

Proposed Draft Variation (No.16)

of the

Dublin City Development Plan

2011-2017

**The Statutory Display of this proposed Draft Variation (No. 16)
to the Dublin City Development Plan 2011-2017
will be on view to the public from
11th December 2013 to 17th January 2014 inclusive
(excluding the Christmas closure period from 24th December 2013 to 1st
January 2014)
Monday to Friday
between the hours of 9.30 a.m. and 4.30 p.m. at the**

**Dublin City Council
Civic Offices,
Ground Floor, Block 4,
Wood Quay,
Dublin 8.**

**PROPOSED DRAFT VARIATION (NO.16) OF THE DUBLIN CITY
DEVELOPMENT PLAN 2011 – 2017**

**RE: Proposed Variation of Dublin City Development Plan 2011-2017. Site at
ESB Headquarters site, 13-28 Lower Fitzwilliam Street, Dublin 2**

1.0 PROPOSAL

It is proposed to vary the City Development Plan by replacing existing Policy SC6:

“To promote the reinstatement of the Georgian façade of the 16 Georgian houses on Fitzwilliam Street Lower, which were demolished in 1965”

With the following new policy:

“ To promote an exceptional urban design and architectural response in relation to any proposed redevelopment of the ESB Headquarters site on Fitzwilliam Street Lower, which respects and enhances the character and composition of the Georgian streetscape in terms of the solid to void ratio, the rhythm of windows and doors, the proportion and scale of the ground floor storey to the upper storeys, parapet height, the quality and craft of material and finishes (including brickwork), the relationship with the public realm, (including the degree of public access) the way by which the building holds the Georgian Street line, together with the long term durability and environmental sustainability of the building, all in accordance with the Urban design principles set out in Chapter 16.1.”

The proposed variation area is indicated on the attached map.

1.2 PURPOSE OF THE PROPOSED VARIATION

It is essential that all new buildings in the Georgian core are designed both to resonate successfully with the iconic character of the 18th century streets and squares which make up the area, and that they must also contribute to a living sustainable city, in accordance with the core strategy of the approved City Development Plan. The existing building, although less than 50 years old, does not meet current sustainable energy standards, nor is it sufficiently adaptable for modern 21st century office requirements (see para 2.3 of Development Plan). The external concrete panels have deteriorated and have required over-painting. The existing Policy SC6 (to promote the reinstatement of the Georgian façade of the 16 original houses) is considered to be excessively rigid and would not necessarily achieve the sustainability and long-term adaptability necessary to achieve the durable qualities which are necessary for buildings in the Georgian core.

Policy SC32 of the City Development Plan, for example, seeks to promote architecture which enhances localities and which mitigates, and is resilient to, the impacts of climate change. The reinstatement of façades is not generally regarded as good urban design practice, as it undermines the accepted principle that form should relate to function and also diminishes the integrity of the original buildings.

The proposed variation will provide for a new policy which draws together and distils the numerous policies and principles in the Development Plan in order to achieve an exceptional urban design and architectural response for this site (see attached map). The proposed policy will both respect and enhance the Georgian character while promoting a sustainable building which brings prosperity and vitality to the area. The required policy response should not be over prescriptive or fix a design. The proposed draft policy refers to the need to have regard to parapet height, the solid to void ratio and the quality and craft of external finishing materials, to ensure any building is designed to interpret the Georgian character in a quality contemporary way. The Urban design principles in Chapter 16.1 of the Development Plan are specifically cross-referenced in the proposed new policy. This 6 page set of comprehensive guidelines covers matters such as making of successful streets, proportions, enclosure, materials and detailed design. Inter alia the guidelines state

“Dublin, our inherited city, is remarkable in terms of scale and setting. The Georgian core is unique, yet, in places, undervalued and fragile. Contemporary architectural intervention and expression must match the quality and longevity of earlier models while serving to strengthen or remake place as appropriate”.

2.0 STRATEGIC ENVIRONMENTAL APPRAISAL

The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning and Development Regulations 2001-2004, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment is not required for the proposed variation to the Dublin City Development 2011-2017.

2.1 APPROPRIATE ASSESSMENT SCREENING

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). The proposed variation is not predicted to have a likely impact on the key features or the conservation function of any Natura 200 sites.

The prescribed bodies were notified of the above determination in relation to the SEA and AA Screening and did not object within the appropriate period

3.0 WRITTEN SUBMISSIONS OR OBSERVATIONS

Written submissions or observations with regard to the proposed Draft Variation made to the Planning Department within the said period will be taken into consideration before making the variation.

Submissions or observations on this proposed Draft Variation of the Dublin City Development Plan 2011-2017 can be made in writing, to reach:

**Niamh Lambert,
Administrative Officer,
Planning Department,
Dublin City Council,
Block 4, Floor 3,
Civic Offices, Wood Quay,
Dublin 8.**

Or can be emailed to:

development.plan@dublincity.ie

On or before 4.30 P.M. on 17th January 2014

Submissions or observations can also be posted in the box provided immediately next to the public display.