

THE VIENNA MODEL

HOUSING FOR THE
21ST CENTURY CITY

**Housing, Community
and Environment**

12/04/2019

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Department



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



THE VIENNA HOUSING MODEL:

Housing, Community & Environment

Ballymun

Local Area Plan 2017

12.04.2019



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BALLYMUN

LOCAL AREA PLAN 2017



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Rationale for the LAP:

- Objective of the Dublin City Development Plan 2016-2022
- 33ha of undeveloped land in LAP area
- 24ha of undeveloped land at M50
- DCC ownership: 52ha



Important Dates:

- Adopted at City Council meeting, 2nd October
- Came into effect 4 weeks later, 27th October
- 6 years lifespan
- Statutory local area plan

www.dublincity.ie/ballymunlap

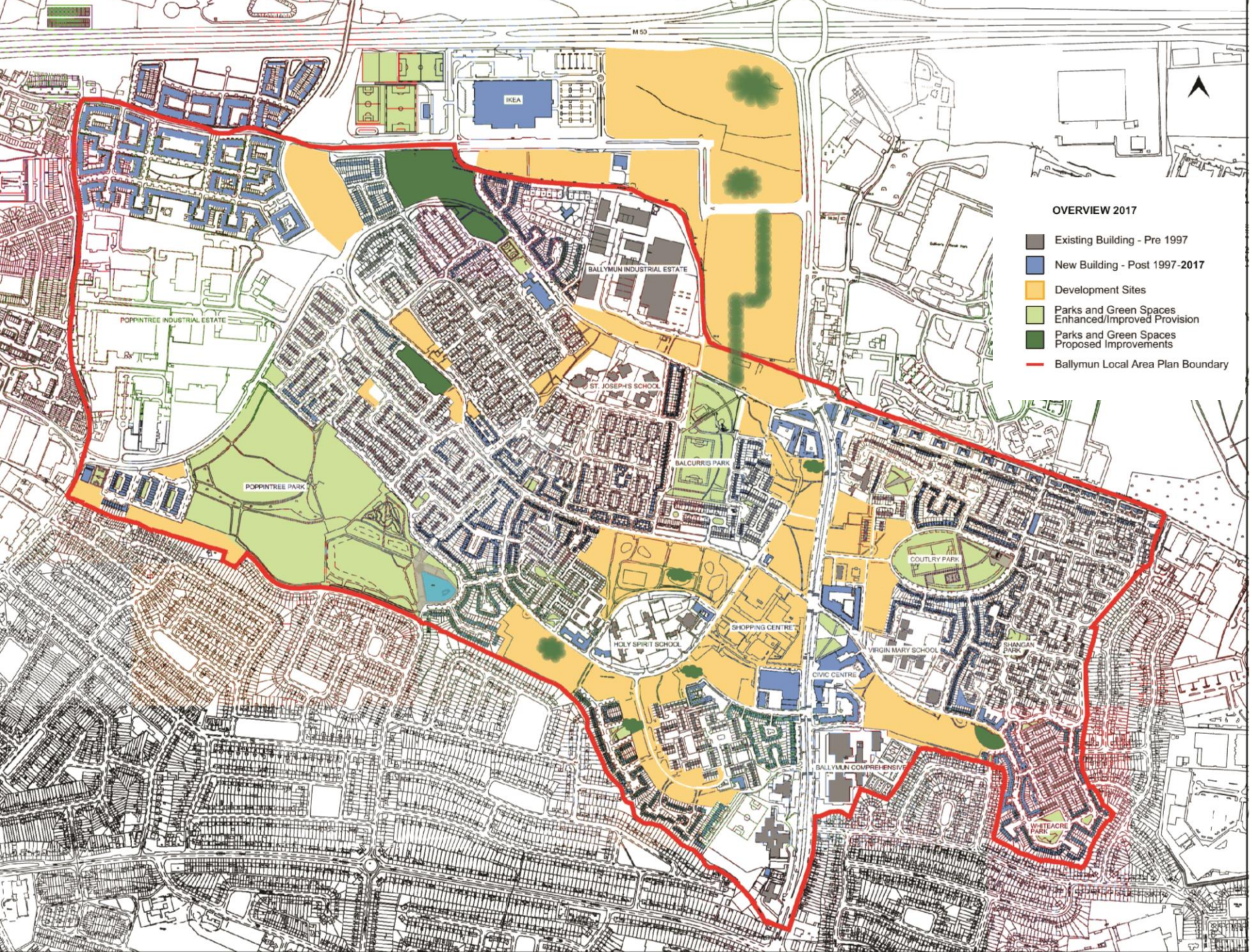


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Chapters:

- Ch 1: Introduction & Policy Context
- Ch 2: History & Regeneration
- Ch 3: Site Context & Analysis
- Ch 4: Vision & Key Principles
- Ch 5: LAP Development Strategy
- Ch 6: Site Briefs
- Ch 7: Phasing & Implementation





Vision:

To create a successful and sustainable new town; which provides for and supports a thriving local economy, which caters for people across all spectrums of their lifecycle in both their house type and tenure and where communities are supported by the appropriate social, sporting and cultural amenities.

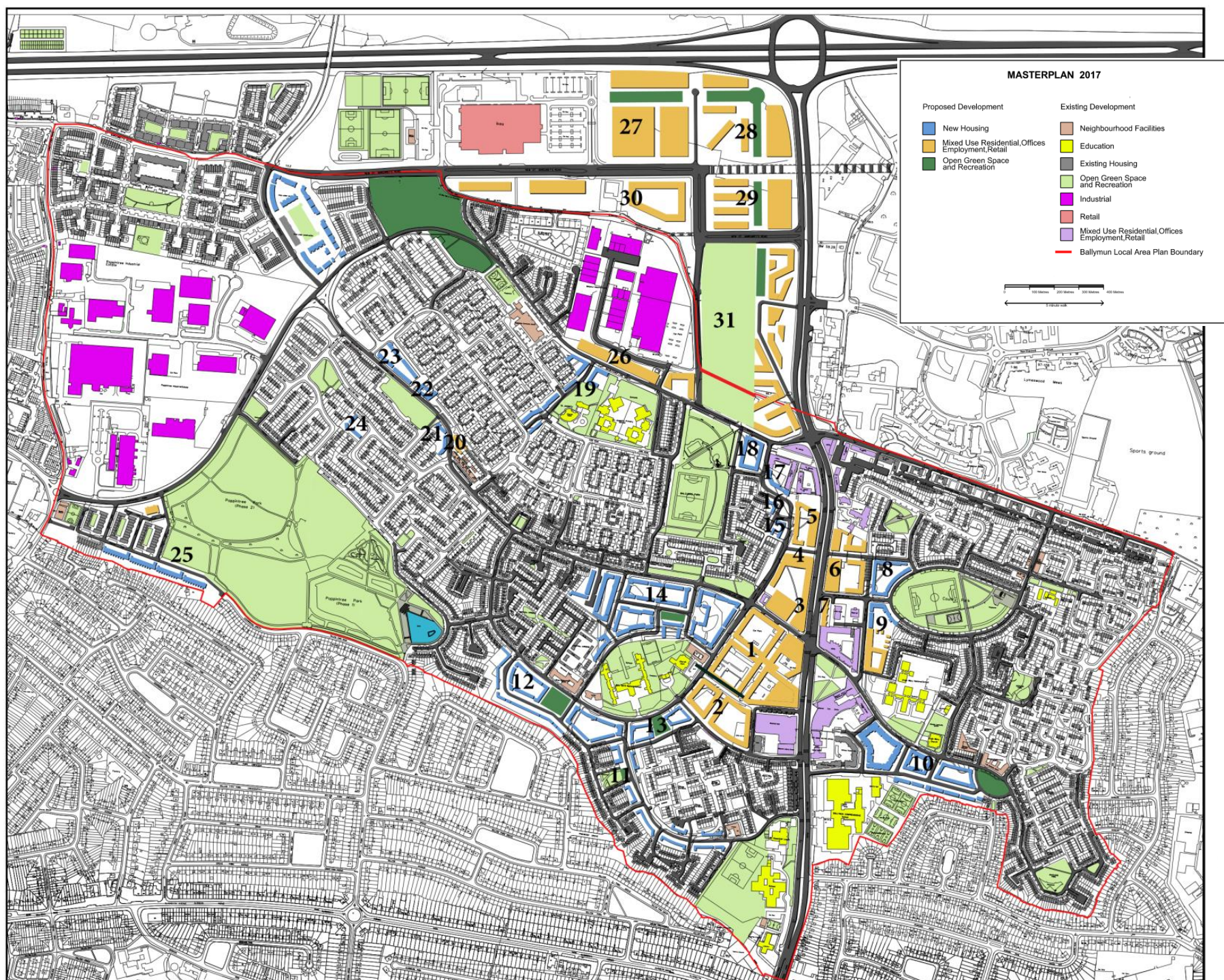


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Objectives:

- Land Use
- Economic
- Movement
- Urban Form & Design
- Housing
- Social & Community
- Sports, Recreation & Open Space
- Green Infrastructure & Biodiversity
- Drainage & Water







6.2 Main Street

Site 1: Shopping Centre Site

- Site Area: 3.2ha
- Location: To the west of Main Street, to the south of Balbutcher Lane South, to the east of Sillogue Road and to the north of Supervalu, Ballymun.
- Ownership and Availability: The site is under the ownership of Dublin City Council. The City Council acquired the Ballymun Shopping Centre in December 2014 with a view to seeking redevelopment on the site. A Compulsory Purchase Order (CPO) to acquire outstanding leasehold interests was recently confirmed (13th January 2017) and the City Council is engaging with the remaining tenants to fulfil the legal obligations of this order. Following

this the City Council proposes to demolish the remaining buildings (subject to planning), making it readily available for redevelopment.

- Zoning: Z4
- Proposed Use(s): Mixed uses
- Heights: New development should provide an appropriate urban Main Street context with parapet heights of c. 18m directly to Main Street, with potential for limited increases in the vicinity of the public rail station, and on the cross-roads of the Main Street / Balbutcher Lane junction. As blocks turn away from the Main Street opportunities for some additional height may be considered having regard to the prevailing context, (as per Main Street objectives set out within Section 5.5.2 and Objective UD2).
- Estimated Capacity: c. 300 no. residential units contained in the two blocks addressing Sillogue Road and c. 41,000 sq.m. of commercial / mixed use in the front two blocks adjoining Main Street, subject to detailed design and mix.
- Supporting Information/Requirements:

A ten-year planning permission was previously granted for this site and adjoining lands, for a large scale shopping centre, offices, leisure and residential development (Reg. Ref. 4828/08). This permission expires in September 2019.

Following the changed economic conditions since the above permission, BRL and DCC prepared a 'Future Development Strategy' for this site in 2013. Presented to and endorsed by the City Council North West Area Committee (NWAC) on the 21st June, 2013, this strategy is transposed into the LAP. The strategy facilitates the incremental / phased delivery of the town centre site by lot / parcel, as market conditions dictate.

This development pattern provides permeability and movement through the site and is preferable to a 'big box' type of shopping centre development which closes off the urban block and restricts permeability. The Retail Study also recommends the development of new retail units in a non-mall format with own-door shopfronts.

To aid the redevelopment of the shopping centre site Sillogue Road requires improvement and provision of a new signalised junction with Balcurris Road. The scope of works will depend on the quantum proposed for the subject lands.

□ Site A: Front Blocks (addressing Main Street)

A strong urban edge is required to address Main Street, in line with the existing pattern of development. Active uses and frontages are required on the ground floor level in order to maximise the block's prominence on Main Street. These blocks should provide a significant amount of retail uses in line with the land use zoning and 'District Centre' designation. Innovative and exciting uses that complement axis or other cultural functions of city or regional significance could also be accommodated on this site.

In order to provide a central hub for this significant Main Street development site, it is a specific objective of the LAP (Objective UD2), that an area of open space is provided fronting onto Main Street. Synergies between this space and the Plaza, Cearnóg an tSeachtar Laoch, across the road are desirable, e.g. unity in landscape treatment.

□ Site B: Rear Blocks (Addressing Sillogue Road)

These blocks may decrease in height towards Sillogue Road (c. 4 storeys). These two blocks could be largely residential in nature but a mix of uses would be acceptable depending on market conditions and demands.

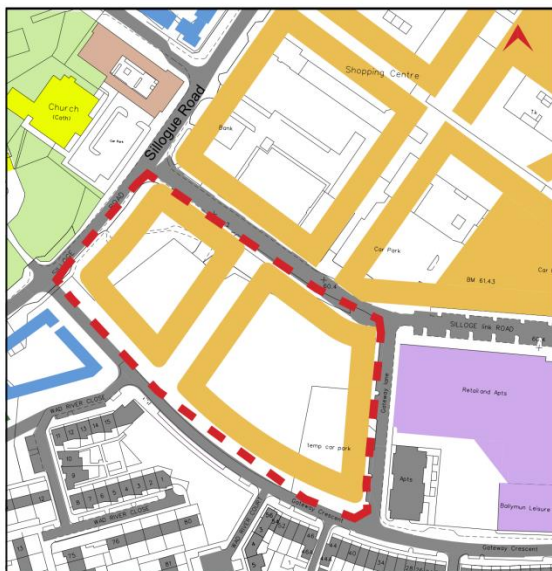
Site 2: Site to south of shopping centre

- Site Area: 1.5ha
- Location: West of SuperValu Main Street, south of the Ballymun Shopping Centre, north of Gateway Crescent and east of Sillogue Road.
- Ownership and Availability: The site is owned by Dublin City Council and is immediately available.
- Zoning: Z4
- Proposed Use(s): Mixed uses
- Heights: Minimum 3-4 storeys with potential to rise to 6 storeys addressing shopping centre site.
- Estimated Capacity: c. 28,000 sq. m. of commercial / mixed use, dependent on design and mix of uses.
- Supporting Information/Requirements: As stated above for Site no. 1 a 'Development Strategy' was prepared in 2013 for the town centre lands, including the subject site. In line with that strategy this lot/parcel can be developed independently of the main shopping centre site redevelopment.



CHAPTER 6

LOCAL AREA PLAN BALLYMUN



Site Number 2

Indicative Map Only

This site is within the Z4 landholding and as such should deliver a high density use and development. More innovative housing options such as student housing, care home or 'stepped down' / 'assisted independent living' could be considered with other innovative cultural / community uses, all of which would be well positioned to take advantage of the mix of uses in and around Main Street and the public transport connections.

Inter-visibility at the ground floor should be included in order to ensure passive supervision of the streetscape. This should be done through novel design as opposed to the provision of additional small scale ground floor retail/commercial units that have proven difficult to let in suburban areas.

Completion of a small section of Gateway Crescent road to the south of the site is required to develop the urban blocks and provide increased access options.



Site Number 3

Indicative Map Only

Site 3: Site to north of shopping centre

- ☐ Site Area: 1.2ha
- ☐ Location: Immediately to the north of Balbutcher Lane South, to the east of Balcurris Road and to the west of Main Street.
- ☐ Ownership and Availability: The site is owned by Dublin City Council and is immediately available.
- ☐ Zoning: Z4
- ☐ Proposed Use(s): Mixed uses, to include a convenience supermarket.
- ☐ Heights: New development should provide an appropriate urban Main Street context with parapet of c. 18m directly to Main Street, with potential for limited increases in the vicinity of the public rail

station, and on the cross-roads of the Main Street / Balbutcher Lane junction. As blocks turn away from the Main Street opportunities for some additional height may be considered having regard to the prevailing context, (as per Main Street objectives set out within Section 5.5.2 and Objective UD2).

- ☐ Estimated Capacity: c. 20,000 sq.m. of commercial / mixed uses dependent on design and mix of uses.
- ☐ Supporting Information/Requirements: As stated above for Site no. 1 a 'Development Strategy' was prepared in 2013 for the town centre lands, which identified this site for early release in order to deliver additional retail prior to the redevelopment of the main Shopping Centre site. In line with this strategy the City Council is in the process of selling this site with the aim of attracting additional retail to the area, to address the current retail seepage out of Ballymun.

This site is zoned Z4 and has the potential to deliver a high density use and development adjoining a public transport route. The height, urban form and uses should reflect its Main Street location and have cognisance of the prevailing pattern of development. In this regard, a strong urban block should be presented to Main Street which turns the corner at Balbutcher Lane South to address the junction with Main Street in a similar fashion to The Plaza mixed use development (on the opposite corner). Active frontages should be provided.

The development of this site will have to address the exposed gable wall of 'The Horizon Centre', building located on the corner of Balbutcher Lane and Balcurris Road. Constructed in 2006 at an early stage in the regeneration process, this building presents an exposed gable to the site to be addressed by future development.

The build out of this site should also take account of how it will adjoin the site to the north in the future (site no. 4). Gaps between blocks along Main Street are not considered favourably. In this regard, the City Council may facilitate the provision of a temporary boundary on its own lands (i.e. lands to the north), if there is a time lag between the development of these sites, to facilitate the blocks being tied seamlessly together in the future.



SITE BRIEFS: LANDS IN FINGAL COUNTY COUNCIL

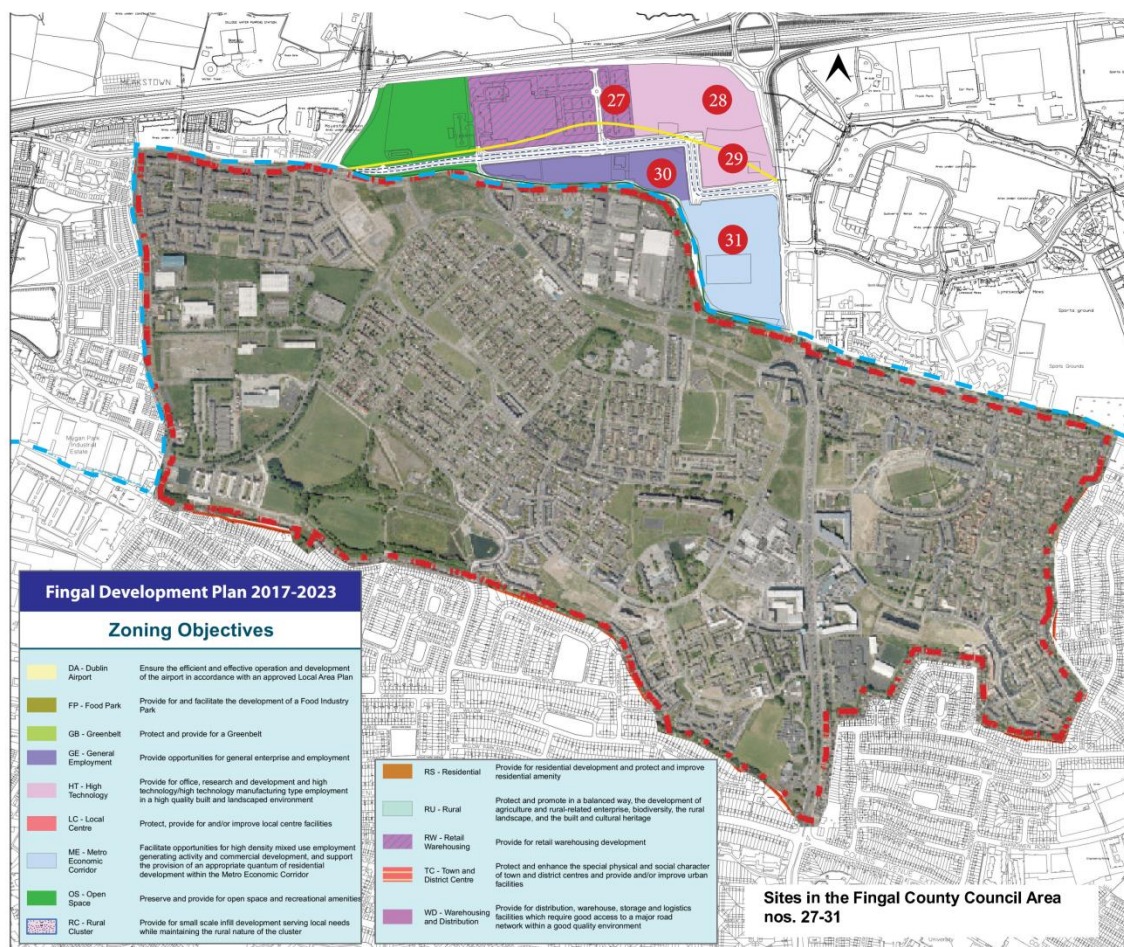
- Site 27:** Site to the east of Ikea
- Site 28:** Lands to the north of underpass
- Site 29:** Lands to the south of underpass
- Site 30:** Lands to the south of Ikea
- Site 31:** M50 Lands - Balcurris (west of R108)

6.5 M50 Lands: Outside the LAP Area

The Ballymun 'M50 Lands' are located within the Fingal County Council administrative area, with the exception of a small section of Site No. 31 which at its southern end is located with Dublin City Council's administrative area. As such these lands do not form part of the statutory Local Area Plan. The pertinent planning policy context for these lands is set out in Fingal County Council's Development Plan.

Largely undeveloped, these lands form an important contextual basis for the Ballymun area and the LAP itself. There were a key component of the '1998 Ballymun Masterplan' and the overall Ballymun Regeneration project; and apart from Ikea (and an ESB substation); the lands are in the ownership of Dublin City Council. The site briefs set out in this section provide for the coherent build out of the lands, assisted and informed by an overarching strategic vision (See Fig. 14). They express the vision of DCC for the lands, which is in keeping with the zoning objectives of Fingal County Council and also having regard to the proposed Metro North route. The site briefs for these sites do not however form part of the statutory requirements of the LAP, as they are not within the LAP boundary.

Given the location of the M50 lands, adjoining junction 4 of the M50, a key Trans-European Transport Network within Ireland, it is imperative that all proposals for these lands take account of the M50 Demand Management Project and the Department of Housing, Planning, Community and Local Government's 'Spatial Planning and National Roads Guidelines' to safeguard the strategic function of the national road network in the area.



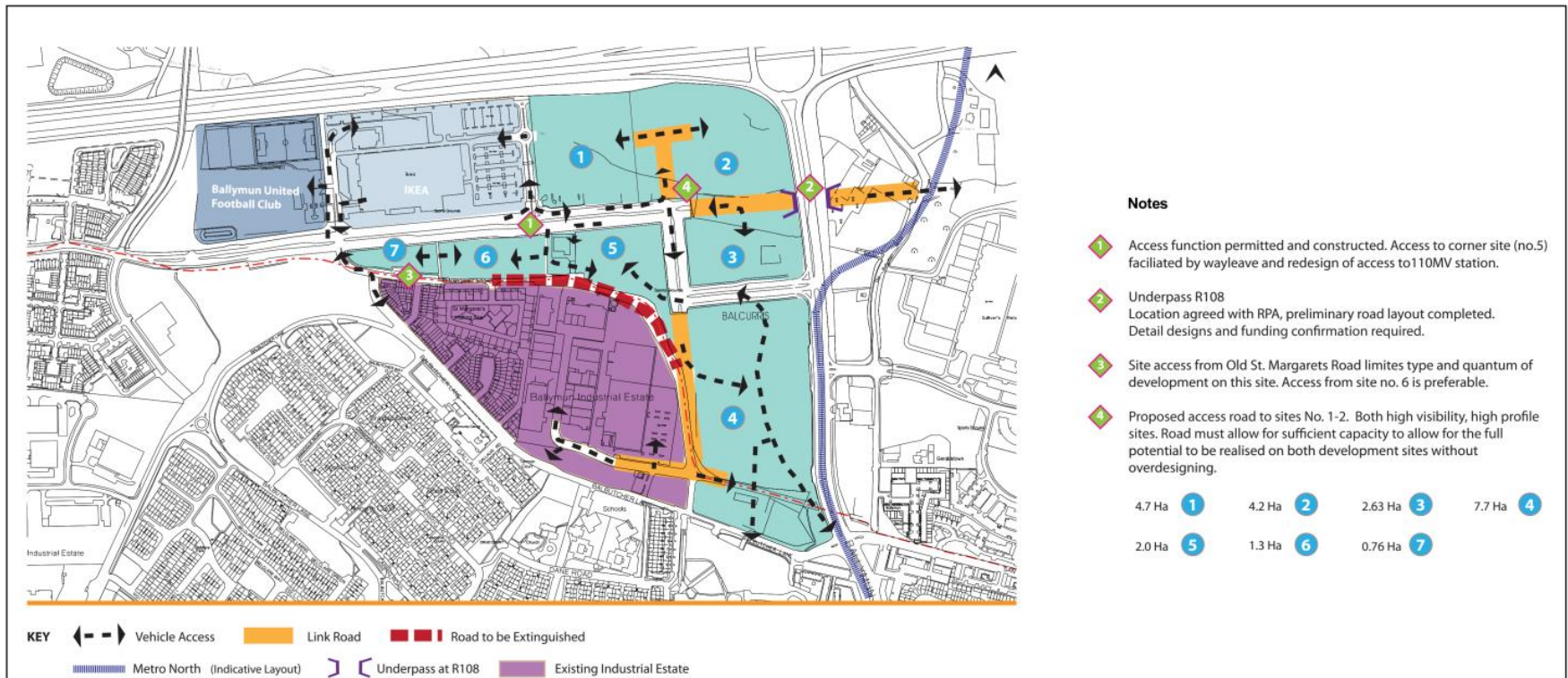
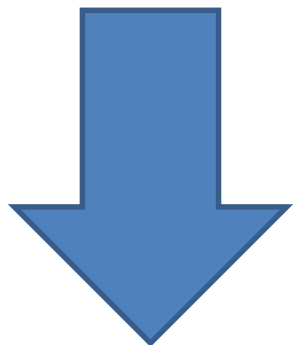


Fig 14: M50 Lands Overview

Implementation:

- Ballymun LAP Implementation Team
- Ballymun Town Civic Alliance



- Prioritise LAP objectives



Implementation, contd:

- Achievements to Date

- CPO, Shopping Centre & Part 8 demolition
- Northern shopping site: LIDL & student accommodation
- M50 Lands: Decathlon & Super Depot
- Small housing sites: O'Cualann Co-operative Housing & Affordable Housing sites
- Road connections: Part 8 approvals
- Infrastructure: MetroLink



Site no. 4 (Ballymun LAP): LIDL & Student Accommodation



Image from Digital Dimensions



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Site no. 30 (Ballymun LAP): Super Depot

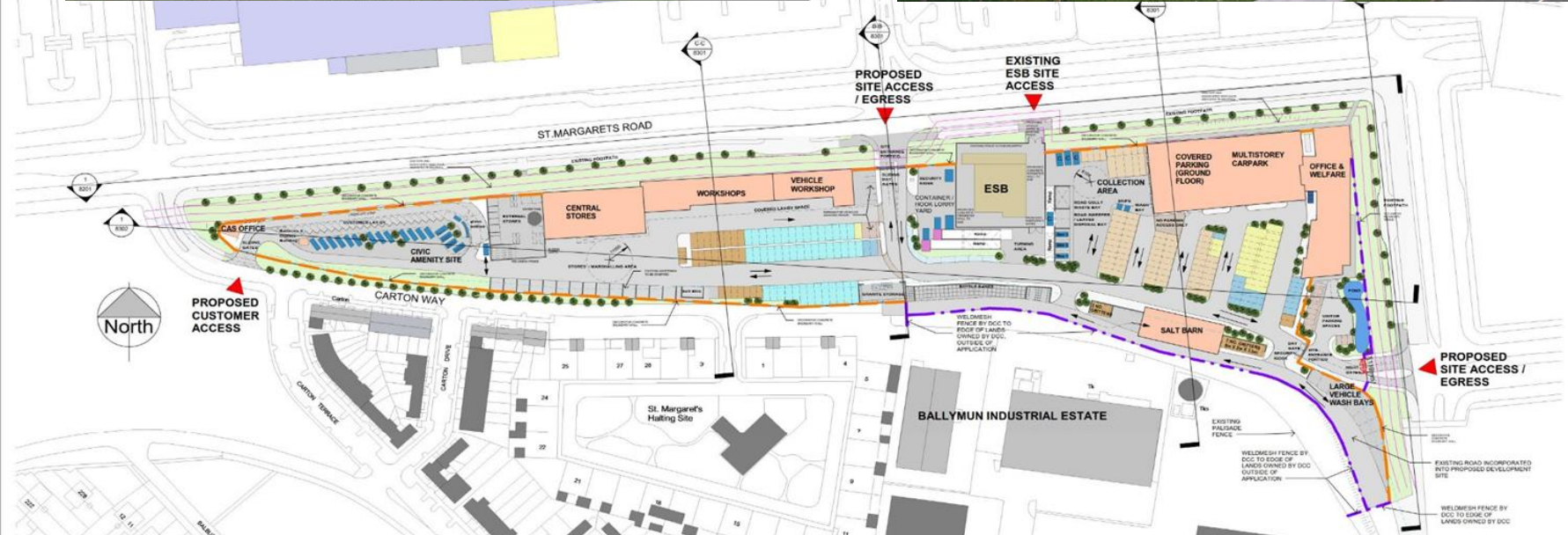


Image from JMP Architects



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Site nos. 21-23 (Ballymun LAP): Co-operative Housing



Image from O'Cualann: Completed Poppintree scheme



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Infrastructure: MetroLink

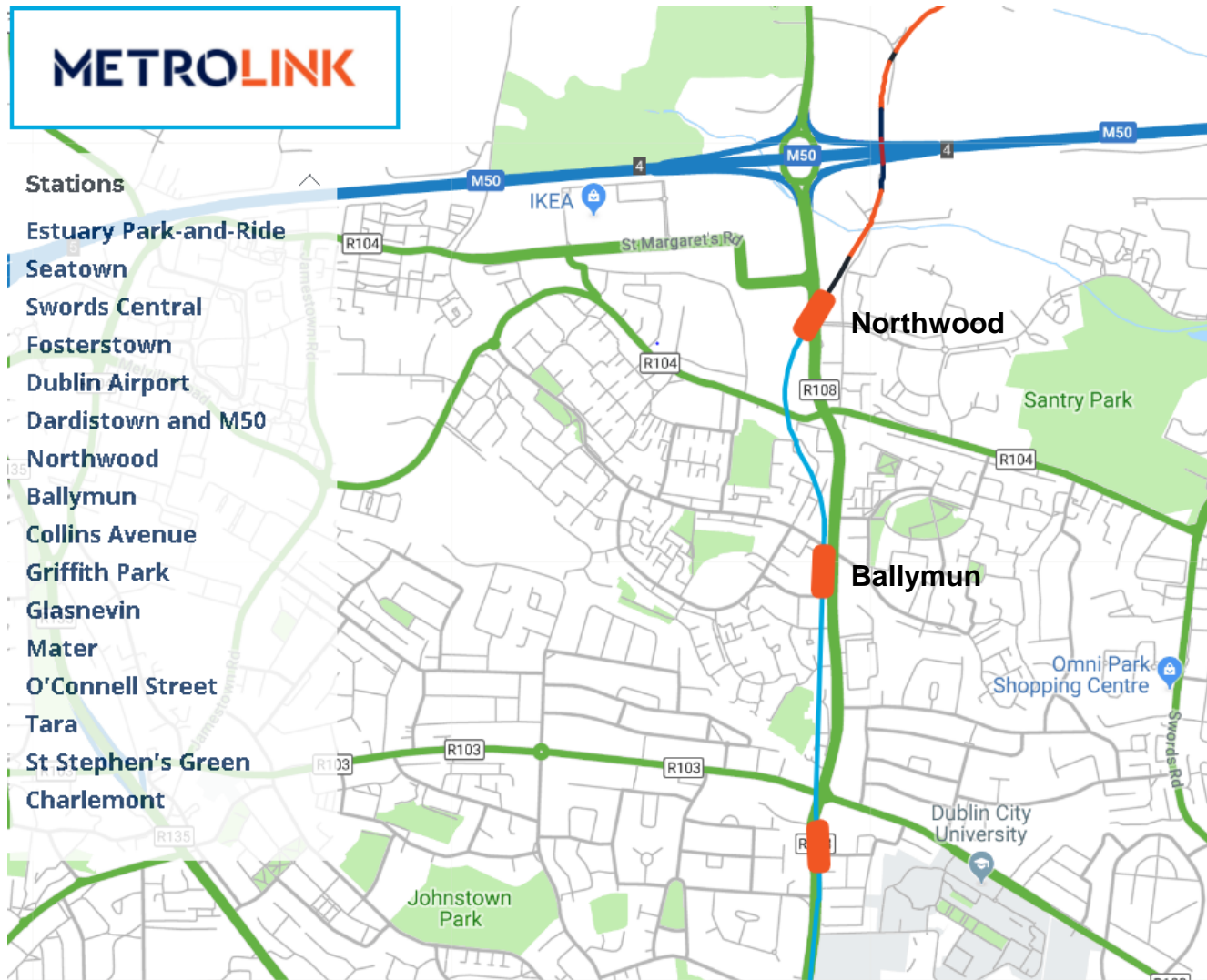


Image from MetroLink website



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Thank You



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