

The Grangegorman site is a prime state asset located in the heart of Dublin. The changing nature of the hospital facilities over the last 30 years has given rise to an opportunity for new uses which will take advantage of this great asset for new public services and also provide the engine for regenerating the north west inner city area.

2.1 Project Origin and Vision

2.1.1 Background

The Grangegorman site is a prime state asset located in the heart of Dublin. The changing nature of the hospital facilities over the last 30 years has given rise to an opportunity for new uses which will take advantage of this great asset for new public services and also provide the engine for regenerating the north west inner city area. The Dublin Institute of Technology has evolved since its establishment in 1992 such that it now operates some 4 colleges together with substantial research centres across over 40 locations in Dublin. The operational inefficiency of this arrangement is an unsustainable constraint on performance and growth.

For DIT the primary aim of a new campus development is to allow the Institute realise its Strategic Plan. For over 120 years the colleges of DIT have occupied a unique space within the Irish higher education landscape. From its origins in technical education, DIT has evolved to provide a wide range of programmes at undergraduate and postgraduate level. The DIT Strategic Plan 2001-2015 and its subsequent series of three year Development Plans underpin the need for relocation of DIT to a new integrated campus. A new campus will provide DIT with the necessary infrastructure and environment to deliver its Strategic Plan in mainstream undergraduate and postgraduate education as well as in its comprehensive part-time programmes, apprenticeship and junior music areas and in particular, to expand its research and development capacity in science and technology. This roll-out of academic and research development will support DIT's request for designation as a university and complete its move to its next stage of development.

St. Brendan's Hospital site in Grangegorman was identified by the Government as an ideal location for a new integrated campus close to Dublin city-centre and is capable of delivering all that the DIT Strategic Plan 2001-2015 requires in physical and environmental terms.

St. Brendan's Hospital is operated by the HSE within an arrangement of buildings that are fragmented and dilapidated across what remains of the once great hospital complex. This arrangement severely compromises the capacity of the HSE to deliver its healthcare services and a programme of major re-investment is required. Mental healthcare has been undergoing a process of major change over many years driven both by policy imperatives and increasing expectations. The current mental healthcare and primary healthcare facilities in the Grangegorman locality needs to change in order to maximise efficiency and effectiveness. Furthermore the condition of existing buildings is such that, irrespective of the Government decision on the moving of DIT, replacement facilities are urgently required. The Mental Health Commission reported in its 2007 Annual Report that "The Inspectorate had serious concerns about conditions in some units, includingSt. Brendan's Hospital....."

The redevelopment of the 29.4 hectare Grangegorman site to accommodate both DIT's educational and HSE's healthcare uses, and its potential to contribute to the economic growth and connectivity of the neighbourhood and city has been recognised as a key public project in the current National Development Plan and is an objective of the Dublin City Development Plan 2005-2011. The Grangegorman development is also supported by the Draft Dublin City Development Plan 2011-2017.

2.1.2 Government Decision 1999

Following a joint review by the Department of Health and Children and the Department of Education and Skills the Government decided in December 1999 that the Department of Education and Skills would acquire 27 hectares of the 29.4 hectare Grangegorman site from the Eastern Health Board and that the Dublin Institute of Technology would locate the first phase of its new Community Campus at Grangegorman. A&L Goodbody Consulting and Farrell Grant Sparks were appointed on 9th July 2001 by the Department of An Taoiseach and the Department of Education and Skills to carry out a strategic review of the issues associated with the development of the Grangegorman site. The consultants' advice in their report of November 2001 included recommendations that:

- 1 The Grangegorman site had the capacity to accommodate all of DIT's requirements and those of the Eastern Regional Health Board (ERHA), the Northern Area Health Board (NAHB) and indeed other Government projects of a small scale.
- 2 An imaginative Integrated Site Plan should be produced to secure outline planning permission and rezoning as necessary to accommodate the project.
- 3 A Grangegorman Development Company modelled on the Dublin Docklands Development Authority should be set up under an Act of the Oireachtas as the project management vehicle to drive the Grangegorman project.

In April 2002 An Taoiseach announced the go ahead for the project.





2.1.3 Grangegorman Development Agency Act 2005

The Grangegorman Development Agency was established through the Grangegorman Development Agency Act 2005 (the Act). The general aim of the Act is to facilitate the development of the 29.4 hectares St. Brendan's Hospital site in Grangegorman, Dublin as a modern campus for the Dublin Institute of Technology, to provide the Health Service Executive with upgraded primary health and social care facilities and to provide other facilities including those for the community. The GDA's overall function is to plan and project manage the development in an integrated and sustainable manner. The GDA has a statutory obligation under the Act to prepare a Strategic Plan for the development of the Grangegorman site.

The Act states that the Strategic Plan is to be a written statement and plan indicating the objectives for the development including the following:

- the provision for the needs of the Minister for Education and Skills, the Minister for Health and Children, the Dublin Institute of Technology, the Health Service Executive and the Grangegorman neighbourhood
- the provision of services (for example, roads, water, transport on site)
- public transport requirements
- the management and refurbishment of property including listed buildings
- the provision of recreational facilities
- the provision of research and development facilities
- the provision of facilities to exploit any research, consultancy or development work undertaken by the Agency in conjunction with the DIT or the HSE
- subject to the Minister's approval in writing, the setting of a budget for the strategic plan and a strategy for its delivery within the set budget
- the development of commercial activities
- facilitating access to, and use of, facilities forming part of the Grangegorman site by residents in the Grangegorman neighbourhood
- the development of the Grangegorman site in the context of land usage in the vicinity and in a manner that is sympathetic with its urban setting.

In creating the Strategic Plan for the Grangegorman site the GDA must have regard to the Dublin City Development Plan; and consult with certain bodies, the local community and other persons having a relevant interest.

The Grangegorman project proposal is to plan for and implement a multi-phased development that can provide for:

- a high quality area with strong physical linkages to Smithfield, Phibsborough, Prussia Street/Manor Street, and the City Centre
- new health care facilities for the HSE which will enable the HSE to deliver a service model for Health Care services broadly comprising
 - provision for Mental Health Care
 - provision for Primary, Community and Continuing Care
 - provision for older persons
 - provision for people with disabilities

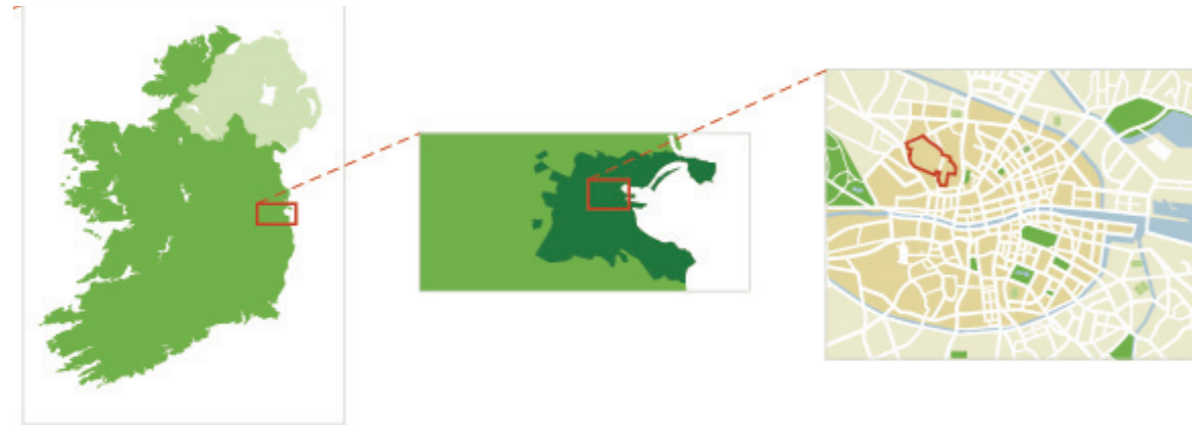
This range of HSE facilities can provide local, modernised healthcare services across Dublin North West within a quality environment.

- a new urban campus for DIT, where all the functions of DIT are to be consolidated on the Grangegorman site including academic buildings, craft training facilities, sports facilities, student accommodation, and research and development enterprises. These facilities will enable the delivery of educational services by DIT in accordance with their statutory remit and their mission charter
- new arts, cultural, sports and recreational and public spaces to serve the community and the city
- a primary school for the Department of Education and Skills, to be operated under the patronage of Educate Together. The school is designated to be a 16 classroom school with ancillary special education rooms
- the GDA has been in discussion with Dublin City Council on the possibility of co-locating a City Council branch library with the DIT main library on the site. Realisation of this opportunity is dependent on Dublin City Council securing funding
- to support the two large public body occupiers, DIT and HSE, an appropriate level of retail and commercial development is required. In addition, as part of the newly created city quarter other mixed-use development can be developed to deliver on the objectives of the City Development Plan
- other appropriate supporting developments.
- to ensure a mix of complementary uses that will provide opportunities for employment and innovation, relaxation, leisure and living.



Grangegorman Development Agency Area

2.1.4 The Site



Grangegorman is an area of approximately 29.4 hectares located in the Arran Quay Ward of Dublin in the district of Grangegorman, north of the River Liffey and south of the Royal Canal, approximately 1 kilometre from Dublin's City Centre. It comprises the site of St. Brendan's Hospital, a psychiatric hospital owned and operated by the HSE. The site is split by the roadway known as Grangegorman Lower and Upper thus forming distinct plots of land approx. 21.3 hectares to the west and 8.1 hectares to the east. The Grangegorman site is bounded by North Circular Road to the north, Prussia Street and Stoneybatter to the west, and Brunswick Street to the south. The eastern edge of the site is beside the Broadstone and Phibsborough bus depots, property used by Dublin Bus and Bus Éireann under the auspice of Córas Iompair Éireann (CIE).

Much of the site is undeveloped with approximately one third of the west side currently used as active recreational playing fields. These lands contain many mature trees together with eleven protected structures under the current Dublin City Development Plan, 2005-2011, all of which date from the nineteenth century, or before. There is a high boundary wall which surrounds most of the site which means access to the lands is restricted. The lands are elevated on the north western part sloping gently down towards the south east. The Grangegorman site has a diverse architectural, historical, and land use character, however the area is fragmented and cut off from surrounding residential neighbourhoods. These factors have served to limit expansion and to discourage the coherent development of the area.

2.1.5 Project Vision

The Vision for the Project elaborates upon the statutory purposes of the GDA and embraces the identified needs of the stakeholders to describe a vision for the future reality of Grangegorman and to establish key success measures for the project. The Project Vision establishes the overall Project Aims and may be described as follows:

Project Aim 1: To satisfy the requirements of the Grangegorman Development Agency Act 2005

Project Aim 2: To develop a world class integrated campus for DIT – a flagship of development within higher education in Ireland, incorporating leading edge design, educational innovation and technology

Project Aim 3: To redevelop St Brendan's Hospital and other local clinical services on a state-of-the-art integrated healthcare campus which enables a high class service model to be delivered by the HSE

Project Aim 4: To generate community benefit through enhanced physical environment, sport and recreational facilities, arts and cultural spaces, social and educational amenities, and economic opportunity

Project Aim 5: To achieve excellence in architecture, urban design and sustainability and protect the architectural heritage of the site

Project Aim 6: To develop a new City Quarter which links with and adds value to its surrounding neighbourhoods and the city in general and articulates Dublin City Council's Vision for the City

Project Aim 7: To maintain a communication strategy throughout the delivery of the project that facilitates meaningful consultation.





2.2 Historical Context

In the 12th century the manor of Gorman was part of the estates of the Augustinian Priory of Holy Trinity (Christ Church). The area immediately to the east (Ostmentown) was populated by the Hiberno-Norse after the Anglo-Norman invasion and capture of Dublin. The lands were in agricultural use until the expansion of the city in the 18th century. During the 17th and 18th centuries the cattle trade expanded over an extensive markets area to the west and south of Grangegorman.

The village of Stonybatter developed around the Gorman manorial residence and in the early eighteenth century the manor house and lands became the residence of the Monck family, Earls of Rathdown, later Viscount Monck of Charleville House, Wicklow.

In 1772 legislation was introduced which radically changed the system of managing the poor and orphans. In 1773 the Dublin House of Industry was built in the south east quarter of the site, the greater part of it on what is now the Legion of Mary hostel. Its function was a Poorhouse for the relief of the poor and as a place of detention for vagabonds and beggars in the County of Dublin. It became the poorhouse for the country and included sections used as asylums for the aged, infirm, homeless children and incurable lunatics.

In the 1760's the (North) Circular Road was laid out enclosing the site inside urban Dublin and in 1810 the Royal Canal with its terminal in the basin at Broadstone (Bradogue Steyn) was operating as a trading route to the west). The Midland Great Western Railway Company purchased the Royal Canal in 1845 in order to construct a railway alongside to the west and in 1850 John Skipton Mulvaney's terminus building was completed The Richmond Lunatic Asylum (known as the Lower House) was built immediately to the west of the Poorhouse and opened in 1814. It was named after the Duke of Richmond, Lord Lieutenant of Ireland. The asylum aimed to deal with patients whose mental illnesses were considered to be treatable and a high quality of accommodation and environment was maintained for these patients in the early years. However by the 1820's changes in legislation led to overcrowding and to reception of "criminal lunatics".

In 1820 the Richmond Penitentiary was constructed immediately to the north of the Richmond Lunatic Asylum as a prison for both male and female offenders for whom penal transportation was not intended. In 1827 it was taken over for an extended period for use as a cholera hospital. In the 1860's the penitentiary was extended and improved. In 1897 it was again taken over for hospital use

during typhoid and beriberi outbreaks and never returned to prison use. The last patients were removed in the 1930's and the buildings mostly demolished over the next few decades. By 1836 the lands to the west of Grangegorman Lane were purchased from Lord Monck and in use as recreational gardens for the benefit of the patients in the Richmond Lunatic Asylum. Access was by a tunnel built in 1851 under the road connecting the sites. In c.1851 a chapel, initially serving both Catholic and Protestant patients, and two infirmaries were built in the west lands. The Church of Ireland Chapel by George Wilkinson was built in 1860. Following this the new Richmond District Lunatic Asylum was built in the centre of the grounds and in 1866 Dr Connolly Norman was appointed Medical Superintendent. The Asylum housed males only and the preferred entrance to it from the North Circular Road was not permitted by Lord Monck and so the present entrance opposite the Penitentiary was formed. The decorative cast iron gates and granite piers of this entrance are not original to here, being the c.1780 gates of Santry Court which were re-erected here c.1940.

In the late 1800's lands fronting onto the North Circular Road were finally acquired, although it became necessary to compulsory purchase these lands from Lord Monck following a dispute on value. St. Dymphna's (now known as the Connolly Norman House after Dr. Connolly Norman) was built on these lands in 1905. In 1894 the single storey brick Laundry building was built to designs by W.H. Byrne. Byrne was also responsible for the mortuary building of similar style and vintage. c.1936 three detached doctor's houses were built fronting onto the North Circular Road and in 1938 Vincent Kelly completed the U-shaped Nurses home immediately south of the Richmond Penitentiary. This building was extended in 1949.

The population of the Asylum rose from circa 283 patients in 1850's to circa 2,000 patients by the 1940's.

Further institutional buildings were developed in the twentieth century. In 1958 the hospital board passed a motion to rename Grangegorman 'St. Brendan's Hospital'. A programme of demolitions in the 1980's resulted in the loss of most of the buildings.

Since the development of community based alternatives, the number of patients and services available has been declining. Patient numbers now stand in the order of 100. The main type of services offered at the hospital are long term and continuing care needs for people with high levels of psychiatric and social disability, specialised services for the homeless and mentally ill, as well as specialised rehabilitation services for those with high levels of psychiatric need.



Ordnance Survey, 1876



2.3 Environmental Context

2.3.1 Strategic Environmental Assessment

The Grangegorman Strategic Plan has been subject to a Strategic Environmental Assessment (SEA) in accordance with SEA Directive (2001/42/EC) and the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004. An SEA is a formal systematic evaluation of the likely significant environmental effects of implementing the Draft Grangegorman Strategic Plan before a decision is made by the Grangegorman Development Agency to adopt this Plan.

The GDA made a decision, following a formal SEA screening process, that a Strategic Environmental Assessment of the Grangegorman Strategic Plan was required to satisfy the requirements of the SEA legislation. This decision was reached taking into consideration the potential environmental impacts of the Strategic Plan and the possibility that it may qualify as a Plan or Programme statutorily requiring an SEA. A Scoping Issues Paper was then prepared and circulated with the statutorily designated Environmental Authorities, Dublin City Council, and together with an extensive list of non-statutory consultees. Their opinions were sought with respect to the scope and level of detail considered appropriate for the SEA and taking these comments into consideration a Scoping Report was produced.

As part of this scoping process a study of the environmental baseline of the Grangegorman area of Dublin City was carried out. The baseline, together with the Environmental Objectives, established in the Environmental Report, was used to identify,



describe and evaluate the likely significant environmental effects of implementing the Grangegorman Strategic Plan as detailed in the Draft Environmental Report which accompanies this Plan as a separate document.

2.3.2 Study of Environmental Baseline

The environmental baseline which formed part of the SEA study encompasses the components of biodiversity, flora and fauna, population, human health, soil, water, air and climatic factors, noise, material assets, cultural heritage and landscape together with the interrelation between these components. It establishes the current existing state of the environment and is the basis to assess and predict potential impacts.

2.3.2.1 Biodiversity, Flora and Fauna

A baseline study of the biodiversity, flora and fauna of the Grangegorman site identified the main habitats on the site. The Grangegorman site comprises a mix of buildings and artificial surfaces, dry grassland and amenity grassland, which includes a variety of scattered trees, natural woodland and parkland and a mix of ornamental and non-native shrubs. The site contains a number of areas of disturbed ground which has been extensively colonised by alien species, mainly giant hogweed (*Heracleum Mantegazzium*), with Japanese knotweed (*Reynoutria Japonica*) also present. The site comprises large areas of amenity grassland which include several playing pitches.

Mammals such as grey squirrel and fox are present on the Grangegorman site. Rodents, such as brown rat and field mouse, are likely to be present and hedgehog may also occur.

Several of the mature trees within the site have an extensive covering of ivy, and are potential bat roosts. A bat survey confirmed the presence of one bat species, the common Pipistrellus on site. Many of the buildings on the site may also be potential bat roosts.

A good range of common bird species are present on the site. Species include magpie, rook, jackdaw, hooded crow, blackbird, song thrush, mistle thrush, wood pigeon, pied wagtail, robin, blue tit, great tit, house sparrow, starling and wren. These species are typical of urban open spaces, parks and gardens.

2.3.2.2 Population and Human Health

The SEA Baseline study included the development of a baseline socio-economic profile. In larger urban centres, study areas are generally allocated according to Electoral Division (ED) level. The entirety of the 29.4 hectare Grangegorman Development Area site is located in the ED of Arran Quay B.

The wider Grangegorman hinterland comprises the area of land stretching from Cabra Road in the north to the River Liffey in the South and from McKee Barracks in the west to Bolton Street/ Dorset Street Upper in the East. This Grangegorman hinterland comprises the EDs of Cabra C East, Arran Quay A-E, and Inns Quay B and C.

The 2006 Census found that the population of the Grangegorman hinterland area rose by over one quarter, (27.1%), in the period 1996 – 2006. This compares to growth of 5.1% and 16.9% in Dublin City and the State respectively over the same period. The level of growth witnessed in the hinterland area moderated significantly in the 2002 – 2006 period (9.6%) compared to that experienced in the 1996 – 2002 period (15.9%).

The GDA and hinterland populations have been found to be heavily concentrated in the 15 – 24 and 25 – 44 years age cohorts with no corresponding concentration in the 0 – 14 years cohort. This indicates that these areas due to a combination of location, accommodation supply and access factors are characterised by higher than average levels of students and young workers (both Irish and non-Irish). In the context of Irish nationality, just over 55.9% of the usually resident population in the GDA were Irish national compared to 67% in the hinterland, 82.8% in Dublin City as a whole and 88.8% in the State.

In relation to the economic status of residents the data highlights that the GDA and hinterland have the highest labour force participation rates (59.1% and 59.6% respectively) of any of the areas considered (persons 'At Work'). However it was also found that this area experienced higher levels of unemployment with the GDA (7.1%) and hinterland areas (7.6%) experiencing higher levels of unemployment compared to Dublin City (5.7%) and the State (4.4%). The Employment Study commissioned in 2008 by NWICN, GDA, DIT, CDVEC, FAS and HSE reveals a Grangegorman area characterised by high levels of community and voluntary activity. The study also reveals significant challenges in terms of economic deprivation with high levels of unemployment in particular experienced by those who have attained lower secondary education.

An assessment of the mode of transport used to access work, school or college for all persons found that as expected, the GDA and hinterland areas experience relatively higher levels of foot, bicycle and bus/luas traffic than Dublin City or the State as a whole. Correspondingly, the State and Dublin City also exhibit significantly higher levels of car based traffic relative to the GDA and hinterland area.

2.3.2.3 Soil

The geology of the Grangegorman Area is generally glacial deposits over carboniferous limestone bedrock, with the glacial deposits ranging from lodgement tills to glacial sands and gravels to clays formed during the ice age. Site investigations carried out at the Grangegorman site confirm that ground conditions within the site are typical of the Dublin area.



2.3.2.4 Water

An interim study of groundwater vulnerability for Dublin city centre found the vulnerability in this general area to range from high to low, with a number of small areas of extreme vulnerability resulting from shallow rock to Karst features. As water is a precious resource it is important that the redevelopment of the site incorporates conservation and sustainability measures in relation to the treatment of water.

2.3.2.5 Landscape

The landscape of Grangegorman has been forged by its past, which has left a legacy of buildings and other features on site, many of which are protected structures which contribute to the unique character of the area. A high wall bounds the site for the most part, which is shared with boundary properties at sections along the wall. The wall has a historical significance within the area and adds to the character of the landscape. The high wall also restricts access into the site as a result. A low wall with railings fronts the Grangegorman Road Upper along the north-eastern boundary of the site and there is currently one operational entrance into the site and one closed entrance.

The overall site presents as a combination of sports pitches, amenity grassland, buildings and other hard surfaces, scattered trees and shrubs, tree lines and disturbed ground. The open space within the site mainly consists of areas of grassland or sports pitches to the south-west. However there is little awareness of the scale and nature of this open space and it is under-utilised in terms of public accessibility.

The site is strategically located in close proximity to Dublin City and thus enjoys a high quality geographic position and orientation within its urban setting. The topography of the landscape at places forms a natural viewing platform giving rise to various views out of the site. There are occasional long distance views south to the buildings which make up the city skyline. Views into the site are generally restricted to views from neighbouring properties which overlook the site.

2.3.2.6 Air Quality

In terms of air monitoring and based on data available for Dublin City, it is expected that typical NO₂, PM₁₀, PM_{2.5}, benzene and CO₂ concentrations at the Grangegorman site are generally below the limit value. Road traffic is expected to be the dominant source of emissions (with the possible exception of PM₁₀) in the region and resulting from the redevelopment of the Grangegorman site. Road traffic emissions do not contribute significantly to SO₂ and lead concentrations, and therefore levels of these pollutants in Dublin city centre are currently well below the limit value.

2.3.2.7 Traffic and Transportation

The Grangegorman lands are located within approximately 1km of Dublin City Centre. The surrounding roads include the North Circular Road to the North, Prussia Street to the West, Phibsborough Road and Constitution Hill to the East. These roads provide local movement functions. The N2 and N3 are also located in close proximity to the site and provide more strategic movement functions. Vehicular access is currently provided from Grangegorman Road which bisects the site.

The existing public transport provision serving the development site is focused primarily on bus. The majority of these services are destined for the city centre via the Quays or Parnell Square and O'Connell Street. Good frequency of service is provided on the western side of the site along Prussia Street and Stoneybatter. To the east of the site services are provided along Phibsborough Road and Constitution Hill, while to the north very frequent services are provided along the North Circular Roads and nearby on the Cabra Road. While adequate pedestrian facilities are generally provided within the surrounding road network, the development site currently suffers from a lack of permeability caused by limited access, boundary walls, and the Broadstone site to the east.

2.3.2.8 Services Infrastructure

Existing foul drainage from St. Brendan's, Grangegorman is divided into two areas. St. Brendan's West discharges eastwards to the Dublin City Council combined sewers on Grangegorman Road Upper and St. Brendan's East discharges both eastwards to the Dublin City Council foul sewer (Bradoge River Culvert) traversing the site to the eastern boundary with the Broadstone Depot and westwards to a brick sewer on Grangegorman Road Lower.

2.3.2.9 Archaeological Heritage

While there are no Recorded Monuments within the Grangegorman site a number of archaeological concerns are being considered in the redevelopment of this site. These highlight potential for archaeological finds on the site which may require further investigation. It is noted that as this is a large proposed development site, relatively undisturbed in places, there is considerable potential for revealing subsurface remains of archaeological material previously undiscovered.

There is also the possibility of burials within the proposed development area. Consultation in 1998 with the then Eastern Health Board confirmed that according to their records from the 1820s onwards no patients were buried within the confines of the grounds (Courtney 1998). However it is commonly the case that within institutional grounds, burials were sometimes unrecorded and therefore it is possible that pre 1800's burials are located

within the proposed development site.

The playing fields located in the Grangegorman site have only been minimally landscaped and therefore the land is relatively undisturbed and possesses potential for archaeological features to remain intact below the surface due to the aspect of the site, which is situated on the upper reaches of the first south-facing slope of the River Liffey Valley with the River Bradogue running along the north eastern boundary. The study area also commands a view of the city and is in the vicinity of the known settlement of Oxmantown.

A 1756 map by John Rocque depicts a lane from the present day Grangegorman Upper leading westward into the proposed development area where a structure is located amongst the fields. The exact location cannot be discerned due to the imprecise nature of the early map.



John Rocque Map 1756.

2.3.2.10 Architectural Heritage

The lands are currently occupied by St. Brendan's Hospital, which represents the continuous use of the area for hospital and institutional use since 1773. The oldest existing buildings date from 1815, and the site was developed in several phases by recognised architects. Many of the structures are listed on the Record of Protected Structures. The site is characterised by imposing nineteenth-century and early twentieth-century institutional buildings, both grouped in clusters and in isolation with extensive landscaped surroundings, all enclosed within high masonry walls.

Aside from the buildings, other structures of interest include the main entrance gateway, the tunnel and the site boundary wall.

Overall there are approximately thirty existing structures on the site, eleven of the buildings, the entrance gates and the boundary walls are protected structures listed on the Record of Protected Structures in the Dublin City Development Plan 2005-2011.

2.3.3 Key Environmental Considerations

The redevelopment of the Grangegorman site proposes to maximise the potential of the existing environmental characteristics of the site. Improvements in the ecological environment can be achieved through the careful design and delivery of appropriate sustainable water and drainage services, the removal of invasive plant species and the introduction of appropriately engineered habitats which will further encourage and expand the existing flora and fauna on site while making this available for the enjoyment of the surrounding population. A special emphasis will be placed on the creation of an appropriate urban landscape which maximises the positive features of the existing landscape and in particular the architectural heritage on the Grangegorman site and the existing public open spaces and amenities. The existing public transport system will be availed of and expanded to minimise the need for private transport and consequently ensure the development of a positive public realm leading to improvements in ambient air quality in the area. The characteristics of the environment of the Grangegorman site are unique within Dublin City and the positive elements of this environment will be harnessed in the development of the new city quarter on the site.



2.4 Planning Policy Context

The wide ranging planning policy documents considered in the preparation of the Strategic Plan are set out in Appendix D. The principal policy context for the project is the Grangegorman Development Agency Act 2005 and the Dublin City Development Plan 2005 – 2011.

2.4.1 The Grangegorman Development Agency Act (2005)

The Grangegorman Development Agency Act (2005) provides for the establishment of the Grangegorman Development Agency (GDA) the objective of which is to develop the Grangegorman site as a location for education, health and other facilities. Particularly, the development of the site is to accommodate a new campus for the Dublin Institute of Technology and to provide community health facilities on behalf of the Health Service Executive.

Section 12 (see Appendix A) of the Grangegorman Development Agency Act 2005 provides for the preparation of a Strategic Plan which will include a written statement and a plan. The Act stipulates that the Strategic Plan will indicate objectives for the "development of the Grangegorman site in the context of land usage in the vicinity and in a manner that is sympathetic with its urban setting" ((Section 12(2)(k)). Furthermore the Act requires that in preparing a draft of the Strategic Plan the Agency shall "have regard to the development plan made by Dublin City Council" ((Section 12 (3)(a)).

2.4.2 Dublin City Development Plan 2005 – 2011

Almost all the Grangegorman site is zoned Z12 Institutional Land (Future Development Potential) the objective of which is "to ensure the existing environmental amenities are protected in any future use of these lands". Paragraph 14.4.12 of the Development Plan identifies such zoned lands as lands which are in institutional use and which 'could possibly be developed for other uses...'

With specific regard to the future development of Objective Z12 lands the Development Plan states: "In considering any proposal for development on lands subject to zoning Objective Z12, other than development directly related to the existing community and institutional uses, Dublin City Council will require the preparation and submission of a Masterplan setting out a clear vision for the future for the development of the entire land holding. In particular, the master plan will need to identify the strategy for the provision of the 20% public open space requirements associated with any residential development, to ensure a coordinated approach to the creation of high quality new public open space facilities on these lands".



(Dev Plan 2005-2011, Section 14.4.12, pg. 110)

Under the Z12 zoning objective the following land uses are permissible or open for consideration:

Permissible Uses: ATM, Bed and breakfast, Buildings for the health, safety and welfare of the public, Caravan park/Camp site (holiday), Childcare facility, Community facility, Conference centre, Cultural recreational building and uses, Education (excluding night time uses) Embassy, Enterprise centre, Garden centre, Golf course and clubhouse, Guest house, Halting site, Hostel, Hotel, Media recording and general media associated uses, Medical and related consultants, Open space, Place of public worship, Public service installation, Residential institution, Residential, Restaurant, Science and technology-based industry, Training centre.

Open for Consideration Uses: Boarding kennel, Car park, Civic and amenity/ recycling centre, Funeral home, Industry (light), Municipal Golf Course, Nightclub, Office, Outdoor poster advertising, Shop (neighbourhood). Uses which are not listed as 'permissible' or 'open for consideration' will be considered on their own merits.

The CIE Broadstone lands are zoned Z10 Inner Suburban (Mixed Use) the objective of which is: "to consolidate and facilitate the development of inner suburban sites for mixed use development of which office, retail and residential would be the predominant uses".

The Development Plan notes that: "the concept of mixed use is central to the development or redevelopment of these sites and mono uses, either all residential or all employment/office use shall not generally be permitted" (Section 14.4.10).

The Grangegorman site and the CIE Broadstone lands are located within Framework Development Area 8 (FDA8) as defined in the Dublin City Development Plan (i.e. extent of lands zoned Z10 and Z12). It is noted that Connolly Norman House, Nos. 226 to 230 North Circular Road and Elizabeth's Court are located outside of the FDA8 boundary.

With specific regard to FDA8 the Development Plan provides the following development principles to guide the development of the area:

1. To ensure that the development framework for Grangegorman /Broadstone provides for a high quality character area / urban district with strong physical linkage to the HARP Area / Smithfield, Phibsborough, Manor Street and to the City Centre through Henrietta Street.
2. To create a highly sustainable urban campus at Grangegorman as a new home for Dublin Institute of Technology with the capacity to develop strong links with other knowledge sector engines located elsewhere in the

inner city.

3. To develop a legible, attractive spatial and urban character which marries the provision of new urban space with high quality contemporary architecture and with the integration and re-use of protected historic structures and other buildings of architectural/artistic merit.
4. To ensure that the existing open space is developed both for the benefit of the new campus and for adjacent existing communities.
5. To co-operate with existing stakeholders in Broadstone to promote the development of a range of higher value economic uses that would be complementary to the campus uses at Grangegorman
6. To provide for the physical integration of Grangegorman and Broadstone with each other and the City Centre through the development of a series of physical connections including pedestrian and cycle linkages and new transport infrastructure.
7. To ensure that the requirements of the NAHB in the provision of health care facilities shall be accommodated in any future development of Grangegorman.
8. To examine in conjunction with the relevant educational agencies including Educate Together the primary and secondary education uses to support this third level campus.

The Development Plan provides that the development principles, the relevant land use zoning objectives and development standards should be complied with in the making of development proposals for identified FDA lands. Section 1.5.1 of the Development Plan notes the important role of FDAs in the overall development strategy for the City and considers that "the development of these areas will result in spatial clusters of economic, commercial and cultural specialisms which are vital to the future growth and the success of the city". Furthermore the Development Plan provides that each FDA "will be promoted to achieve its optimal development potential".

2.4.3 Development Themes for the City

Dublin City Council has advised the GDA that it has developed a thematic framework methodology for assessing developments in the city. These six themes are:

1. Economic Vision – Develop Dublin City as the heart of the region and the engine of the Irish economy with a network of thriving spatial and sectoral clusters, a focus for creative talent and creative assets
2. Social Vision – Develop Dublin City as a compact city with a network of sustainable mixed neighbourhoods providing a range of facilities and a choice of tenure and house types,



promoting social inclusion and integration of all ethnic communities

3. Cultural Vision – Make provision for cultural facilities throughout the city and promote awareness of our cultural heritage. Promote a safe and active street use through design of buildings and the public realm
4. Urban Form and Spatial Vision – Create a connected and legible city based on active streets and quality public spaces with a distinctive sense of place
5. Movement Vision – Facilitate the building of an integrated transport network and encourage the provision of greater modal choice. Spatial planning and zoning objectives will be integrated to optimise the opportunities close to transport hubs and corridors
6. Sustainable Vision – Provide for an over-arching framework incorporating key principles, strategies and objectives to drive a vision of sustainable Dublin over the next 20 years and ensure that buildings can adapt for evolving use requirements and encourage effective waste management strategies.

2.5 Dublin Institute of Technology

2.5.1 Introduction

The Dublin Institute of Technology was established as an autonomous institution under the DIT Act in 1992, but its origins go back to 1887 and the establishment of technical education in Ireland.

The DIT Act 1992 provided for the formation of the Dublin Institute of Technology by bringing together six colleges of higher education formerly under the City of Dublin Vocational Educational Committee. These were:

- College of Technology, Kevin Street - founded in 1887
- College of Music, Chatham Row - founded in 1890
- College of Commerce, Rathmines - founded 1901
- College of Marketing and Design, Mountjoy Square - founded in 1905
- College of Technology, Bolton Street - founded in 1911
- College of Catering, Cathal Brugha Street - founded in 1941

The creation of the new DIT campus at Grangegorman will lead to a major section of Ireland's higher education population (8%+) being consolidated in a single location giving rise to major strategic and operational opportunities for the Institute. This consolidation will further facilitate DIT in achieving its institutional mission and further enhance its ability to respond to the demands of the key stakeholders including Government, EU, OECD, HEA, State Agencies, Representative Bodies, Community, Dublin City and the DIT communities of students, staff and alumni.

Today DIT is one of Ireland's largest providers of higher education and continues to build on those solid foundations and to respond to the social, cultural and educational needs of Ireland in the 21st century. DIT is creating a world-class higher education campus at Grangegorman. This campus will be designed to meet a higher education environment which underpins and serves society by supporting the economic, social and cultural life of its citizens and reflects the changing nature and evolving character of education. The campus will be student-centred and resourced to meet the multiple needs of the Institute's current student population of 20,500 students with the potential to accommodate a further 2,000 full time students when completed and a further potential increase of 30% in the decades ahead. These students range from undergraduate to postgraduate, research students, full-time, part-time, apprentice students, traditional school leavers, mature students, international students and students studying junior music.

DIT is part of Dublin. Through its many buildings scattered throughout the city centre, students and staff, as well as citizens of the city feel the presence of this long established educational Institute. The Grangegorman project allows DIT to establish a world-class higher education campus on the last available large development site within the city.

The strategic brief for the development of the DIT campus is based on the central principle and vision that the project should not only be seen as providing accommodation for the Institute but is also a city building project. There are a number of reasons for this. First of all, the size of the site is such that any redevelopment not only affects the surrounding part of the city but also creates an opportunity to make a significant intervention in the use and built form of a section of the city of Dublin. The project will have a positive impact on this quarter of the city, bringing and drawing in life and business to the area, as well as offering a host of additional amenities.

Secondly, the size and significance of DIT to the city of Dublin is considerable. Therefore, a decision to locate it in a particular part of the city will have implications for the city itself in terms of transport, education, housing, recreational, cultural and service activities.

Thirdly, by changing the use of a major segment of city space, an opportunity is created to plan that part of the city. The Grangegorman project is an urban planning project that is of equal significance to the city of Dublin as the construction of the metro system, the Temple Bar and Smithfield urban regeneration projects and the docklands development project. It creates major challenges for master planning in terms of parameters such as: building height, open space, transport, density gradients and the extent to which the general public will have access to the streets, the buildings and the open spaces that will form the new Quarter.



For DIT the primary aim of the development is to allow the Institute realise its Strategic Plan. For over 120 years DIT has occupied a unique space within the Irish higher education landscape. From its origins in technical education, DIT has evolved to provide a wide range of programmes at undergraduate and postgraduate level. The DIT Strategic Plan 2001-2015 and its subsequent series of three year Development Plans underpins the relocation of DIT to its new campus at Grangegorman. The relocation to the new campus provides DIT with the necessary infrastructure and environment to support its activities. While much of DIT's programme provision is in mainstream undergraduate and postgraduate education there remains a significant proportion of activity within the apprenticeship and junior music areas. DIT is committed to maintaining these areas of activity on the new campus. DIT has had a strong tradition in part-time education and currently is the largest provider of part-time education in Ireland. Due to the nature of its building stock DIT has been restricted in expanding and broadening its student base. The new campus will provide the essential capacity and space to expand to address this constraint.

DIT wants the campus to act as a catalyst for partnership and alliances between academia, enterprise, culture, the community and the city. It is this interaction and dynamic that the campus will promote through its design and co-location of activities. In doing so the campus environment will lead to discovery, innovation and technology transfer and an overall enhanced learning experience for the student. The campus will provide the opportunity to improve overall quality and efficiency of DIT operations. Technology is viewed as a defining characteristic of the new campus underpinning core Institute processes such as academic processes, administration, communications and integrated management systems. It will facilitate cross functional working and promote the sharing of knowledge.

The campus will lead to better space utilisation and to better economies of scale in areas such as core academic provision, purchasing, energy, catering etc. It will lead to more effective team working coupled with a better support infrastructure. The campus will meet the needs of the Institute's various student groups as well as the demands of an evolving learning paradigm. It will reflect the complex interaction between the learning environment (formal and informal), research facilities, interaction with industry and the community while providing cultural, recreational and sporting facilities and student accommodation.

In developing the campus the Institute will be seeking to optimise the co-location of its activities as a means of promoting learning, research outputs and interaction with industry and the community. This interaction will be critical to the development of cross-disciplinary and interdisciplinary activity and to the generation of new educational programmes and research opportunities. In keeping with Government policy the Institute will seek to maximise third stream income generation on campus in order to underpin its activities.



The Institute is committed to developing the campus at Grangegorman in partnership with industry, state agencies, government departments, research institutes, representative organisations, cultural groups, sporting bodies, Dublin City Council, the HSE and surrounding communities as a means of creating a central resource to all stakeholders.

2.5.2 Development Vision

The aim of the DIT campus at Grangegorman is to create an attractive vibrant learning environment and campus life, that encourages the development of an interdisciplinary and modular pedagogy, that encourages collaborative research, alliances with enterprise, and creative practice, that is sufficiently flexible to meet the changing needs of society and education in the 21st Century, and that recognises DIT's role as a cultural, educational and technological institution interfacing with society while responding to national economic and social imperatives. The development will create a new and dynamic campus which will make a significant contribution to the regeneration of the area.

The campus will represent a flagship development within higher education in Ireland and incorporate leading edge design, educational innovation and technology reflected by:

- Innovation in the manner DIT delivers and manages learning and research
- Learning and research activities that are accessible to students, staff and visitors alike
- The adoption of principles of long term environmental sustainability as a hallmark of the campus
- Quality urban design and a strong integration between the campus and the surrounding city
- The campus will be a model of best practice in offering universal access
- A range of provision on campus which offers a rounded mix of high quality educational, social and recreational facilities for the student, staff and the wider community
- A density of population, facilitating the maximum possibility for collaboration between colleges and disciplines
- An environment which provides a college/discipline based identity while equally advancing an overall Institute identity
- A focus on building a strong alliance with industry on campus through an enterprise technology centre/hub complemented by alliances with industry off-campus in support of economic development and collaboration with professional bodies
- A focus on flexible building design to encourage and promote synergy, integration and intellectual interaction
- A major focus on the optimisation of 'balance-space' corridors stairways, halls, as learning and social spaces for campus user groups
- A strong focus on technology as a driver in learning, research and administration
- Research facilities which reflect the central role of DIT in the generation, application and exploitation of new knowledge and
- Flexibility of layout that will accommodate future potential expansion

In pursuing this overall vision synergy and coordination will be developed with the HSE in such areas as:

- Joint academic and health activities;
- Future research and development activities;
- Site infrastructure and utilities; and
- Site management and maintenance

Core Accommodation	gross m ² core
Applied Arts	
Centre for Visual, Performing & Media Arts	13,400
Performance & exhibition space	3,500
Craft training - Print	800
Social, Legal & Languages	2,800
Built Environment	8,400
Craft training	4,950
Business	8,400
Engineering	23,000
Craft training	10,400
Science	10,600
Tourism & Food	9,400
Sub-total	95,650
DIT Research centres	840
Central Services and facilities	
Library/Learning Resource	13,800
Information commons	700
Academic Supports, Life Long Learning, Staff Train & Development	700
Computing data centre & ICT staff	1,499
Cafeteria, incl. staff common room	7,700
Sports Centre	2,002
Student Union & Recreation	4,760
One-stop-shop for Student Support & Academic Student Services	1,680
Executive Suite & Central Administration	1,610
Buildings, Maintenance, goods in, waste	2,800
Central Learning Facilities (All use)	
Large flat teaching/exam areas	2,100
Central large tiered & seminar bank	2,800
Executive learning centre	1,400
Totals	140,041



In addition, DIT is planning that the following additional complementary facilities (labelled as “Non-Core” as defined in section 8.1.1) will be constructed on a phased basis as funding sources are secured:

Complementary DIT Accommodation	gross m ²
Additionally funded performance space	3,600
Early learning centre	840
Additional funded Research Institutes	6,300
Additional funded Sports	7,000
Industry Centre/Incubation	10,800
Additional Campus Facilities	
Student Residencies	57,000
Retail	3,600
Expansion Space	34,000
Total Space	123,140

The expansion space (34,000m²) can be utilised for academic space or research activities. This reflects the general principle of interchangeability of DIT space between education and research facilities thereby allowing a flexible arrangement in the long term to enable DIT to respond to changing needs.



2.6 Health Service Executive

2.6.1 Introduction

The project brief (see Appendix B) for the Health Service Executive (HSE) is to deliver a model of health care services broadly encompassing:

- Provision for mental health care, consistent with “A Vision for Change”
- Provision for primary, community and continuing care
- Provision for older persons
- Provision for people with disabilities

The brief states that this will provide for further development of community services across Dublin North West which will, in turn, provide local, modernised services within a modern quality environment.

The HSE aims in its brief to:

- Accommodate the (currently) in-situ clients and services on-site and
- Accommodate local area services at present in high-cost or in secure rented accommodation

This comprises Tranche 1 of the HSE Development.

In addition the HSE aims to:

- Provide for required additional health services for the rapidly expanding population in the area
- Promote co-location to sustain as well as develop improvements in finances, using resources, both in term of facilities and staff, in the most efficient way while delivering the best possible care for patients.

This comprises Tranche 2 of the HSE Development.

HSE estimate that it is at present providing services in the area for a population of 45,000, which population is anticipated to rise to 70,000 by the year 2011. This will be supplemented by addition of some 25,000 students and staff who may attend the DIT campus plus additional services and persons that the new Quarter will attract.

The information as quoted in the summary of required floor areas will be subject to refinement to ensure the optimum delivery of healthcare services as the site develops over time.

Summary of Required Floor Areas		Area / Sq.m.
TRANCHE 1		
Package 1	Replacement Mental Healthcare Intensive Care Units Continuing Care Unit Rehab & Respite Units Occupational Therapy Other Clinical Space; Catering; Staff Facilities etc.	14,510
	Laundry Refurbishment Community Mental Health Services Community Day Care Services	1,450
	Connolly Norman Refurbishment Administration	560
Package 2	Primary Community & Continuing Care Clinical Community Services Primary Care Services	4,100
Package 3	High Support Hostel	1,010
TRANCHE 2		
	Community Generated Rehab	1,410
	Primary Community & Continuing Care Diagnostics & Additional Community Services	7,460
	Services for Older People Dementia Unit Community Nursing Unit Respite/Intermediate Care Unit Housing Facility*	1,670 5,480 1,380
	Services for People with Disabilities	3,100
TOTAL		42,130

Note:
Additional general expansion space in the order of 20% has been allowed for in the land use plan.

* Footprint to allow for 3,300 Sq.m. of housing facility, to be provided by Housing Association in conjunction with the HSE.

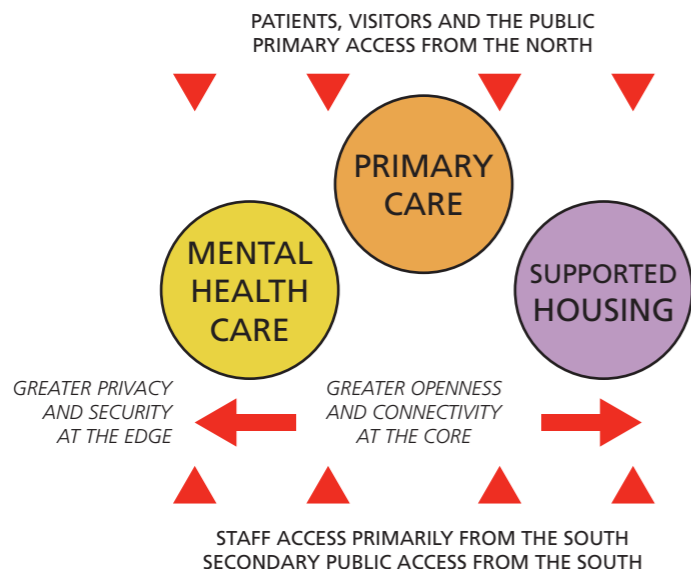




2.6.2 Service Infrastructure

2.6.2.1 Mental Health Care

The current number of HSE clients and bed spaces on the site is 90. The type of care required varies from a secure, intensive care environment, through to long stay and short stay rehabilitation. The proposed new psychiatric accommodation will comprise a 30-bed unit designed to cater for clients with special needs and requiring a secure environment and a 20-bed continuing care unit with a flexible level of security. This is to accommodate the patients currently at St. Brendan's with enduring mental illness.



Community Forensic Service

A forensic mental health expertise service is proposed in a secure outpatient setting.

Rehabilitation / Respite

Two 20-bed units are proposed to accommodate those currently on site with continuing care needs and will provide respite care for those in hostel and nursing home accommodation. An additional 10-bed unit is required for community generated rehabilitation, those who develop first episode psychosis, those admitted to Connolly Hospital, and who require intensive rehabilitation prior to community discharge. There is also a need to provide a 12-bed high support hostel and a 20-bed step down facility. In order to cater for the current and foreseeable needs 132 bed spaces are required. This service is proposed to be supported by day-care facilities, including a joint day-care/ rehabilitation facility, forensic outpatient clinic, and day hospital as well as facilities such as occupational therapy, social workers, psychology, psychotherapy, nursing and medical areas.

2.6.2.2 Primary, Community and Continuing Care

Health and Social Care Network Centre

The Health and Social Care Network Centre is proposed to be the main centre for the provision of medical care to the District. A wide range of services including general practitioners, dental, speech and language therapy, addiction services, psychology and psychotherapeutic services together with outreach facilities will be provided. The addition to the District of the DIT Facility with a large student population plus teaching and other staff will also increase the need for health promotion, advice and minor injury clinics. HSE will work closely with the DIT to assess the need and provision of these services. An opportunity for commercial activity, including a pharmacy will be considered.

Services for Older Persons

As this area of Dublin has a sizeable and growing elderly population, it is imperative that services are provided to meet their needs. This was seen as a continuing service providing accommodation for those needing limited care and extending to providing continuing care for those suffering dementia etc. and also a number of respite beds for those in family or outside care. Units covering all aspects of geriatric care are envisaged. It is intended to provide facilities to cater for a total of 136 elderly with a dementia unit, long stay high dependency, respite care, rapid response beds and possibly some palliative care.



Services for People with Disabilities

To cater for people of all ages with disabilities it is proposed to have a number of purpose built units to house people who may be wheelchair bound or who have other disabilities. The proposed services would include a residential accommodation for adults with physical and sensory disabilities for 20 high dependency long-term beds and 5 high dependency with assisted aid. This facility would also incorporate day services on site.

Addiction

The HSE runs a small addiction service at present in the grounds of Connolly Norman House. However, with an expected population influx arising from the Project and an increase in the general population, there is a need for the provision of advice and clinic centres to cater for what are now major health care and community problems largely affecting the younger end of the population.

Children and Families

HSE proposes to provide facilities to meet the range of services to cater for the needs of children and families. This will involve a range of services being health based, social, educational and accommodating voluntary agencies. Services at present on site, or located in rented accommodation in proximity to the site, will be relocated within the development

2.6.2.3 External Works

Buildings such as psychiatric and geriatric units will require secure, enclosed gardens for the occupants. These should be pleasantly landscaped, easily supervised and without hazards. The orientation of these areas as regards sunlight, privacy etc. are important factors.



2.7 Community and City

One of the principal aims is to generate community benefit through enhanced physical environment, sport and recreational facilities, social and educational amenities, arts and cultural spaces, additional public transport provisions, and economic opportunity. The physical proposition of the Project is fundamentally related to DIT and the HSE: However, the Project has the capacity to deliver significant benefits to the city and to the local Grangegorman neighbourhood in particular. The seven public consultation workshops undertaken by the GDA in 2007 and the various Masterplan workshops of 2008 (see Section 3) helped to draw this issue out.

The project will deliver enormous benefit to the immediate area through the following provision.

2.7.1 Health Services

A significant part of the new city Quarter will accommodate new facilities for the HSE. These new buildings will provide convenient and needed healthcare services for the surrounding community, including preventative health programmes and primary care services.

The provision of these new facilities will allow the HSE:

- continue the process of modernisation of local services through better models of care
- provide 'fit for purpose' patient accommodation that affords high levels of privacy and dignity in appropriate and safe environments
- improve efficiency and effectiveness of resources – establishing services that maximise the quality of health care and providing facilities which are appropriate to need and are spatially efficient.
- provide appropriate accommodation to deliver improvements in care pathways by achieving safe and therapeutic environments for vulnerable patients



2.7.2 Education Resources

Local capacity building through education is, for inner-city communities, one of the key routes to tackling pockets of social exclusion and disadvantage. The proposed new DIT campus on the Grangegorman site has the potential to bring a major educational benefit to the community. The goal of DIT is to create a world-class higher education campus that serves society by supporting the economic, social and cultural life of citizens and reflecting the evolving character of education. DIT's students range from undergraduate to postgraduate, research students, full-time, part-time, apprentice students, traditional school leavers, mature students, economically disadvantaged students, students with disabilities, international students and students studying junior music. DIT currently operates a comprehensive range of outreach and access programmes to the community and with the new campus Grangegorman residents will be well placed for access to these educational opportunities, as well as the recreational and sports facilities offered on the campus.

A primary school for approximately 400 pupils and with specific provision for special needs pupils is to be developed on the site through funding from the Department of Education and Skills. The Department has confirmed that the patron of the school will be the Educate Together body. Dublin 7 Educate Together School is a multi-denominational, co-educational primary school which operates under the patronage of Educate Together, a representative organisation for such schools in Ireland. The school currently occupies a temporary building on the Grangegorman Site which it moved into in September 2009.

2.7.3 Sports and Leisure

Currently, local schools and certain clubs use the Grangegorman pitches for training and matches. The Project proposes a substantial provision of sports and recreational facilities which could be used by not only these schools and clubs but also the Grangegorman community in general. The proposed open nature of the Quarter further offers recreational opportunity to the neighbourhood. Section 6.2 explores this potential for sports and recreation amenity further.

One of the key areas of required inner-city amenity is the provision of suitable play areas for children. The Project intends to deal with this issue by ensuring a substantive and high quality provision within the Quarter's generally open and secure public realm environment.

2.7.4 Public Access to Green Space and Open Space

The wide open nature of the St. Brendan's site is seen as offering future public access and amenity. The Project has the capacity to

deliver on this general aspiration at the same time as delivering the accommodation briefs of DIT and HSE by careful Masterplan design layout and by careful retention of much of the current woodland, playing fields/green space and historic buildings. The creation of new routes and connections to open the site up to the neighbourhood will also be important in this regard.

2.7.5 Social Inclusion

HSE and DIT, through their important roles in Irish society, are key bodies for the delivery of services that support social inclusion and are implementing programmes that will contribute to the delivery of the National Action Plan for Social Inclusion 2007-2016.

The HSE will provide services on the site for children and families, older persons, the disabled, persons socially disadvantaged and for mental health in the context of Goal 11 of the National Action Plan for Social Inclusion 2007-2016: "Develop 500 primary care teams by 2011 which will improve access to services in the community, with particular emphasis on meeting the needs of holders of medical cards."

The HSE's broad aim in relation to the social inclusion element of their services is to improve access to mainstream services, target services to marginalised groups, address inequalities in access to health services and enhance the participation and involvement of socially excluded groups and local communities in the planning, design, delivery, monitoring and evaluation of health services.





HSE social Inclusion services target the following groups; - Homeless People, Minority Ethnic Communities; Asylum Seekers; Refugees; Migrant Workers; Travellers; Illicit Drug Users, those from the Lesbian, Gay, Bisexual, Transsexual/Transgender communities, people with problematic and/or dependent alcohol use and people with HIV/AIDS. Community Welfare Services also come within the Social Inclusion approach.

DIT provides educational courses ranging from Level 3 of the National Framework for Qualifications to post-doctoral fellowships and is committed to widening participation for under represented groups in higher education. To enhance participation in education DIT has developed innovative and comprehensive Community Links Programme comprising of the following initiatives:

- Lifelong Educational Access Programme (LEAP)
- Dublin Inner-City Schools Computerisation project (DISC)
- The Digital Community project
- Pathways Through Education
- The Ballymun Wind Band
- Educational awareness programme
- Supervised study programme, and
- Students working with communities.

The statutory planning framework for the site also supports the aim of social inclusion. Dublin City Council has designated the Grangegorman site as a framework development area within the Dublin City Development Plan. The plans for the development of the Grangegorman site must take account of, and be integrated with, other plans for the social, economic, and physical renewal of the North West Inner City.



2.7.6 Urban Design and Regeneration

The Project will effect a major change to the local area and by recognising the local context the urban design solution (including issues of building height and development density) for the Quarter will lever considerable positive environmental advantages for the area and deliver significant regeneration (of the area) in terms of building fabric, infrastructure, education and employment opportunities.

2.7.7 Environmental Sustainability

Protection of the local and on-site environment is critical to the success of the Project and to expectations of the community. The Project (See Sections 4, 5.5 and 6.4) has the capacity not only to protect the environment but to advance local sustainability, particularly through provision of public access to a managed green public realm, advanced technology in energy management, building and landscape design and the facilitation of pedestrian, cycle and public transport solutions.

2.7.8 Social Infrastructure

DIT intends to include a major academic library within the campus. This creates an opportunity for combining the facility with a public library in an integrated arrangement that not only increases public library provision but also community interaction with and access to the learning environment of DIT.

Opportunities for further community resource arise in relation to the proposal to establish a public arts venue associated with the College of Arts and Tourism (Section 6.3)

2.7.9 Transport

The Project will be catalytic in the introduction or prioritisation of public transport improvements such as the Luas extension to Broombridge via Broadstone or the intensification of local bus services that will be justified in-part by the economic opportunity of the Project. Such improvement will generate significant utility not alone to the occupiers of the Quarter but also to the Grangegorman neighbourhood.

2.7.10 Business Start-up

There will be opportunities for the local community to avail of access to business start-up and incubation space in the DIT Science Park with the support of Enterprise Ireland.

2.7.11 Economic Engine

The mixed-use development planned at the Broadstone boundary of the site will complement the educational and health facilities. It will create a major hub of intellectual capital that will enable companies to locate with a third level institute with a major business, research, technology transfer and innovation base. Its location close to the CIE land bank at Broadstone will facilitate the Broadstone area developing into a significant economic engine for the north-west inner city. Supporting local retail and restaurants will expand the range of employment opportunities generated.

2.7.12 Protecting Architectural Heritage

One of the great features of the site is the richness of the architectural heritage spanning over two centuries. The project will protect and extend the life of this architectural heritage and create uses within these buildings that appropriately complement the design and fabric.

