



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Part VIII Application

Wholesale Fruit and Vegetable Market

Mary's Lane

Dublin 7

Planning Report

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1.0 INTRODUCTION

This report supports a Part VIII application for part change of use, renovations and improvements to the Wholesale Fruit and Vegetable Market which presently is underutilized and presents a dilapidated appearance to the public.

The change of use addresses the introduction of a retail food market and café/ restaurants within the envelope of the existing wholesale food market building including the provision of a flexible and secure internal layout. Provision of all the necessary storage and waste facilities to be located in the yard formerly the site of the Daisy Market. The design intention is that a basic service infrastructure will be provided using an industrial idiom and that the colourful, eclectic, overflowing character that is the signature of a vibrant market place will be introduced.

The Dublin City Development Plan sets out a presumption in favour of sustainable development which includes conserving heritage assets in a manner appropriate to their significance.

The introduction of a retail food market will have a beneficial impact on surrounding streets and lanes, encouraging retail or commercial uses. Little Mary Street provides a vital link to the main shopping district of the city and public realm improvements and/or a reduction in vehicular access would be likely to have a positive bearing.

The purpose of the report is to describe the nature and extent of the proposed works which primarily comprise of the significant upgrading of a protected structure and the introduction of retail marketing facilities, essential ancillary facilities, improved parking and outdoor market facilities.

A detailed description of the proposed works is set out on the drawings and in the conservation report that accompanies the Part VIII. The building has been extensively photographed prior to and throughout the current redecoration and samples are included with the Part VIII documentation.

The quality of the public realm will also be upgraded through substantially improved outdoor areas, boundary treatments, lighting and planting. This will be a significant enhancement of the area for local residents and visitors.

The Part VIII application is proposed by the Development Section of Dublin City Council. Roads & Traffic, Drainage and other City Council departments have assisted the design team in developing the design proposals. Stakeholder meetings were also held to gather input from the Wholesale Market Traders, City Business Interests and food business experts.

The Part VIII proposal was presented to the Markets and Casual Trading Sub Committee on 21st February and 15th September and to the Central Area Committee on 11th March and 8th July who agreed to lodge the proposal.

2.0 SITE LOCATION AND DESCRIPTION

The site is located to the west of the city centre about 1km from O'Connell Street. The overall site of approximately 1.3 hectares is made up of the 8623 m sq market site and circa 4531 m sq car park site.

The principal works are proposed to be carried out within the curtilage of the Wholesale Fruit and Vegetable Markets building, which is a protected structure. This arcaded, brick faced building is bounded to the north by Mary's Lane, to the west by St Michan's Street, to the south by Chancery Street and to the east by Arran Street East. Its cast and wrought iron structure covers 6000 square metres of open trading space.

The building faces directly onto streets on two sides and also into two yards – the Daisy Market and a delivery yard to the south accessed from Chancery Street, taking up almost an entire city block.

The original Fish Market site is also included within the development proposals. Following the demolition of the fish market building it has been used as a public car park and is enclosed with industrial type palisade fencing and has a controlled access point from Mary's Lane.

The site is bisected by St Michan's Street which is currently used during the mornings for delivery of goods with vans parking opposite the market entrance doors and goods transferred into the building by fork lift trucks. It is proposed to relocate this parking to a dedicated wholesale loading facility on the Fish Market site where disposal facilities will be available.

Current Site Usage

The site currently contains the following uses;

Wholesale market trading

A public car park

Figure 1 Site Location

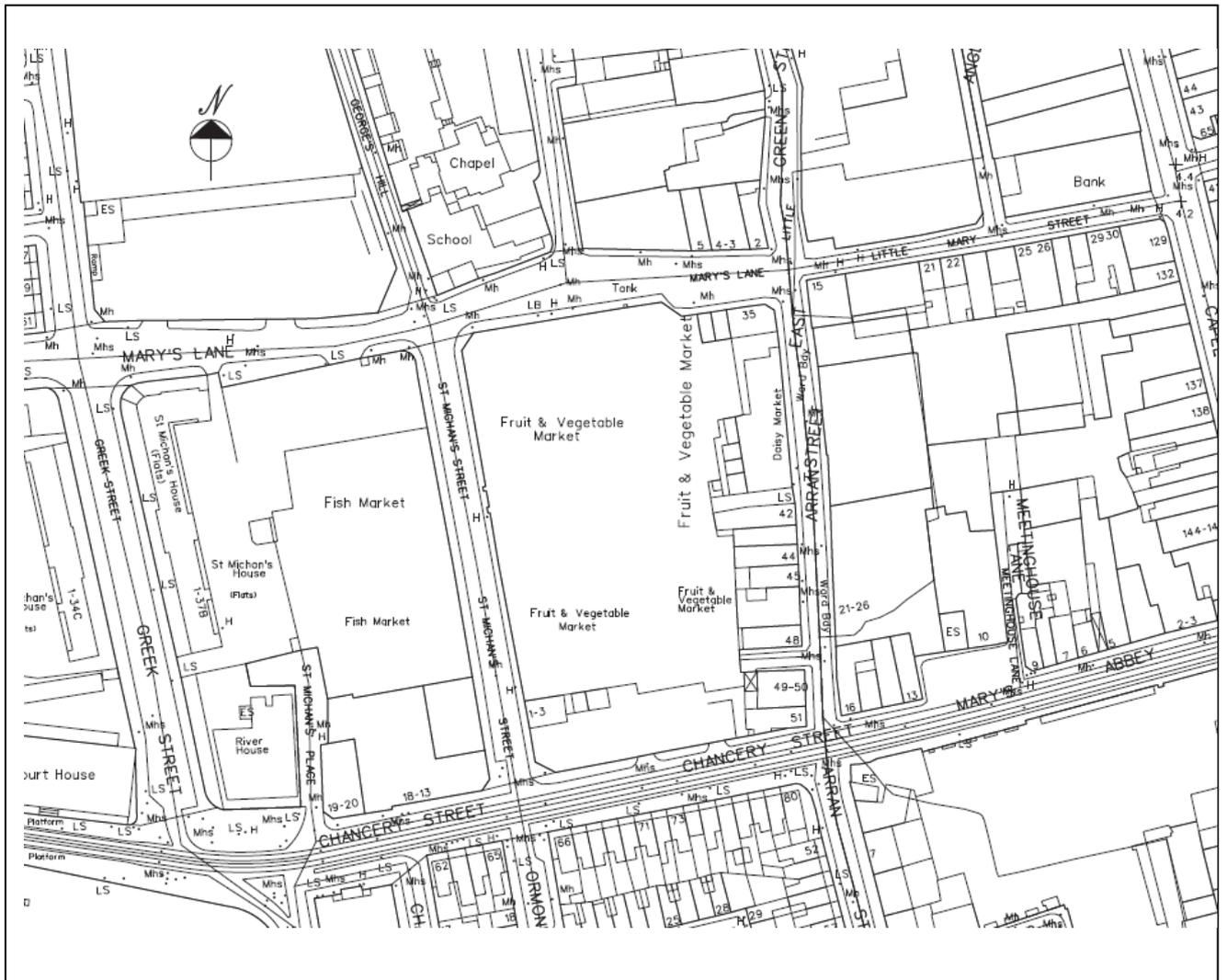


Figure 2 Example of Part VIII Scheme (extract)



**3.0 ENVIRONMENTAL IMPACT ASSESSMENT
DUBLIN CITY DEVELOPMENT PLAN 2011-2017**

The current statutory development plan is the Dublin City Development Plan 2011-2017, which came into effect on the 22nd of December 2010. Policies considered relevant to the proposed Part VIII development are detailed below.

Zoning and Development Objectives

The subject site is located within an area with a land use zoning objective Z5, the purpose of which is:-

'To consolidate and facilitate the development of the central area, and to identify, reinforce and strengthen and protect its civic design character and dignity'

Uses include neighbourhood and district shops, delicatessen, restaurant, takeaway and off-licence that are permissible uses in the Z5 zone.

The provision of a retail market facility for the public at the Wholesale Fruit and Vegetable Markets is a core objective of the City Markets Framework Development Plan listed in the Schedule of non-statutory plans in Appendix 1 of the Development Plan. The proposed development would be consistent with that objective.

The proposed development would be in accordance with Policy RD6 'To promote and facilitate a range of indoor and outdoor markets' and Objective RD03 'To promote and facilitate the early implementation of the City markets project, a vibrant retail food market, restaurant and leisure market, and a crucial development in integrating the city centre area' of the Dublin City Development Plan. The proposed development would be consistent with that objective.

Therefore the proposed development would be consistent with and would not materially contravene the provisions of the Dublin City Development Plan 2011-2017.

The building is listed in the Record of Protected Structures as 'Fruit Market' reference number 5069 in Volume 3 of the Dublin City Development Plan 2011-2017.

The subject site is not within a designated Architectural Conservation Area.

The site of the proposed development is located within the city centre area, significantly below the 2 hectare site area threshold for which urban development in a business district would require an Environmental Impact Assessment under Schedule 5(10)(b)(IV) of the Planning and Development

Regulations 2001-2012. The nature of the proposed development comprises improvements to existing facilities, a modest new structure replacing existing out buildings and provision for parking, deliveries and outdoor markets. Therefore an Environmental Impact Statement would not be required for the proposed development.

Appropriate Assessment Screening

Appropriate Assessment was introduced by Article 6(3) of the Habitats Directive and is carried out to determine if a plan or project is likely to have a significant effect on a designated Natura 2000 site. The nearest Natura sites are located at Dublin Bay at the eastern end of the city.

The nature and extent of the proposed development comprises improvements to existing facilities, a modest new structure replacing existing outbuildings and provision for parking, deliveries and outdoor markets, connected to existing wastewater services, which are to be substantially upgraded. No significant increase is proposed to the existing surface water drainage.

Owing to a combination of significant distance from any Natura 2000 site, the existing connections to the city drainage system, and the nature of the proposed development i.e. refurbishment of an existing facility, there is no significant potential for direct, indirect, or cumulative impact on these identified Natura 2000 sites. As such an Appropriate Assessment is not required for the development.

Accessibility for All

It is the policy and the objective of Dublin City Council to improve facilities for people with mobility impairment and/or disability, including the elderly and parents with children, and the proposed development will improve access and facilities within the building and within the proposed public outdoor areas.

In addition the Dublin City Development Plan seeks to incorporate appropriate tactile paving, ramps, kerbs and dishings at appropriate locations (objective SIO52) in publicly trafficked areas.

The proposed Part VIII development is in accordance with these objectives as it will provide for appropriate finishes to the improved publicly accessible outdoor areas, allowing for improved safety, in particular in the areas where presently deliveries and unauthorized parking create hazards for pedestrians in the area.

4.0 CONSULTATION

There have been extensive discussions with DCC departments in relation to the design of the proposals.

Pre-part VIII consultation has been undertaken internally across all relevant departments within Dublin City Council and with the wholesale traders. A series of meetings were held to gather input from the Wholesale Market Traders, City Business Interests and food business experts.

The scheme has been refined in response to issues raised. The Part VIII proposal was presented to the Markets and Casual Trading Sub Committee on 21st February and to the Central Area Committee on 11th March and 8th July 2014 who agreed to lodge the proposal and it is now brought to public consultation.

5.0 EXTENT OF WORKS

The proposals have been considered in the context of the wider market area, the potential for redevelopment of the Fish Market site and the Daisy Market. Complementary public realm improvements are intended to encourage pedestrian flow along Little Mary's Street and an improved pedestrian environment on Capel Street but are not within the remit of this Part 8.

The Chancery Street Yard was selected for new building works and general upgrading because of its southerly aspect, proximity to the Luas line and its convenient existing drainage arrangements. It is expected that this will become a useful public entrance leading directly into the retail portion of the market and that an outdoor farmers markets can be accommodated outdoors under new canopies.

The south facing aspect of the building is presently lacklustre. It is proposed to create an eye catching entrance to the retail market from the enclosed yard on Chancery Street and to announce the presence of a new retail food market to the many commuters travelling on the Luas trams. The present entrance will be widened and a full height glazed wall is proposed to allow the market activity engage with pedestrians. To one side of the entrance doors a green wall is proposed to soften the hard landscape and enhance the entrance to the markets providing an eco gain. Canopies will be constructed in front of the building to provide shelter for outdoor market activities.

It is proposed to replace the existing palisade fencing forming the southerly boundary with well designed railings on a plinth wall and provide trees and

planting to soften the perimeter and to create an inviting space for the public that can double up as an outdoor market area at weekends. Outdoor seating will avail of the southerly orientation and attract the public to enter. A family friendly space may be located within the enclosure to attract young families.

The Daisy Market A café/ restaurant is proposed which will have an outdoor seating area with retractable canopy. The surface here will be levelled and upgraded to facilitate loading and deliveries for the retail market only. Compactors, bins, skips and waste disposal facilities will be provided for the traders. A small number of lock up stores will be provided for the 'umbrella traders' as well as a secure storage area for the umbrellas and furniture associated with the Market.

The Market Building It is intended that the new retail market be established in the eastern half of the building to complement the existing Wholesale Market. The impressive scale of the building with its high roof is currently being revealed, highlighting the architectural quality of the building. The recent repainting of the market has used a restrained palette that will serve as a backdrop to more eclectic and colourful fittings and signage. The organisational hierarchy and grid pattern including kerb lines and walkways will be retained in the new layout.

Sub-division The wholesale market will continue in the western half of the building. Here the Wholesale Traders will still have direct access to the street and their deliveries and to the main building when the retail is not open to the public. A security barrier with sliding gates will be provided to secure the wholesale trading banks when Retail is trading. This will be constructed of mesh to retain views through the buildings. Forklift access to the main avenue of the building will not be allowed during retail trading hours to ensure pedestrian safety within the building.

The existing ancillary rooms along the east edge of the building will be renovated and upgraded to return to use. A café/ restaurant is proposed which will have an outdoor seating area with retractable canopy located in the Daisy Market area. A canteen and wet area/ sluice room will be provided for the traders. Offices for the administrative staff will be located in the south east corner in a renovated original building.

Retail Units or Cages It is proposed to fit-out approximately half of the new market with retail stalls/cages designed to provide a unifying market theme, similar to those used in the London Borough Markets. These units will be constructed with a lightweight metal mesh system and secured with roller shutter fronts. This is an easily dismantled system to permit flexible trading arrangements and respond to market demand. The number and size of unit will respond to demand. The trader will be permitted to fit out his/ her unit to their own specifications.

It is proposed to use the original mouldings on the lower part of the cast iron columns to fix internal dividing stall partitions. These cages will be provided with services i.e. a source of water, a drainage facility and a metered electricity supply.

Umbrella Traders which are smaller concerns possibly providing prepared food offerings will be accommodated with minimal impact on the building. Colourful umbrellas and a power source will be provided.

Toilets It is proposed to construct a single storey building to one side of the existing entrance to the markets to provide new toilet facilities with designated facilities for traders and the public. A separate unisex wheelchair accessible WC will also be provided. The massing of the proposed building is slight relative to the adjacent markets which is a building of over 6000 square metres.

The roof Recent roof inspections found that valleys were in need of attention which can be rectified with improved maintenance measures. Provision is made for guide wires and harnessing to comply with Health and Safety requirements in order to access the roof for regular inspections and on-going maintenance.

The roof covering was found to be sound. The louvres of the lantern are in need of attention and replacement of missing pieces. It would be an aspiration for the future to replace the perspex sheeting and reinstate glass to the roof lights. Provision is made for four no openings for the extraction and ventilation needs of traders and food providers.

Services Hot and cold water will be provided in all toilet areas. Potable water will be supplied to cages as required by the traders. Hot water will be supplied to the umbrella traders via portable units. Sinks will be provided for both food preparation and non food usage in two separate locations. Water will be provided for the use of all traders at selected locations adjacent to the eastern wall.

Drainage A survey of the drainage has exposed the original internal drainage system of the market building to be in very poor condition. It will be necessary to carry out replacement of original clay pipe work which has fractures and displaced joints. This will be an opportunity to introduce branch pipes to serve the new traders stalls/ cages.

Fish Market Site It is proposed that secure parking for both cars and delivery vehicles will be accommodated on the Fish Market site as well as a Multi Use Games Area on the western and northern boundary.

Parking The surface of the existing public car parking adjacent to the markets will be leveled and upgraded with a new entrance provided from St Michan's Lane. The existing entrance at St Mary's Lane will be retained and the original entrance on St Michan's Street reopened and widened to allow access and egress from the wholesale loading area.

The western boundary wall which is presently propped up with steel work will be removed. A new retaining wall along this boundary will be constructed. Treatment will include planting and soft landscape.

A dedicated wholesale loading area of 803sq m (20 plus van parking spaces) is provided servicing the Wholesale Market Traders. In addition, access is provided to an additional 10 spaces at peak times of wholesale trading via a controlled barrier to the southern end of the site.

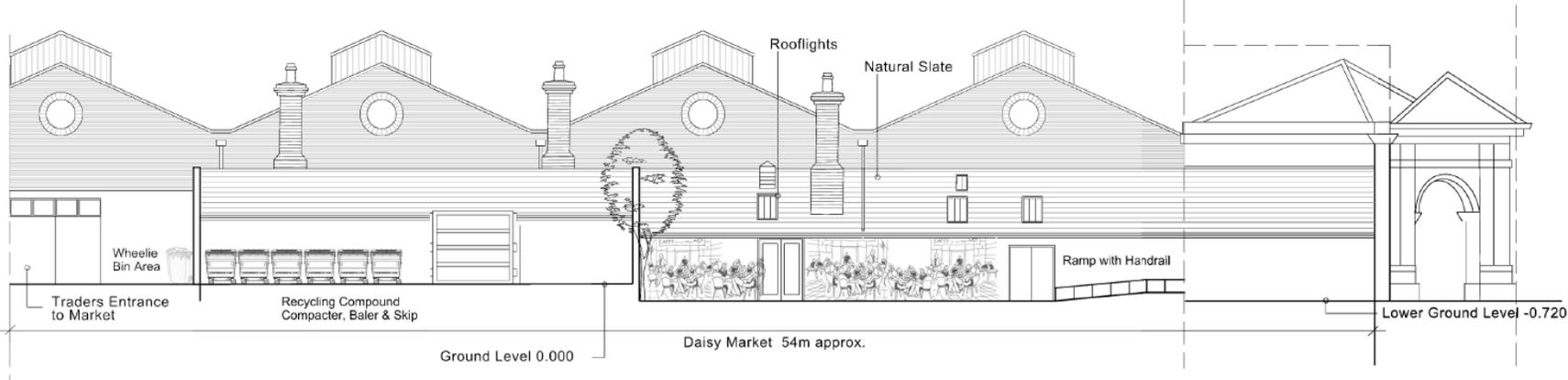
The proposal includes a revised one way traffic route for St Michan's Street with contra flow for fork lift trucks which will improve safety for all users. The site is well serviced by the Luas.

Multiple Use Games Area

An area will be provided within the Fish Market site for active recreational use for the local community. The facility will be located on the boundary to the north with Mary's Lane and to the West with St Michan's House. The games area will be approximately 41m x 21m of all weather surface, with a boundary of rebound mesh fence 5m high with top net and 4 no lighting installations. Access will be from Mary's Lane via pedestrian gate set into a double gate for services and emergency vehicles only, measuring 4 m in width. Emergency pedestrian exit to be provided at south end of MUGA to the car park adjoining. Anticipated hours of operation to be 9 am to 9 pm.

Conservation The intention with these proposals is that any works to the protected structure should be the minimum to ensure long term viability and of a scale and design that would maintain and, where possible, enhance the significance of the retained and conserved elements and the environs generally.

Figure 4 Elevation of Daisy Market

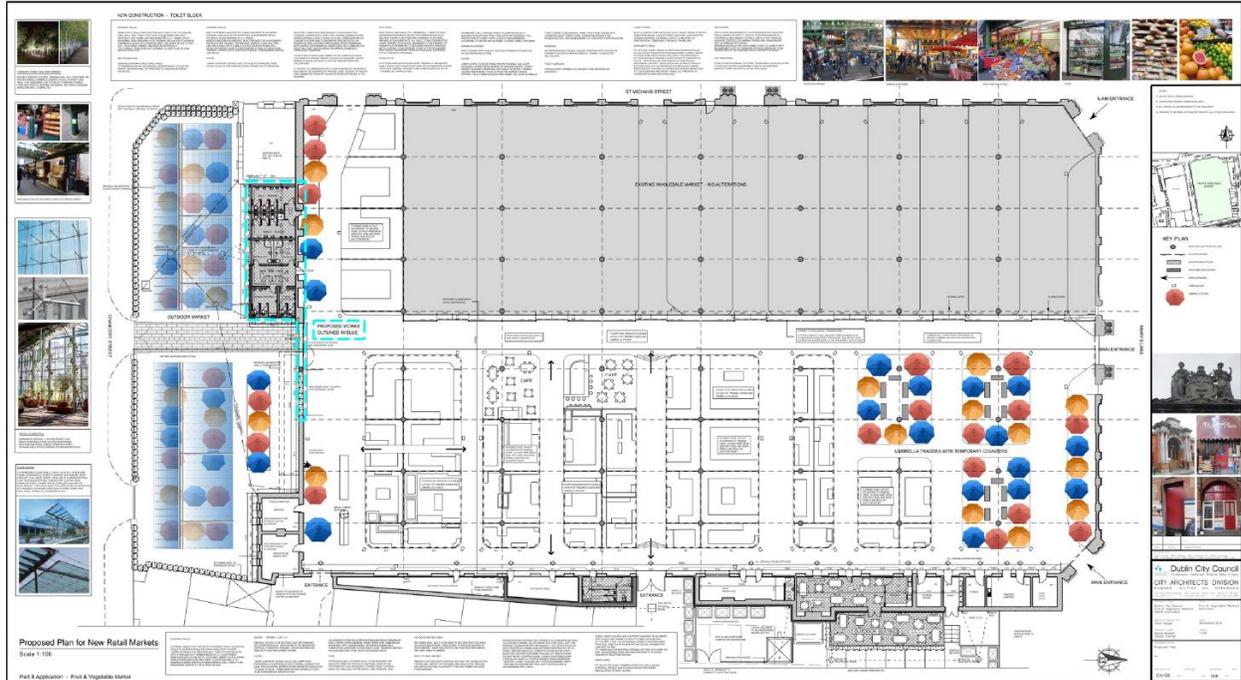


Proposed Elevation B-B of Daisy Market

Scale 1:100

Part VIII Wholesale Fruit and Vegetable Market

Plan of Wholesale and Fruit and Vegetable markets showing a flexible trading layout.



6.0 NEW VEHICULAR ARRANGEMENTS

In preparing these plans, consideration has been given to through traffic, forklift and pedestrian movements which are primarily driven by safety issues. The proposal addresses the various vehicular movement and the access / egress needs of the Wholesale Fruit and Vegetable Market. A consideration was to address the volume of commercial traffic on Mary's Lane and on St Michan's Street primarily for safety and operational reasons.

A traffic safety audit was undertaken and the recommendations were for significant improvements and traffic management along Mary's Lane and in particular at St Michan's Street.

The present parallel parking on St Michans Street will be removed and the footpath widened to provide a safer pedestrian environment. In particular, to facilitate the nearby school and the expected increase in pedestrian flow from the car park generated by the retail market. Pedestrians will be encouraged to cross the road at the junction of St Michan's Street and Mary's Lane with a controlled pedestrian crossing.

The design takes into consideration the specific requirements of the delivery vans that presently park at right angles to the designated loading bays and in particular their required turning movements and safe visibility needs. These requirements generated the fundamental geometries of the design proposal which provides designated secure parking for Wholesale Traders loading and unloading.

St Michan's Street is one way for vehicular traffic. The proposals include provision of a contra flow lane to cater for the fork lift trucks that move heavy loads for the wholesale traders between the vans parked on St Michan's Street and the entrances to the traders banks.

Apart from the many entrances to the market building emergency and service vehicles can access the markets via the lane from Arran Street, the Daisy Market and Chancery Street yard where controlled gates are located.

The entrance gate/boundary treatment configuration will be enhanced along the car park at the Fish Market site, at its new entrance from St Michan's Lane and also at the southern boundary along Chancery Street.

Bicycle parking will be provided within the car park area.

7.0 PROPOSED HARD AND SOFT LANDSCAPING

Fish Market

The surface of the car parking located at the Fish Market site is to be leveled and upgraded finish, incorporating compacted gravel with landscaped beds of

evergreen shrubbery softening the edges and sustainable urban drainage will be addressed on site using surface materials and planting. The widened footpath along St Michan's Street will have clusters of trees and planting framing views of the arcade facade of the markets.

A Multi Use Games Area will be provided with all weather surface approximately 41mx 20m and a rebound fence 5.2 m high on the boundary of this space.

Paths are located on desire lines to facilitate access to the markets.

The new retaining wall of similar height to the current treatment at the boundary to St Michan's House will be constructed of reinforced concrete and soft landscaping / planting along some of its boundary.

Chancery Street

The new entrance forecourt of circa 0.1 hectares will provide a new public face and entrance directly into the retail section of the Wholesale Fruit and Vegetable Markets. It will comprise generally, hard landscaping to facilitate open food markets or public events. Trees and planting will be located inside the new railings with recessed up lighters providing illumination at night. This formal grid of trees will frame views of the market. Seats will be provided for the public. A green wall is proposed adjacent to the new main entrance door, which is a good use of the available vertical surface of the new toilet block softening the hard landscape.

Daisy Market

The Daisy Market will be used as a delivery, recycling and storage facility for the retail traders and will not be accessible to the public. A small outdoor seating area relating to the café/ restaurant is at a lower level and will be screened from the service yard by a low wall constructed of softwood boards fixed horizontally to galvanised poles forming a backdrop to evergreen hedging.

Lighting External lighting is of importance to create night-time ambience and for safety. To this end a mix of aesthetically attractive functional lighting and feature lighting is proposed throughout the external spaces. Trees and seating walls will be uplit and in ground LED lighting will highlight routes through the car park.

CCTV It is intended that the existing CCTV system will be upgraded within the proposals, both internally and externally. A public address system is proposed for the interior.

Surface Water and Drainage The proposals include the overhaul of the original extensive internal drainage system which has been found to be in very poor condition. Landscaping proposals will contribute to sustainable drainage and it is proposed to use permeable materials where possible. It is proposed to harvest rain water from the lean to roofs in the Daisy Markets for re-use.



SUSTAINABLE ENERGY

The European Communities set out obligations on public bodies to fulfill an exemplary role in managing energy. Under SI No. 542 of 2009:

- *Public bodies shall fulfill an exemplary role with regard to energy efficiency, with the aim of achieving the energy savings target established...*

The public sector is committed to a demanding target of 33% improvement in energy efficiency by 2020. It is considered that the considerable area of market roof will be an ideal location for photovoltaic panels which convert sunlight/light directly into electricity. The slopes face north and south and have already had slating replaced with modern corrugated sheeting.

Solar photovoltaics made up of panels fitting on top of the existing roof surface will be fitted to the inner, south facing slopes. The direct current produced by the solar PV panels will be converted by an inverter to alternating current that can be used within the markets for lighting and power to reduce dependence on the national grid. The system will be designed by specialist mechanical and electrical

engineer. Surplus generation could be directed to St Michan's House or stored in batteries.

9.0 CULTURAL HERITAGE

Conservation

The Wholesale Fruit and Vegetable Market building is a protected structure (RPS ref. 5069). This protection extends to its interior and the land within its curtilage and other structures within that curtilage. All works which would materially affect the character of a protected structure require planning permission.

The proposals, the conservation strategy and methodology for any intervention to the protected structure are detailed in the accompanying conservation report.

Archaeological Mitigation Strategy

The City Archaeologist has had considerable historical research carried out alongside trench testing of the Fish Market and Daisy Market ground conditions.

All ground reduction within the development will be subject to a programme of archaeological monitoring under the supervision of a suitably qualified archaeologist.

If any previously unknown archaeological features or deposits are encountered during the course of monitoring, then these should be fully archaeologically excavated and recorded, using an appropriate agreed methodology.

10.0 DISABLED ACCESS

The design of the Part VIII scheme seeks to adopt best practice to Universal Design principles and promotes a high quality and inclusive environment for all, irrespective of age, gender, mobility or impairment. The design team is keenly aware of the requirements of the mobility and visually impaired and has used this knowledge to develop a scheme that is accessible to all. The hard landscaping will include dishing and tactile paving at appropriate locations, both within the building, its curtilage and in the surrounding public realm; thus the scheme will be easily negotiable by the mobility impaired and disabled.

High-quality design recognises the importance and diversity of its users and seeks to create an attractive, open, and user-friendly environment.

Signage for all key information, lighting and hearing enhancement system will be provided in accordance with the provisions of TGD M.

11.0 PLANNING GAIN

The proposed Part VIII works will result in improvements to the pedestrian environment adjacent to the market, the public car park and the outdoor areas of the building.

The proposed Part VIII scheme will deliver a covered food market in a landmark historic building with improved visual amenity.

The future of the building will be secured with this most appropriate continuation of food retailing and the upgrading works to its structure.

The proposed provision of a retail market will act as a catalyst for the surrounding streets, generating employment and social activity.

Improved traffic management and pedestrian safety.

Provide a public recreational facility adjacent to the new parking arrangements for the greater community.

12.0 CONCLUSIONS

This report supports a Part VIII application for improvements to the Wholesale Fruit and Vegetable Markets. The proposals have been considered in the context of the wider markets area and the potential for redevelopment of the Fish Market site and the Daisy Market. Complementary public realm improvements are in the pipeline to encourage pedestrian flow along Little Mary's Street and improve the pedestrian experience on Capel Street which is likely to draw pedestrians and tourists along the route.

In summary the works include:

- Chancery Street yard was selected for new building works and general upgrading because of its southerly aspect, proximity to the Luas line and the convenient existing drainage arrangements.
It is proposed to replace the existing palisade fencing forming the southerly boundary with well designed railings, trees, outdoor seating and to create an inviting space for the public that can double up as an outdoor market area at weekends.
- The Daisy Market , it is proposed to be reinstated the cafe which will have an outdoor seating area and the open area will facilitate deliveries for the retail market with a ramped entry to the market

Part VIII Wholesale Fruit and Vegetable Market

floor. Compactors, bins, skips and waste disposal facilities necessary for the operation of the market will be provided for the traders.

- The market building. It is intended to establish a new food retail market/café/restaurants in the eastern half of the Wholesale Fruit and Vegetable Market. The wholesale market will continue in the western half of the building. The existing ancillary rooms along the east edge of the building will be renovated and upgraded to return to use.
- It is proposed to fit out approximately half of the new market with retail stalls/cages designed to provide a unifying market theme. These cages will be provided with a source of water and drainage facility and a metered electricity supply. Smaller traders will be accommodated with umbrella covered counters and loose fixtures. A single storey building to one side of the existing entrance to the markets is proposed to provide new toilet facilities. A separate unisex wheelchair accessible WC will also be provided.
- Parking. It is proposed that secure parking for both cars and delivery vehicles will be accommodated on the Fish Market site. It is proposed to upgrade the western site boundary line of the Fish Market site. A new entrance to the games area will be provided at Mary's Lane, and entrance to the parking will be provided at St Michan's Lane and the existing entrance at Mary's Lane will be retained.
- Recreational Facility ; Provision of a Multi Use Games Area including associated fencing, netting and lighting for the local community.
- Introduction of new hard and soft landscaping measures including planting and trees, and eco features.
- Provision of appropriate directional/information signage and markings;
- Provision of bicycle parking spaces.
- Provision of new outdoor lighting and CCTV system;
- All necessary service, utility and associated work

Part VIII Wholesale Fruit and Vegetable Market

It is envisaged that the provision of a covered retail food market and the proposed ancillary works will introduce a high quality public amenity that is unique in the city.

The proposed development is considered to be in accordance with the proper planning and sustainable development of the area.

