

Dublin Town

Submission from Dublin Town

Re: Dublin Central; Case Number ABP-312603-22

Planning reference number: 2861/21

<b>AN BORD PLEANÁLA</b>	
LDG- _____	
ABP- _____	
<b>12 FEB 2024</b>	
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Time: <u>12:49</u>	By: <u>courier</u>

1. Dublin Town have read the various submissions, which were forwarded to us by An Bord Pleanála.
2. While understanding the district's important past, we also believe that we need to be mindful of its future.
3. In DublinTown's view, the district in question is currently not functioning. It is marked by significant dereliction and under-utilisation. The public consider the district unsafe and lament its decline. The current geography and layout of the various lanes together with low levels of footfall renders the district prone to anti-social behaviour. This in turn further undermines perceptions of safety and feeds into a negative narrative regarding the district.
4. The district lies within the city's northern commercial core. This was the case in 1916 as it is today. As a commercial district it is a source of employment for nearby residential areas and for the city as a whole. We believe this potential can be built upon and would believe that its current dereliction and poor presentation is mitigating against its potential as a commercial district.
5. A commercial district must attract sustained footfall in order to survive. This means it must remain relevant to public needs and provide sufficient reason for repeat visits. This in turn requires a mix of interacting uses, including arts uses. At present Henry Street is retail dominated, while Moore St. and the surrounding lanes are in poor condition and under-utilised. We believe that the introduction of diverse uses, as proposed, is essential if the regeneration of the district is to be achieved and its future is to be safeguarded. Without the proposed investment the district will continue its steady decline and will be in danger of becoming obsolete in the coming years.
6. The footfall patterns below, which were assessed in 2016, show the variance between the footfall patterns on the north and south sides of the river. The south side has a more consistent footfall pattern between prime and secondary streets. This is something that must be replicated on the north side, if it is to flourish in the 21<sup>st</sup> century.



The primary reasons for the divergence are:

- A more diverse offering south of the river, including better evening and night time offers.
- Better pedestrian permeability throughout the southern district.
- The southern commercial district serves as a connection to other desirable locations e.g. Stephen's Green, Dublin Castle, Georgian Squares.

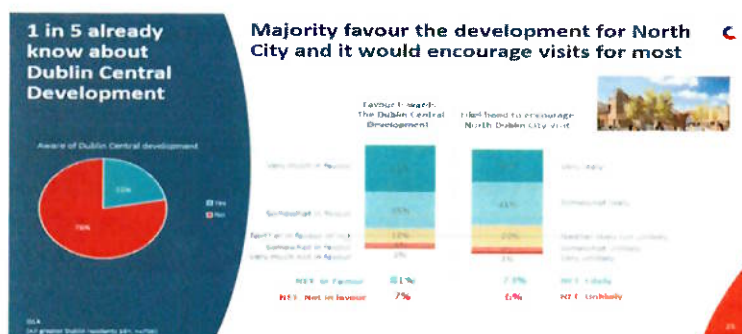
Without significant investment the northern commercial district will continue to decline, attract negative media comment and increasingly become a location where people do not wish to go. This trend, which has continued for decades must be reversed.

Similarly investment is required to build appropriate housing in the city. It is important for Dublin to remain a location which attracts mobile capital.

We believe that the addition of pedestrian routes and green spaces will increase pedestrian permeability; will help better connect the district to developments such as Parnell Square; while the addition of green spaces will increase dwell time and engagement in the city's northside, something that is sadly missing at present.

Dublin Town very much concurs with the view of Dublin City planners that the development will significantly regenerate a major under-utilised brown field city centre site and that it has the potential to contribute to the positive transformation of O'Connell St. and its immediate environs. We further concur with Dublin City Council planners when they note that the planning authority welcomes the comprehensive mixed use development set out in the proposals.

- Dublin Town tested public knowledge and support for the Dublin Central scheme, through statistical research. While knowledge of the scheme is not universal, support for the development was overwhelming. The research indicates that the completion of the scheme will yield increased visits to a part of the city that absolutely requires increased engagement.



- Dublin Town notes the legal proceedings being taken in respect of the addition of certain relevant buildings to the Register of Protected structures. Dublin Town will await the determination and will respect the outcome of these proceedings.

9. Dublin Town agrees that the creation of the national monument at 13-17 Moore St. is appropriate, however, we do not believe that the preservation of the entire area, including buildings rebuilt or substantially modified after 1916 is necessary.
10. The submission from Stephen Little & Associates notes in detail how the proposals resonate with the Dublin Development Plan 2022-28 and how the development will assist the city achieve the vision set out in the plan. The other submissions made do not contain the same level of detail. A key aspect of the Development Plan is the attainment of sustainability. In this regard, the high level of sustainable building design, bio-diversity and energy efficiency/carbon neutrality are key. We are facing a future, where much of the city's building stock will require retrofitting in order to achieve sufficient levels of sustainability. The plans put forward in this application already meet the required specifications.

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