



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

DRAFT JAMESTOWN MASTERPLAN

PLAY STRATEGY BACKGROUND REPORT

Planning and Property Development Department

APRIL 2023

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1.0 Introduction

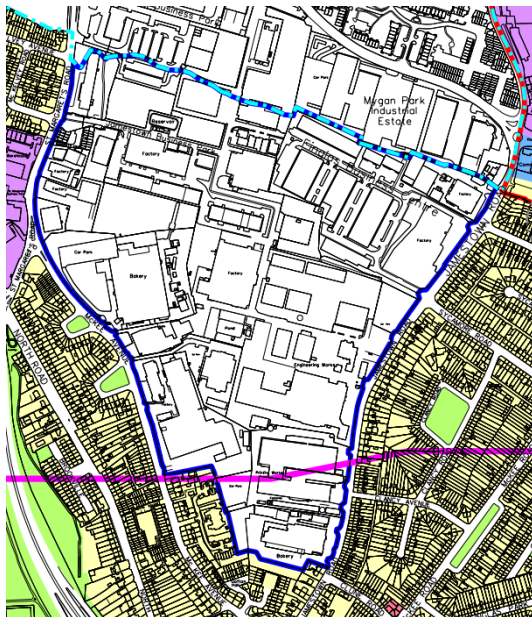
The Draft Jamestown Masterplan has been prepared pursuant to Strategic Development and Regeneration Area (SDRA) 3 of the Dublin City Development Plan 2022-2028, (the Development Plan). The purpose of this report is to summarise how play has been considered in the development and preparation of the spatial framework and design strategy for the lands as set out in the Draft Masterplan and how play spaces will be considered in the implementation of the Masterplan as part of detailed design proposals. This report should be considered in the context of the published Draft Jamestown Masterplan (and accompanying reports), the Dublin City Development Plan 2022-2028 and the Dublin City Play Strategy 2022-2027 “Everywhere, Any Day, You Can Play!”

2.0 Context and Background

2.1 Site Location and Description

The c. 43.11-hectare land bank is situated to the immediate north of Finglas village and is bounded by Jamestown Road to the east, McKee Avenue, and St Margaret’s Road to the west and interfaces with the administrative boundary of Fingal County Council (FCC) to the north, where the lands are currently characterised by employment/industrial uses. The lands contain several existing industrial estates and a business park that is characterised by buildings/structures with large footprints with low-intensity employment uses. The area also contains several vacant sites and has a poor relationship with the adjoining street network. There is poor permeability through these lands, with private/controlled access to individual premises and across the lands.

Figure 1: Jamestown Masterplan Lands

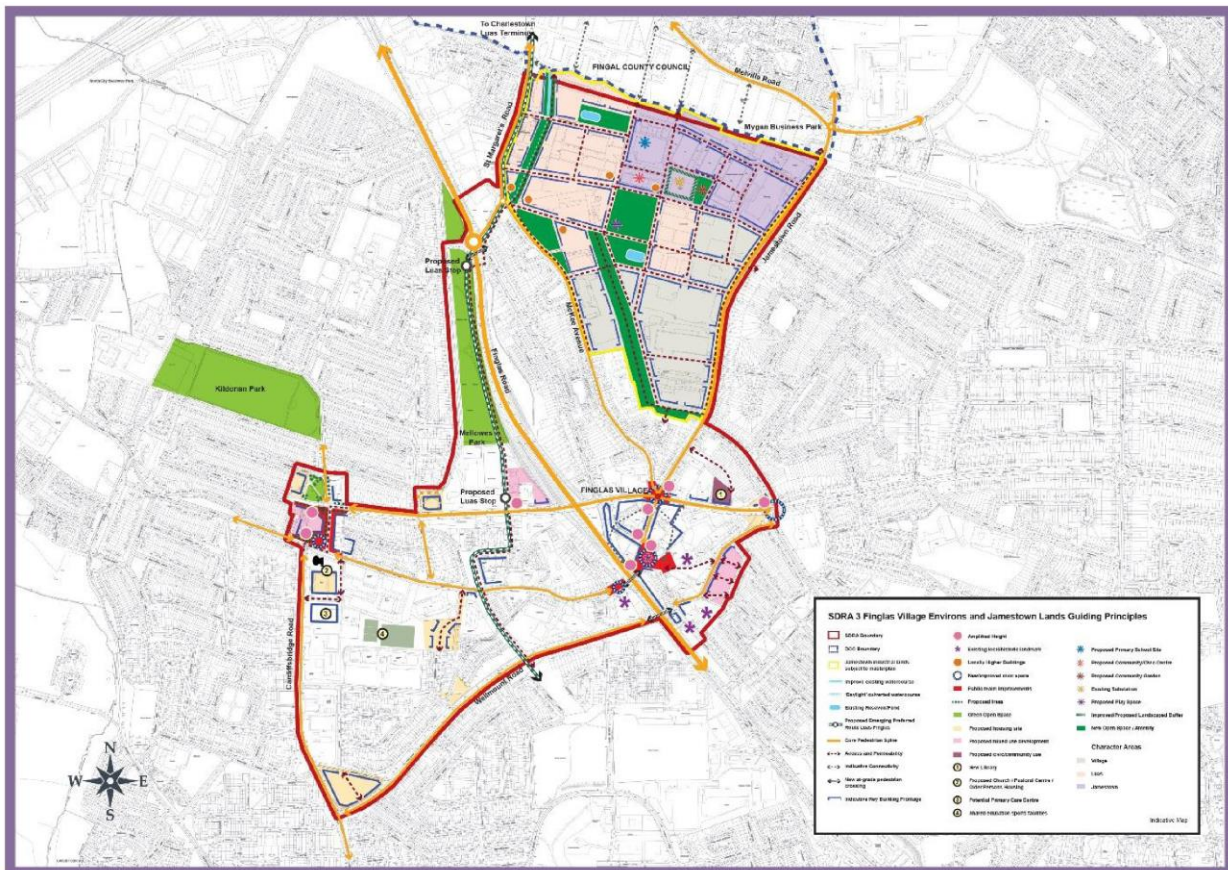


Zone Z14 Strategic Development and Regeneration Areas (SDRAs) 

2.2 The Dublin City Development Plan 2022-2028 Policy Context

Pursuant to the requirements of SDRA 3 of the Development Plan it is a requirement that a Masterplan shall be prepared for the Jamestown lands, which complies with the guiding principles set out in the SDRA, before the lodgement of any planning applications. The purpose of the Masterplan is to ensure that the development of the lands occurs sustainably and coherently, to fulfil National and Regional planning objectives relating to climate change, delivering compact development and sustainable urban growth. Having regard to the complex nature of urban regeneration on brownfield lands, the purpose of the Masterplan is to provide an additional layer of detail to that contained in the Development Plan SDRA, to guide the spatial layout and sequencing of the lands. The Masterplan is consistent with the provisions of the Development Plan. SDRA 3 of the Development Plan was informed by the [Finglas Strategy 2021](#), which provides a baseline analysis of the wider Finglas environs. This in turn has informed the specific requirements of the Masterplan.

Figure 2: SDRA 3, Dublin City Development Plan 2022-2028



3.0 Urban Design Strategy

The Draft Masterplan outlines how the public open space and green infrastructure network has been underpinned by the principles of water sensitive urban design, informed by an evidence base that includes a Stormwater (Rainwater) Management Plan and Strategic Flood Risk Assessment. This strategy is informed by *'Nature-based Solutions to the Management of Rainwater and Surface Water Run-Off in Urban Areas: Water Sensitive Urban Design. Best Practice Interim Guidance Document'* (March 2022) and the Dublin City Council *'Sustainable Drainage Design & Evaluation Guide'* (2021).

Figure 3: Draft Jamestown Masterplan Public Open Space Network



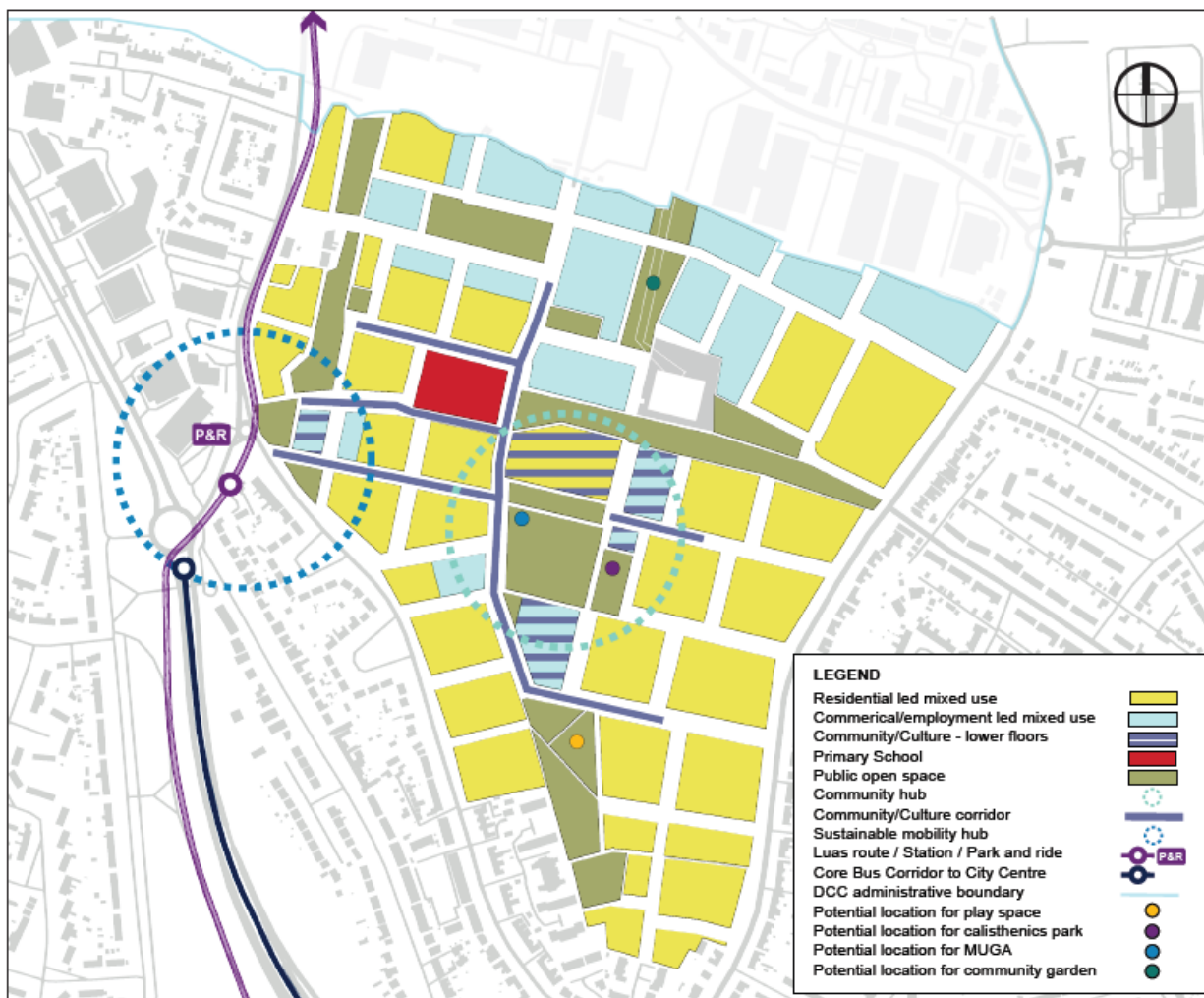
The public open space network in the Draft Masterplan includes three broad categories:

- Linear parks and riparian corridors.
- Recreational spaces providing opportunities for active plan, exercise, passive recreation and sport.
- Plazas and pedestrian links, providing key social and interaction spaces.

The Draft Masterplan illustrates potential locations for Multi-use Games Areas (MUGA), a calisthenics park (outdoor exercise), play space and community garden as part of the overall urban design strategy for the lands. These uses are indicative. As outlined in the Draft Masterplan, indicative in this context means:

'These elements described or illustrated are indicated to demonstrate how a cohesive urban structure and community can be formed. Other innovative solutions which achieve the key principles of the Masterplan are encouraged.' (Draft Jamestown Masterplan, 2023, pp. 2).

Figure 4: Draft Jamestown Masterplan Land Use and Activity



4.0 Play Strategy

As indicated above, play is considered at a strategic level in the Draft Masterplan, in accordance with the requirements of the Dublin City Development Plan 2022-2028 and the Dublin City Play Strategy 2022-2027. The overall play strategy directly emulates from the open space and green infrastructure strategy established. The integration of green infrastructure, sustainable urban drainage, biodiversity and play is actively encouraged and promoted as a key design component in the masterplan as part of wider proposals for activities and uses on the lands, including play. Natural and active play is supported in the Masterplan. As part of detailed proposals on the lands, play will be considered in the context of public open space and also in the context of semi-private open space within proposed developments. Creative and innovative solutions are encouraged as part of the detailed design process, which may consider the below.

4.1 Opportunities to integrate play with sustainable urban drainage solutions Courtyard raingarden in Moulsecoomb Primary School, Brighton, UK.



Source: www.susdrain.org

Bridget Joyce Square Community Rain Park, London, UK.



Source: Robert Bray Associates Ltd.

Opportunities exist to incorporate Sustainable Urban Drainage with public open space design, to include play and interactive spaces. Detailed design proposals will be encouraged to develop innovative solutions, as part of a landscape masterplan.

4.2 Opportunities for Multi-use Games Areas (MUGAs) as an integrated design feature within public open spaces

Dublin City Council's Weaver Park.



Aerial view of Weaver Park from north-west.



Local school children at play on the embankment slide.



The keepee 'Cosh Bily' play feature.



Skateboarders in action in the skateboard.

Image source: <https://landezine-award.com/weaver-park/>

Credit: Áit Urbanism + Landscape Limited

4.3 Opportunities for informal play

Child friendly, car-free residential street at Marmalade Lane, Cambridge, UK supporting informal play opportunities.



Source: Mole Architects. <https://www.marmaladelane.co.uk/>

The urban design strategy and movement hierarchy established in the Jamestown Masterplan supports such an approach to street design. Individual applications will be required to demonstrate how streets are designed to the standards set out in Design Manual for Urban Roads and Streets (DMURS), in addition to demonstrating how best practice urban design principles will be supported.

5.0 Conclusion and Recommendations

The detailed location and design of public open spaces, including play spaces, will be considered as part of detailed design proposals, which will be assessed in accordance with the Development Plan and in the context of the design principles outlined in the Masterplan. The purpose of the Masterplan is to set out the overall spatial structure for the lands, while indicating potential (indicative) locations for required uses which will support the overall function of the area.

Having regard to phasing, sequencing and availability of sites, landownership patterns, the continuation of existing industrial/manufacturing uses in the medium to long term and the anticipated timeline for regenerating the masterplan lands, it is recommended that all planning applications prepare a landscape masterplan which outlines how the public open spaces will be delivered, in accordance with the principles set out in the Draft Masterplan, to include the principles of play. This will ensure that the principles of play are integrated into an overall strategy for detailed sub-areas and lands that come forward for development and ensures that a sufficient level of flexibility is demonstrated to guarantee that play, within the overall context of public open space provision, is adequately catered for throughout each phase and stage of development. This will form part of a detailed proposal assessed as part of specific design proposals on individual landholdings or sub-areas identified within the Masterplan.