Masterplan, which was produced, and subsequently reviewed, following extensive consultation with a range of stakeholders, identified a series of projects that could be undertaken at Dublin Port to facilitate the Port serving the economy and the City.

The first project brought forward under the Masterplan was the ABR Project, which is currently under construction. Dublin Port Company is now advancing its second significant project (the MP2 Project) under the Masterplan which involves the provision of new berthing facilities, reconfiguration of some existing berths, landside works, dredging and ancillary works, The project is delivering on a commitment contained in the Masterplan to maximise the existing land within the Port and not to seek to reclaim new land outside the footprint of the current Port lands.

In August 2018, An Bord Pleanala designated the MP2 project by Dublin Port Company as “strategic infrastructure” under the Planning and Development (Strategic Infrastructure) Act 2006.

2. Dublin Port Company Application for Permission

Dublin Port Company will be engaging in an extensive consultation programme when the application is lodged with An Bord Pleanala and a full opportunity will be afforded to all

interested parties to participate in the planning process. The application is expected to be lodged in Q3 2019.

3. Community Gain

Section 37 G (7) of the Planning and Development (Strategic Infrastructure) Act 2006 stipulates in the event that permission is granted for a strategic infrastructure development, the Board can make provision for a community gain arising out of the development.

4. Existing community initiatives by Dublin Port Company

Dublin Port Company has a substantial programme of support and engagement for communities living adjacent to the Port in East Wall, Clontarf, the North Inner City, Ringsend, and Irishtown. On an annual basis, Dublin Port Company allocates 1% of pre-tax profits based over the previous 3 years towards community based activities and sponsorships which are aimed directly at local audiences. In 2017, this amounted to €366,500 and in 2018 was €445,500. Additionally under the Masterplan objectives to enhance the soft values of Dublin Port, Dublin Port Company has undertaken some sponsorship initiatives in the arts which have a regional and national impact.

5. New community gain proposal

In the context of the MP2 Project Dublin Port Company believes that it has identified a particular community gain proposal which meets the criteria of relevance and appropriateness and would represent a significant community gain, not just in the immediate locality, but to the wider community in Dublin. The proposal will deliver benefits from environmental, tourism and social inclusion perspectives. Dublin Port Company is submitting this proposal to An Bord Pleanála in the context of providing a community gain arising out of the MP2 Project, if granted permission. The proposal has been developed following a process of engagement and consultation with key stakeholders and community groups and as

presented has two specific elements – support for a City Farm Project and funding for enhanced educational services at a local national school.

6. City Farm Project

In assessing different community gain options available Dublin Port Company engaged with Dublin City Council's Parks' Department to gauge the potential for the development of a City Farm on Port owned lands adjacent to the Port Estate. There is the potential to create a community based initiative with a broad appeal among different groups and interests within the community closest to the development site, but also with broader impact.

In carrying out an initial assessment Dublin Port Company has examined similar City Farm projects in the UK, focusing on the London area in particular where there are 16 City Farms within the Greater London area.

Traditionally there were no City Farms in the Republic of Ireland – the closest to a City Farm concept was the Airfield Trust in Dundrum and Newbridge House, Donabate. The former is privately owned and charges a fee for entrance. It operates on a 40 acre site in South Dublin. Newbridge House is run by Fingal County Council and operates as a “petting” farm. More recently an urban farm has opened adjacent to St Anne's Park in Clontarf with support from Dublin City Council and some corporate funding.

In the UK, City Farms are an established part of the urban landscape – with London alone having 16 City Farms. The farms were largely established in the late seventies or early eighties. The farms were established in response to the demolition of buildings or general urban decline, leaving many derelict sites which triggered local groups to take responsibility for their area. The groups began a number of community and youth projects including City Farms.

The City Farms in London which DPC visited in the course of developing a City Farm Community Gain concept all share some common characteristics;

- They are all developed on brownfield sites within urban areas and were formerly used for different industrial purposes

- Entry to each of the projects is free – although they do welcome donations.
- Each farm contains a mix of animals ranging from farm animals (sheep, pigs, donkeys, horses, cows and fowl), some wild animals (ferrets,) and domestic animals (cats, rabbits, dogs, guinea pigs, etc).
- All the farms devote areas to gardening and vegetable growing
- All have an emphasis on growing and producing food
- There are rooms available for community use
- All have some level of catering provision – ranging from full restaurants to a coffee shack.
- They act as hubs for community engagement and interaction
- Each provides rooms or spaces for different community based activities and groups.
- Each has an outreach element
- There are strong connections with schools and education
- They tend to have low staff numbers (no greater than 6) but all rely heavily on volunteers
- They are run by Trustees and rely on significant amounts of public funding to operate – typically accounting for in excess of 50% of their funding – the balance is raised from sponsorship, corporate donations and specific revenue generating programmes run by the Farms (team building days, donkey rides, Christmas Fairs, etc)

City Farms are an established part of the urban network and landscape in London and attract considerable levels of support and visitor numbers – Hackney City Farm for example attracts over 100,000 visitors per annum.

In assessing the potential for a City Farm in Dublin Port Company had originally identified land on East Wall Road which was formerly used as a field for storing poles used for the distribution of electricity. The Polefield is a brownfield site of circa 1 acre which is located at the junction of the East Road and the East Wall Road.

7. Initial Community Gain proposal

Dublin Port Company developed an initial community gain proposal linked to the MP2 Project which involved the transfer the Polefield land to Dublin City Council for use as a City Farm and to provide an initial funding commitment to establish the Farm and to allow for its operation for an initial defined period. Initial funding would be provided by Dublin Port Company, with some sourced funding also being allocated by Dublin City Council through a partnership agreement.

The objective was to establish a community based City Farm on a site which would seek to offer the public a break from the urban grind as well as providing a focal point for a sustainable and environmentally attractive community initiative.

This proposal was put out to public consultation during a broad based consultation exercise on the MP2 Project.

8. Consultation

An extensive programme of public consultation concerning the MP2 Project was undertaken between April and July 2018 to seek the views of the wider public on the proposed MP2 development and the proposed community gain initiative to be advanced as part of the project.

The consultation process involved:

- The publication of a community newsletter on the MP2 Project and the community gain element, which was circulated to over 36,800 homes in areas adjacent to the Port.
- Meetings with local community groups in areas directly adjacent to the Port.
- Briefings with local public representatives on the MP2 proposal and the community gain element – these meetings included one to one briefings with individual public representatives and also with the local Area Committee of Dublin City Council.
- A dedicated community consultation process to seek views on both the MP2 Project and the Community Gain initiative – the consultation process sought respondents' views in

general but also invited responses around specific questions about the project and the community gain proposal.

- An extensive media and social media campaign to publicise the project which secured wide coverage in all national and local print, broadcast, online media outlets.

9. Issues raised during the public consultation exercise

The public consultation process on MP2 Project and the community gain secured written responses from 11 parties. Most of the feedback concerned the Community Gain proposal – given the nature of the MP2 Project as essentially a reorientation of existing facilities within the current Port Estate there were few comments submitted on the substantive development proposals.

The main feedback included;

- A general welcome for the MP2 proposal describing it as progressive, timely and forward thinking
- In relation to the City Farm proposal there were a number of comments made by respondents;
 - There were some concerns expressed about the nature of “an animal farm” or “petting farm” from an animal rights perspective.
 - Support was expressed for a City Farm with facilities for local growers to participate in both producing crops and selling their produce.
 - Some suggestions were advanced on how the City Farm could play an important role in helping to use waste to facilitate vegetable cultivation on a sustainable basis.

- There was recognition that a City Farm could represent a “little oasis” in a built City environment.
 - A suggestion that a City Farm would promote and encourage wildlife and use environmentally friendly energy to limit its carbon footprint.
 - Strong support for the involvement of children in the operation of a City Farm – both as a place of learning and leisure.
 - An invitation to explore opportunities to co-operate with other farms with an educational and recreational outlook in the Greater Dublin area.
 - A request that the Community Gain project involve a community garden with natural play areas rather than an urban farm.
- Dublin City Council observed that use of the Polefield site for a City Farm initiative represented a poor use of the land given the pivotal position of the site at a prime gateway location to the City and the current zoning of the site in the City Development Plan as Z6 (Enterprise & Employment Creation).
 - One significant concern about the Polefield site is that the portion which is in the ownership of Dublin Port Company is limited and quite constrained and amounts to just one acre of land. On the basis of the City Farms that have succeeded in London, the minimum required area needs to be not less than between two to four acres if it is to be big enough to support the full range of activities required to establish a meaningful facility.
 - Dublin Port Company explored the possibility for acquiring more land adjacent to the Polefield for a City Farm but it quickly became clear that no land was available given both current land use and future plans by adjoining landowners.
 - Consequently taking account of the feedback from the public consultation and discussions with Dublin City Council in relation to a proposed City Farm as a Community Gain initiative,

Dublin Port Company has decided to revise the initial Community Gain proposal to be advanced as part of the MP2 Project.

10. Dublin Port Company Community Gain proposal

It is proposed by Dublin Port Company, that in the context of a grant of permission by An Bord Pleanála under the Strategic Infrastructure Act for the MP2 Project, a community gain initiative would be advanced with the following two elements;

- i. First, Dublin Port Company will allocate a sum of 50% of the site value of the Polefield (or sales price achieved) at the date of the grant of permission to a maximum contribution of €1m towards the provision and operation of a City Farm on lands owned by Dublin City Council adjacent to the Port – either in Fairview Park or on Alfie Byrne Road. These lands will be of sufficient scale to support a viable City Farm Project. The structure for the delivery of the funding and for the development of the City Farm will need to be confirmed in an agreement between Dublin City Council and Dublin Port Company and will be the subject of a distinct Part VIII Application by DCC.
 - ii. Secondly, on a grant of permission for the MP2 Project, Dublin Port Company will allocate a sum of €1,000,000 to be invested for the enhancement and support of education provision for St Josephs Co-Ed Primary School in accordance with a scheme to be developed with local schools and key stakeholders.
- iv. All of these sums will be in addition to the current community based initiatives and special projects that Dublin Port Company is undertaking.