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Response ID BHLF-MMW1-9H1V-A

Submitted to Proposed Draft Variation No 6 of the Dublin City Development Plan 2016 - 2022: Marrowbone Lane (including DCC Depot lands), Dublin 8
Submitted on 2018-12-13 14:28:50

Introduction

1 What is your name?

Name:

Tommy Daly

2 What is your email address?

Email:

[Redacted]

3 What is your organisation?

Organisation:

Sporting Liberties

4 Make a submission here

Make a submission:

Avril Feeney,
Administrative Officer,
Planning Dept,
Dublin City Council,

Avril,

Please find attached submission of Sporting Liberties regarding the proposed Draft Variation (No.6) as above including attachment:

- 1) Dossier on need for Sports Fields in The Liberties & Dublin 8.
- 2) Sporting Liberties Report 2015

Best Regards,

Tommy Daly

[Redacted]

5 Upload document image or link here

Upload document or image here:

Dossier on need for Sports Fields in The Liberties Dublin 8 Dec 2018.docx was uploaded

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Kevin's Hurling & Camogie Club
Cumann Báire Caoimhín

December 2018

DOSSIER ON THE PROPOSED DRAFT VARIATION (No.6)
DEVELOPMENT PLAN 2016 – 2022 THAT IS ABOUT TO DEPRIVE
THE CHILDREN OF DUBLIN'S SOUTH INNER CITY OF ANY
SPORTING CHANCE IN LIFE

Association of Clubs, 1998-2000
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A MEMBER OF



Background

There are over 50,000 people and 10 primary schools with 2,500 children in the eight parishes of Dublin's South Inner City (Appendix II) that have NO green space whatsoever to play organised competitive sport. This is an area of Dublin where parts of the community have been decimated by drugs and crime over many years and the lack of green space for sporting facilities for the children in the area has been a key factor in creating this untenable situation.

What is the issue?

DESPITE the chronic lack of playing facilities inside the canal in the South Inner City being raised with numerous departments and officials in Dublin City Council on a regular basis for over three years; **DESPITE** a formal planning submission for playing fields to be included in the Teresa's Gardens Regeneration Plan; **DESPITE** a letter of support from the Teresa's Gardens Regeneration Board supporting the need for sports fields; **DESPITE** a submission by Sporting Liberties (*a local group consisting of GAA/Soccer/Rugby & Boxing clubs*) for the Marrowbone Lane site (now designated as a green area) requesting a multipurpose sports field; **DESPITE** there being 10 schools with 2,500 children within walking distance of the Teresa's Gardens and Marrowbone Lane sites not having a single blade of grass for sports; **DESPITE** formal letters of support from the schools requesting green space for sporting facilities in the area; **DESPITE** over 300 residents and local representatives attending a public meeting in Griffith College in February 2016 to support the urgent need for playing fields; **DESPITE** the developer of the Player Wills & Bailey Gibson sites (in NAMA) adjacent to Teresa's Gardens indicating his willingness to include a full size sporting field on the site; **DESPITE** there being more derelict land in Dublin 8 than there is green space; **DESPITE** a former sports field in the heart of the site owned by Dublin City Council lying idle for over 15 years; **DESPITE** in 2015 alone 7 local young people losing their lives to drug related incidents having never been given a sporting chance; **DESPITE** Dublin City Council's own paper on Greening The Liberties highlighting the fact that the area is *86% below the internationally recommended level of green space* for such a population; **AND** **DESPITE** ALL local area councillors supporting and actively working to have playing fields included in the area, **AND** **DESPITE** DCC rezoning Marrowbone Lane as Z9 for Sport & Recreation: **NO SPORTS FIELDS HAVE BEEN DELIVERED FOR THE BENEFIT OF THE CHILDREN AND YOUNG PEOPLE OF THIS COMMUNITY AND THERE IS NO GREEN SPACE WHERE ORGANISED COMPETITIVE SPORTS CAN BE HELD.** Dublin City Council has cited the shortage of housing in the city and the **NEED FOR A SUPER DEPOT** as the reason why a multipurpose sports field cannot be accommodated in Marrowbone Lane. DCC have enough vacant land to build 40,000 homes (Dr. Lorcan Sirr DIT Urban Economics & Housing) and accommodate their depot needs in more suitable industrial estates and other DCC sites. DCC have a golden opportunity to deliver on housing and sporting amenity at the very large Marrowbone lane site.

Why is this plan by Dublin City Council UNJUST, WRONG and UNACCEPTABLE?

- Because Dublin City Council are going against the wishes of ALL the local area councillors, who are elected to represent the people of the area
- Because this area of the city is already one of the most densely populated residential areas of Ireland and has already absorbed a 40% population growth over the last 20 years.
- Because this part of the city does not need more housing, it needs proper infrastructure and green sporting facilities where adolescents and children have a healthy outlet and can embrace the benefits of organised competitive sport.
- Because one of the most vulnerable parts of the city should not be forced to accept a "Super Depot" to facilitate the needs of more affluent and better resourced parts of the city.
- Because the Dublin City Development plan in its current format is a direct contradiction to Dublin City Councils own objective of tackling obesity.
- Because without the opportunity of organised competitive sports, the children of the area are being denied an opportunity for Personal Development, Cognitive Development & Community Development.
- Because THIS IS THE LAST OPPORTUNITY to rectify this untenable situation. If this site is built on or used for a Super Depot, there are no other viable alternatives for proper sporting facilities that can be considered in the future. Once built on, the housing and Super Depot will never be knocked or reversed to make way for the chronic needs to the children of the area.

What size land-bank would be required to meet basic sporting needs of the area?

In order to accommodate a GAA playing field where organised competitive games can be played, the required area would need to be approximately 3 acres. Such a playing field could easily be sectioned into three cross pitches which would ensure that at the same time up to three schools or clubs could use the pitches. Having a playing field at Marrowbone lane would alleviate the massive pressures to provide green space for the schools. Cross pitches can be utilised for soccer training/matches and also length-ways for Rugby, GAA and Soccer matches.

The space required to meet such needs can be achieved with housing by good planning & design.

What needs to happen to ensure that the Draft Variation (No. 6) to the Dublin City Development Plan is not imposed on the people of the area?

- i) The profile of this plight to reject the Proposed Draft Variation (No.6) of the Dublin City Development plan 2016-2022 in its current format needs to be brought to the attention of all Dublin City Councillors, TD's, relevant Ministers and local & national media to highlight the multiple reasons outlined in this dossier why the plan should not proceed and why it is unjust, wrong and unacceptable to proceed with a plan that destroys any sporting chance that the children of this area might have.
- ii) The Draft Variation does not take on board the wishes of the local schools, residents, sports clubs or councillors who have pleaded that provisions be made for sports fields. We need our local area councillors to reject the Draft Variation & put forward amendments to the plan so that;

Quotes which highlight the gravity of the situation ...

Dr Latham Local GP - *"Such developments are not optional, they are essential for the future health and wellbeing of young people in the area,"*

John Costello, Chief Executive of Dublin GAA - *The work that Kevins HC and their volunteers do in this area is immeasurable. There is now a once in a lifetime opportunity in this area to address the facilities imbalance. The Player Wills Site & the St. Teresa's Gardens sites are the last available land-banks in the south inner city. The Dublin County Board fully support Kevins Hurling Club application for a full size GAA pitch in this community. It would be an honourable thing to do for the needs of the younger people"*

Nicky Brennan,, former president of the GAA and chairperson of Kevin's Strategic Group - *the GAA are aware of and fully supports this initiative by Kevins and we won't be found wanting in support. No other community in the country would tolerate such a situation.*

Sunday Times, 14th February 2016 on a dedicated article on the subject - *Over the next couple of months Dublin City Council will update its Dublin City Development Plan. That is their opportunity to right this grievous wrong. This scandal must end.*

Evening Herald 19th February 2016 on a dedicated article on the subject - *when referring to the level of green space for sports in the area it's an alarming statistic but also an indictment of public policy in our capital city.*

John Lonergan, former governor of Mountjoy commenting on the Kevins' submission and lack of sporting facilities in the area, February *We respond when people are in trouble, we forget our responsibility to prevent trouble in the first place. (Full interview with John Lonergan <https://www.youtube.com/watch?v=1Bq3im8F8j4>.)*

Tommy Daly - club mentor with Kevins Hurling & Camogie Club - *for a child to engage in sport in Dublin 8: they must travel to and from a) Phoenix Park (pitches are in chapelizod almost), b) Brickfields Park (Drimnagh), c) Dolphin Park (Crumlin), d) Pearse Park or Sundrive Park (Crumlin) or Walkinstown cross. This is unrealistic for most parents or clubs to sustain on a regular basis and almost impossible for an 8-13yr child without parental support. Many kids from the area don't have any realistic opportunity to participate in sport.*

Mary Crampton - Local Parent - *The Swallows, Salmon, Badgers and Water Beetles of the nation are treasured more than the children and young people of Dublin 8.*

Irish Times 22 Feb - Published Letter to Editor - *Few living outside areas of deprivation in our towns and cities understand and challenge the misery that these communities put up with.*

TE Radio Today Show-John Lonergan, interview 7th March 2016 *I have no hesitation whatsoever in saying that Dublin City Council & City Planners have failed miserably the people of this area.*

Chairman of Sport Ireland – Kieran Mulvey " A key priority of the Board of Sport Ireland is increasing participation across every age group and from all social backgrounds throughout Ireland, and the Irish Sports Monitor will be instrumental in shaping the development of plans and policies at a local and national level."

A recap of some appalling facts and statistics for the area !

Access to Quality Green Space:

- The Liberties area is extremely deficient in quality green space – any available areas are small with no play areas or sports facilities. (*The Liberties Greening Strategy, 2014*)
- Within the Liberties area, accessible quality public green space is provided at a rate of 0.7 sqm per person. This is in stark contrast to an average of 49 sqm per person for Dublin City Council as a whole i.e. the Dublin City Council resident has 70 times more green space available to them compared to a resident of the Liberties. (*The Liberties Greening Strategy, 2014*)
- In the greater Liberties area of Dublin 8, there is three times more derelict or vacant land than green space, and about 30 hectares of derelict or vacant land. (*Redrawing Dublin, 2015*)
- Best practice international standards recommend a benchmark of 0.8 hectares for play in equipped and informal play spaces per 1,000 population. This equates to 11.6 hectares for the Liberties. At best there is currently only 1.85 hectares (16%) of the recommended benchmark space available within the Liberties. (*The Liberties Greening Strategy, 2014*)

Crime:

- Across all six Garda divisions in Dublin, total reported crime numbers have decreased from 2012 to 2014 by 3.9%. Over the same period, in the South Central Garda Division (which incorporates the south inner city) total reported crime numbers declined by just 1.9%. (CSO data)
- However total reported drug related offences, which decreased by 1.4% across the six Garda Dublin divisions from 2012 to 2014, actually increased by 50% over the same period in the South Central Garda Division. (CSO data)
- In 2015 alone there were 7 drug related deaths (Donore Community Drugs and Alcohol Service)

Population Density:

- This average population density across greater Dublin is 1,736 residents per square kilometre. This compares to the Liberties which has a densely populated area with approximately 15,000

residents per square kilometre i.e. more than 8½ times the Dublin average. (*The Liberties Greening Strategy, 2014*)

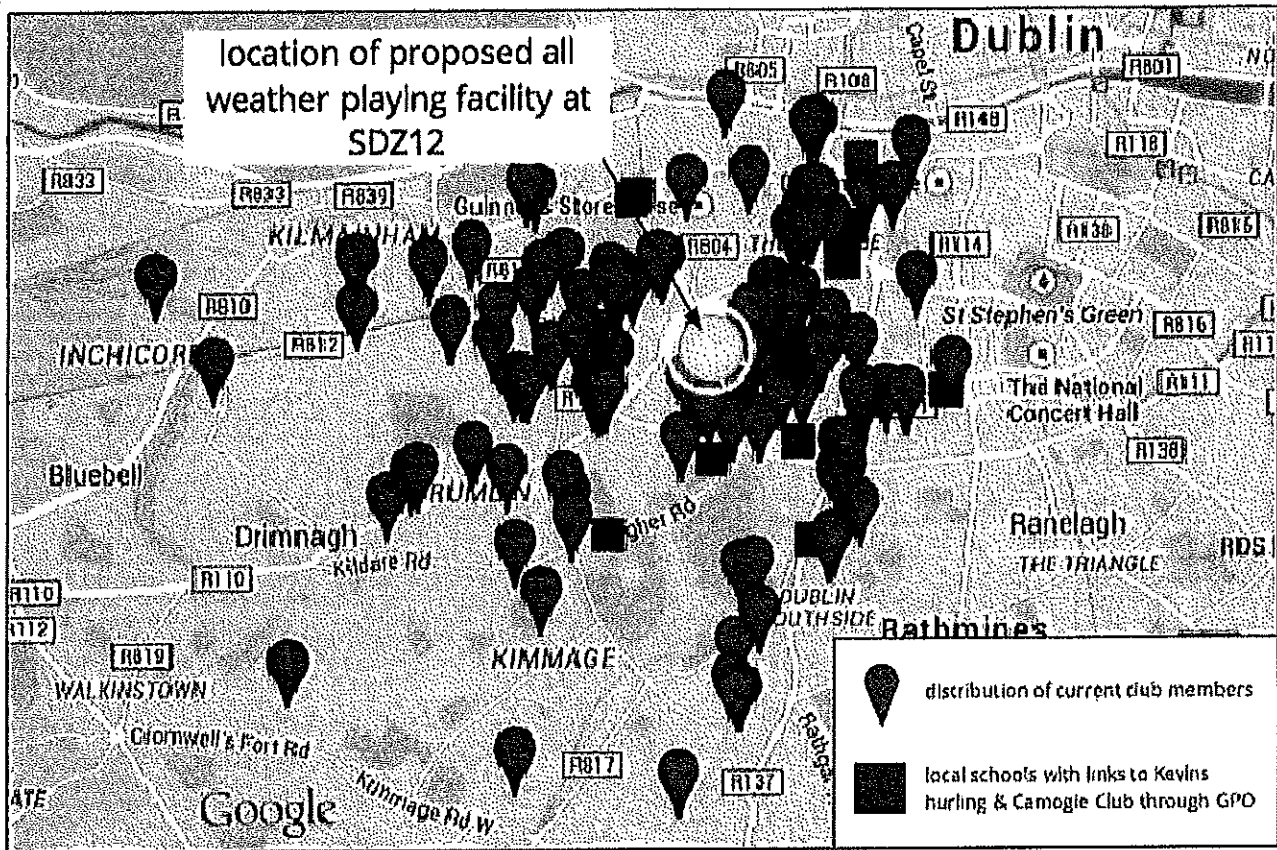
- In the greater Liberties area, 70% of the population live in apartments and for those that live in houses very few have usable private gardens. This increases the need for quality green space. (*2011 Census*)

School and Sport:

- 10 local schools (2,500 students approx.) within walking distance of St Teresa's Gardens / Marrowbone Lane have no access to any green space.
- A study by the Economic and Social Research Institute (ESRI) into the benefits of playing sports has shown that in addition to the health and fitness benefits, the results showed students who played sports in their final school years were more likely to continue a formal education after leaving school.
- Ireland is on course to become the most obese country in Europe, according to the latest figures from World Health Organisation (WHO) experts – yet Dublin City Council cannot provide a blade of grass to facilitate sports & recreation activity for thousands of children in the heart of our capital city?

The proclamation of Easter 1916 stated that we should “CHERISH ALL THE CHILDREN OF THE NATION EQUALLY” the children in Dublin 8 are clearly not cherished as much as other children in our nation.

APPENDIX I



Appendix II

Population by Dublin Parishes: Census 2011		Population by Towns and Cities: Census 2011					
		Table A		Table B		Table C	
Dolphins Barn	3987	Coolock	2632	Loughlinstown	3665	Carrick On Shannon	3980
Donore Ave	5493	Roscrea	5403	Kilcock	5533	Sallins	5283
Francis Street	5845	Walkinstown	5563	Monkstown	5555	Artane	5328
Harrington Street	9682	Ballyboden	9611	Portmarnock	9330	Gorey	9114
James's Street	8114	Castleknock	8301	Youghal	7794	Nenagh	8439
Meath Street and Merchants Quay	9844	Finglas West	9694	Kilmacud	9516	Ratoath	9043
Rialto	3652	Virginia	2282	Slane	1099	Carrigtwohill	4551
Whitefriar Street	3546	Newcastle, Dublin	3586	Dunshaughlin	3903	Atherry	3950
2011 Population of Core Area:	50163		47072		46395		49688
Aprox Number of Playing Pitches = 0			18		18		22





Calling for the urgent provision of sporting facilities in South West Inner City Dublin

Avril Feeney,

Planning Dept,

Dublin City Council

Re: Submission to the Proposed Draft Variation (No. 6) of the Dublin City Development Plan 2016-2022: Site at Marrowbone Lane (incl DCC Depot Lands), Dublin 8.

13TH Dec 2018

Dear Avril,

We all recognise the importance of sport and recreation as part of a healthy community but in particular for child and adolescent development and the physical and psychological benefits to be derived. To deprive any child of these benefits is wrong but depriving children from disadvantaged areas is even more of an outrage.

As such, there is an urgent need for the provision of appropriate and substantial sporting facilities in South West Inner City Dublin.

This is required urgently in order to enhance the healthy development of children and young people in the area but also to aid the rejuvenation of the community as a whole. There are numerous indigenous sporting clubs (GAA, Football, Rugby and Boxing) in the South West Inner City Dublin that urgently need a dedicated sporting facility to allow for the proper running of their clubs and their development into the future. Such a facility would also increase community spirit ultimately aiding the rejuvenation in South West Inner City Dublin.

There are also many schools in South West Inner City Dublin that serve the needs of numerous primary and post-primary school children that find it extremely difficult because of the lack of sporting facilities to fulfil the requirements of the PE curriculum. This deficiency of green space/leisure/sporting areas has been identified in the audit conducted as part of the "Liberties Greening Strategy".

We reject the proposed draft variation and are calling for DCC to provide a park including a full sized multipurpose sports campus at the Marrowbone Lane site. This is the only reason why the site was rezoned unanimously by the full city council at a council meeting in Nov 2015 and is zoned Z9 in the current City Development Plan. Please support us and bring about the enactment of the following immediately:

1. That the DCC depot lands adjacent to St Catherine's Sport Centre on Marrowbone Lane, Dublin 8 remain zoned Z9 "Recreational" as per the Development Plan 2016 – 2022 in line with the Dublin City Council policy to improve on existing sports/recreational facilities in the city.
2. That the land adjacent to St Catherine's Sport Centre on Marrowbone Lane, Dublin 8 be publically earmarked for the development of a multi-purpose sporting facility in line with the Dublin City Council policy to improve on existing sports/recreational facilities in the city.
3. That Dublin City Council engage in meaningful discussion with Sporting Liberties in regard to the development of the said multi-purpose sporting facility on the land adjacent to St Catherine's Sport Centre on Marrowbone Lane, Dublin 8.

Sporting Liberties C/O St Catherine's Meath St, Dublin 8 – 086 8257327

Sporting Liberties is made up of concerned parents, young people, clubs and community groups that are calling for the immediate provision of appropriate and proper sporting facilities in South West Inner City Dublin.



Calling for the urgent provision of sporting facilities in South West Inner City Dublin

Please see attached proposal for a new sports campus and housing at the site commissioned by Sporting Liberties.

Please see attached dossier on need for sports pitches in The Liberties.

From a children's right's perspective, the right to play and recreation under Article 31 of the UN Convention on the Rights of the Child (UNCRC) has long been acknowledged at the International level as fundamentally important for children's well-being, health and development. Moreover, the Government's National Policy Framework for Children and Young People commits to developing child and youth friendly communities, while underscoring the role of the built environment and planning in relation to accessing nature and safe green space.

We strongly oppose the proposed Draft Variation and oppose the plans for a super depot in our community at Marrowbone Lane.

We suggest that the description of the proposed all weather "pitches" in the draft variation is disingenuous given that the largest "pitch" is 60m * 35m which is 30% of the size of a soccer pitch and that no organised competitive field sport (soccer, rugby, GAA, Hurling, Camogie, hockey) can take place on such small pitches. In addition, no sports club has called for nor can accommodate their games on such small areas.

We ask that the proposed development be subject to a child rights impact assessment in order to evaluate the future generational impact on children and in order to assess compliance with minimum children's rights standards, including the need for green spaces and appropriate facilities for play, recreation and sport.

DCC has a golden opportunity to develop a best practice model development of sports facilities and housing at this large Marrowbone Lane site for the benefit of future generations from this community & their indigenous sports clubs. The diminishing services of DCC from this site can be accommodated on numerous other DCC sites in more suitable localities such as industrial estates and adjacent to the Dublin port.

I look forward to hearing from you.

Yours sincerely,

T. Daly

Tommy Daly

Sporting Liberties C/O St Catherine's Meath St, Dublin 8 – 086 8257327

Sporting Liberties is made up of concerned parents, young people, clubs and community groups that are calling for the immediate provision of appropriate and proper sporting facilities in South West Inner City Dublin.



A NEW SPORTS CAMPUS IN DUBLIN

DESIGNED BY

CARSON & CRUSHELL ARCHITECT

FOR

**SPORTING
LIBERTIES**

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INTRODUCTION

LAND USE HISTORY AND INSPIRATION

BUILDING & LANDSCAPE

PUBLIC HALLS / PRIVATE HOMES

LANDSCAPE APPROACH

SPORTS IN THE CITY

INTRODUCTION

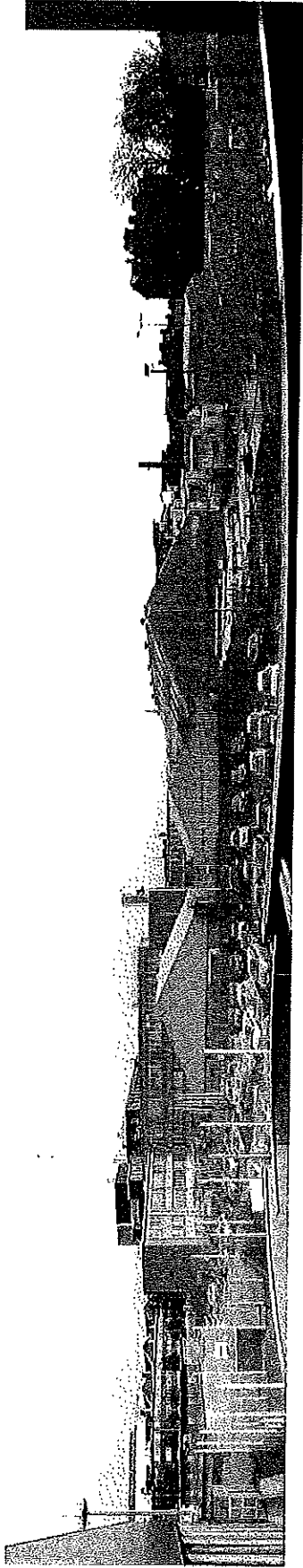
Sporting Liberties commissioned this report & masterplan from Carson & Crushell Architects to support their ongoing campaign for sporting facilities in South West Inner City Dublin as well as to provide a vision for how those facilities might be built.

Working in consultation with representatives from all of the sports groups in the area as well as community representatives and staff at Catherine's Sports Centre, Carson & Crushell Architects have developed their designs for the site in direct response to both the pressing needs of the community and the positive character of the historic built environment.

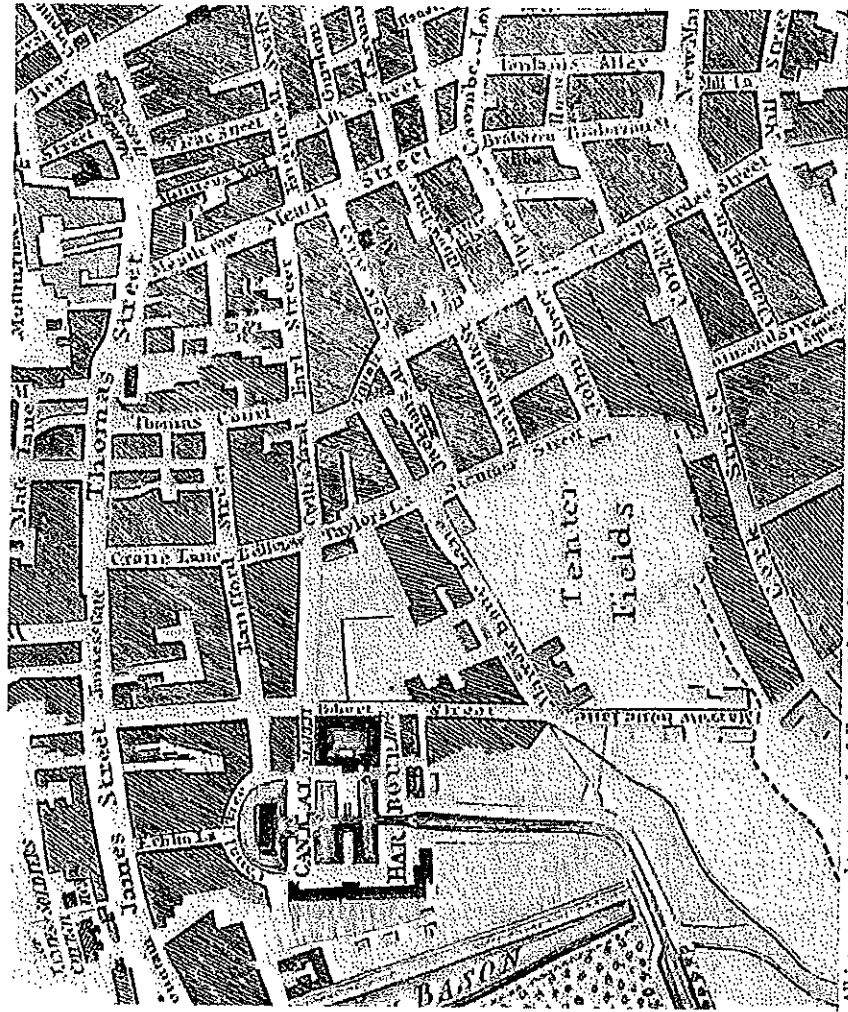
The site lies within the Liberties Area of Dublin City Centre to the north of Cork Street. This street runs from the Coombe Hospital (bottom left map) to close to St Patrick's Cathedral (centre right). To the north and north east of the site are the many homes of Marrowbone Lane and Pimlico and immediately to the north is St James's Gate brewery.

Thanks are due to the staff at St Catherine's Sports Centre for facilitating the recent meetings with Sporting Liberties.





View from St. Catherine's Centre with Cork Street (right) and Marrowbone Lane (left)



LAND USE HISTORY AND INSPIRATION

On early 19th Century maps this large site between Marrowbone Lane and Cork Street was called 'Ter Fields' where textile workers would stretch out their freshly woven fabric between wooden posts set into level, well drained and enclosed land.

The development of extensive urban buildings near this land. Its centre was too isolated from the thoroughfares and there were no natural streams provide fresh water or carry away waste. For many centuries there was just simple level fields. **The proposal will uncover those fields.**

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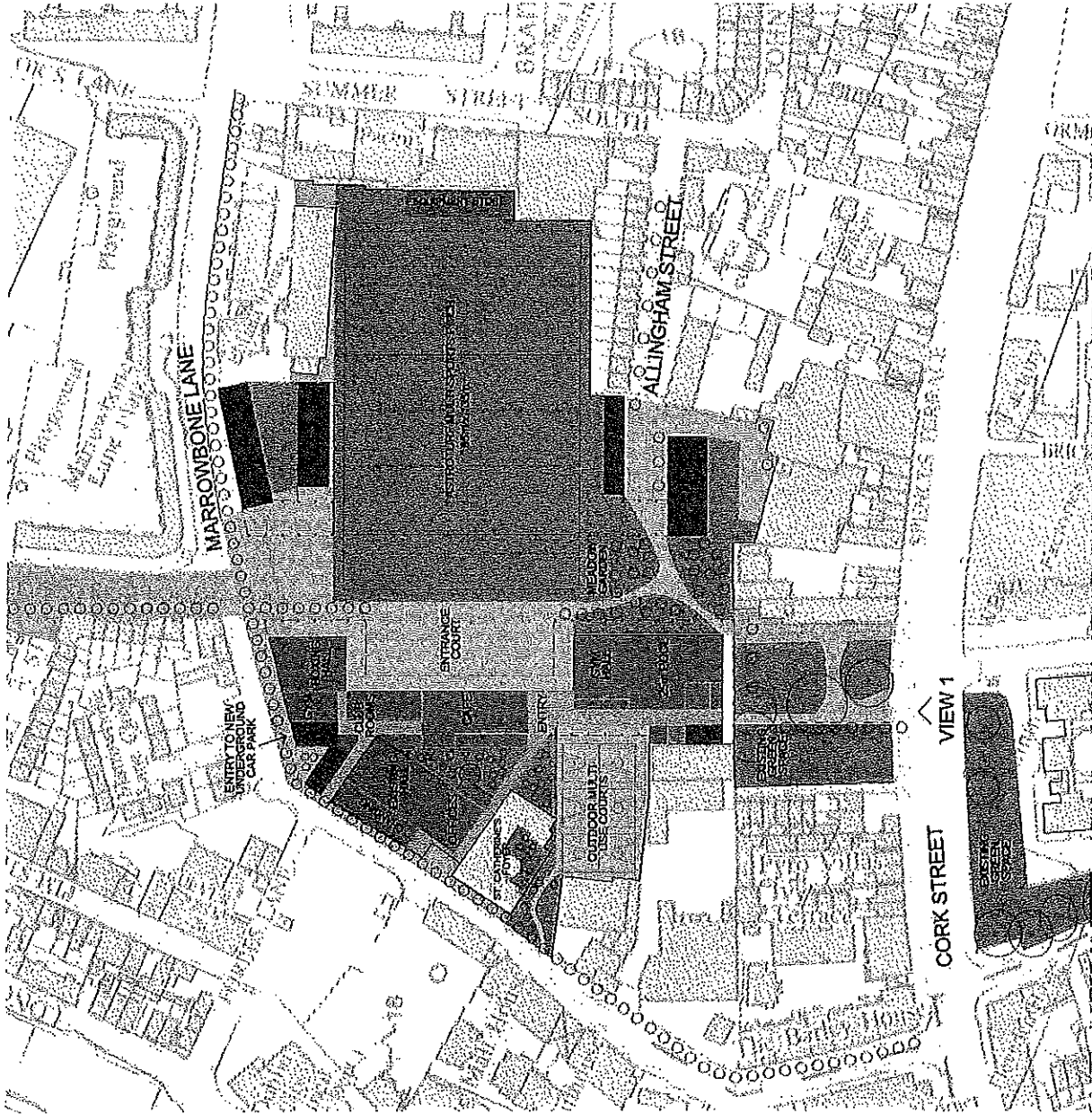
BUILDING & LANDSCAPE

The proposed buildings within this masterplan orientated around this newly uncovered field multi-sports pitch, wide enough to simultaneously take two junior football pitches and long enough to host senior GAA, rugby and soccer matches.

New homes (shown in red) continue the existing street lines of Marrowbone Lane to the north (top) and Allingham Street on the other side of the field. These new homes also act as gateways into campus while having their own unique views of the field.

The buildings encourage a direct route through campus from Robert Street South (top) down the ancient trees of the Bru Chaoimhin Institute on the far side of Cork Street while allowing leisurely rambling through the new planted area between the swimming pool and the homes on Allingham Street.

-  INDOOR SPORTS FACILITIES
-  OUTDOOR COURTS AND PATHS
-  NEW HOMES OR ENTRANCE HALLS TO HOMES ABOVE
-  GREEN SPACE
-  EXISTING BUILDINGS



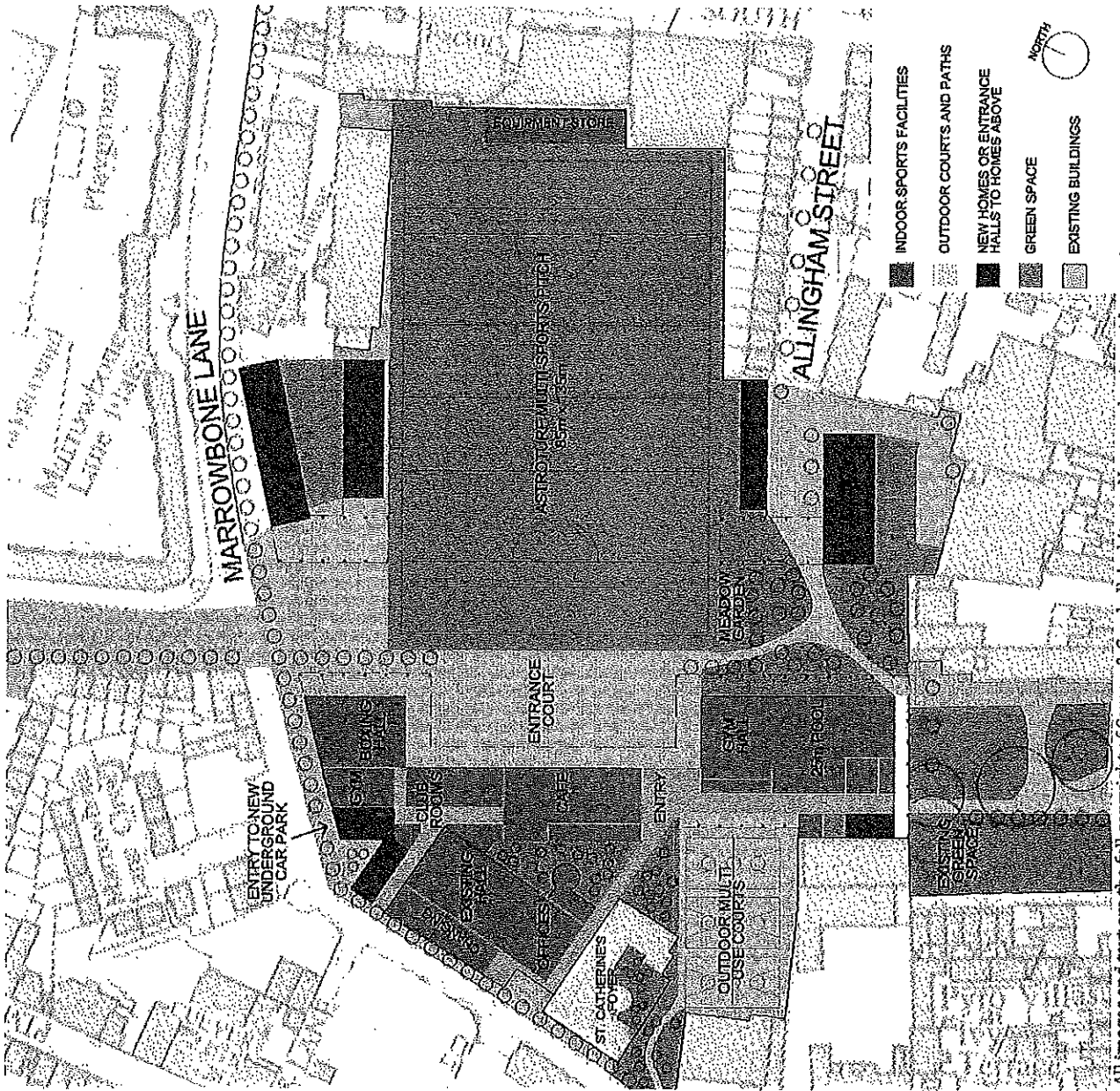
PUBLIC HALLS / PRIVATE HOME

The main building is mostly composed of a series of sports halls for swimming, boxing and gymnastics. They connect back to the existing Catherine's Sports Centre through two enclosed triangular gardens while also facing back over new playing fields.

The entrance court allows for temporary seating to be brought against the boxing and gym halls. Well as all of this, this court allows for all of the public events that future generations can (and will) imagine.

Within the main building vertical access to homes above is provided from the underground car park and through ground level entry halls for pedestrians.

While the design of the homes shown does form part of this masterplan the inclusion of new homes will be a key part of the success of sports campus: not only in providing necessary funding for the project but also by ensuring necessary life for the campus throughout the coming seasons and the generations to come. It is hoped that the design of such housing will be developed in close consultation with Sporting Liberties.



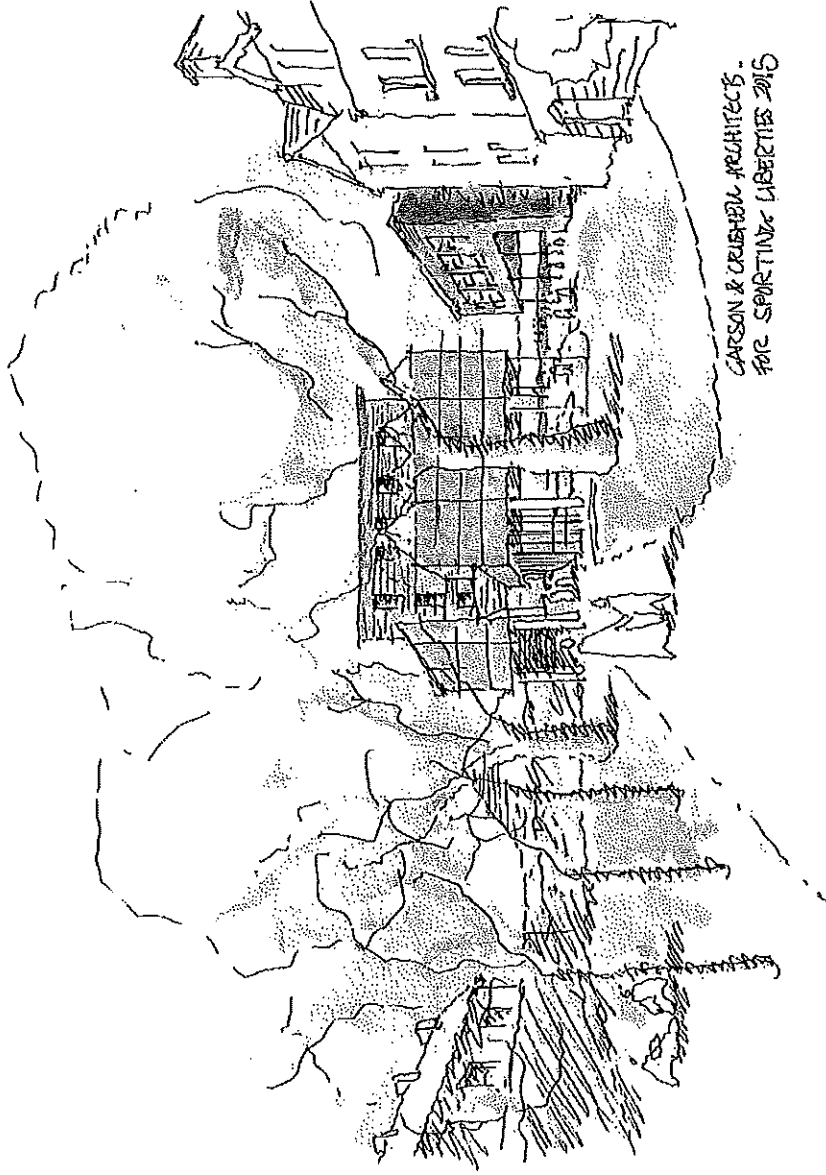
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LANDSCAPE APPROACH

While the sports campus is set back from Cork Street, a connection to the facilities will be encouraged by a pedestrian path running alongside the old Quaker graveyard and between two mature trees. The swimming pool marks the end of this view is beneath these trees and a new garden between the sports building and the homes beside Allingham Street.

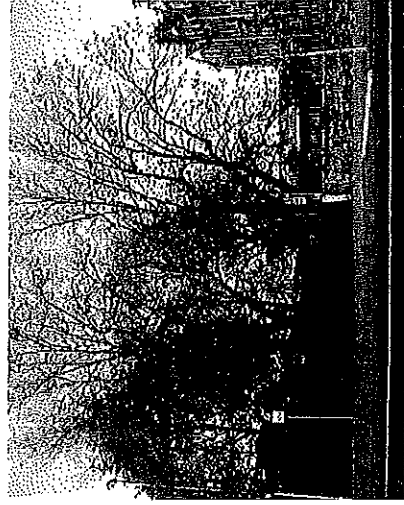
The new homes above the sports halls will ensure the view over these green spaces as well as ensuring that the spaces are watched over during quieter times.

This walkable green route will continue through the campus past a series of courts and a Marrowbone Lane, reinforced by new avenues of trees towards St James's Gate.

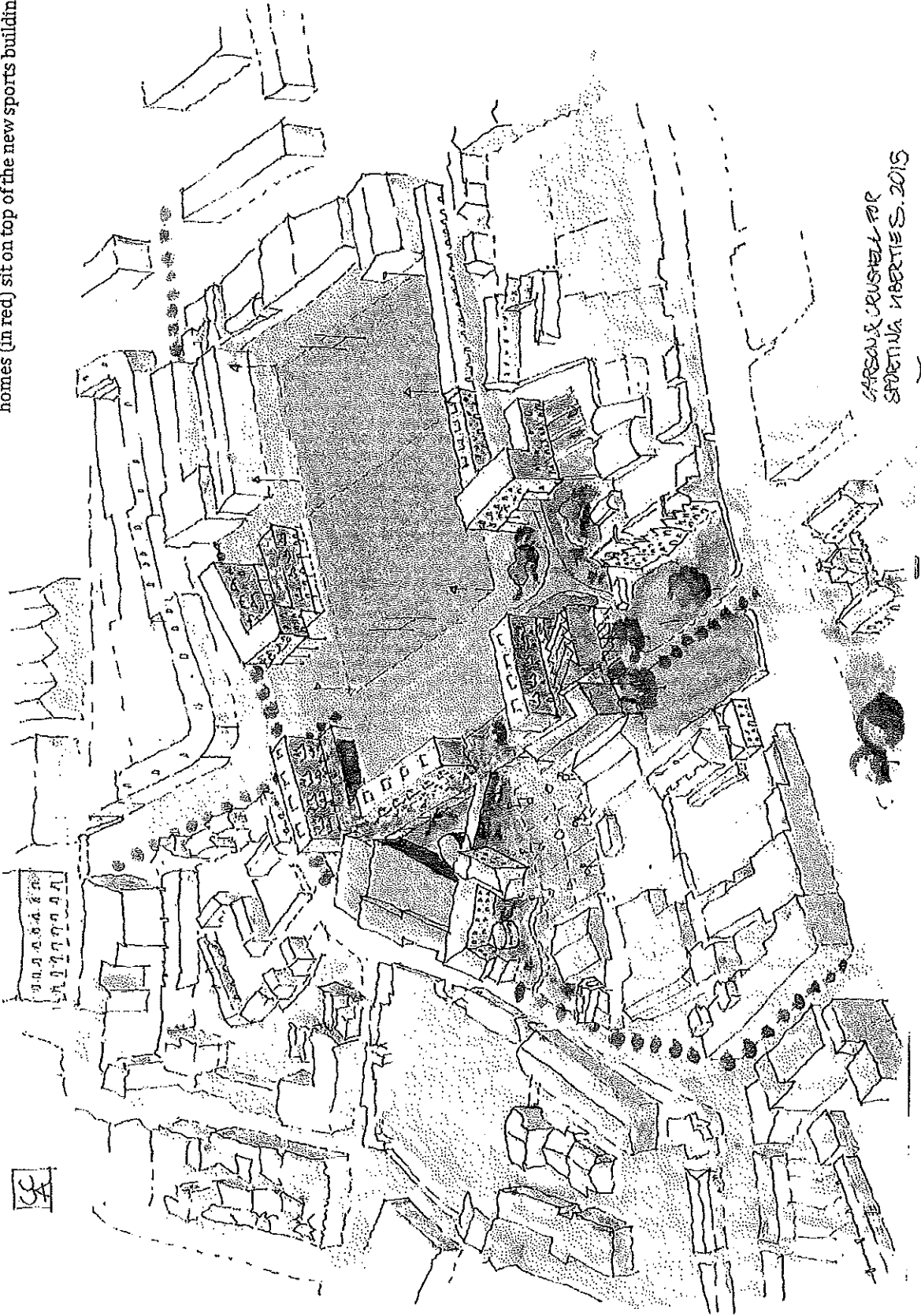


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FOR SPORTING LIBERTIES 2015

View 1 from Cork Street with the pool (in blue, centre right) under the trees with homes (in red) above. It is proposed that this former Quaker burial ground will form a pedestrian entrance to the campus.



Aerial View looking north from above Cork Street. The 1 homes (in red) sit on top of the new sports buildings (in blue



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SPORTING HERITAGES, 2015

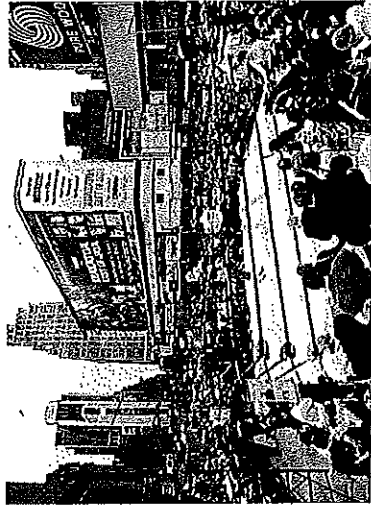
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Alfriston School Swimming Pool, UK: Duggan Morris Architects

A POOL IN THE TREES



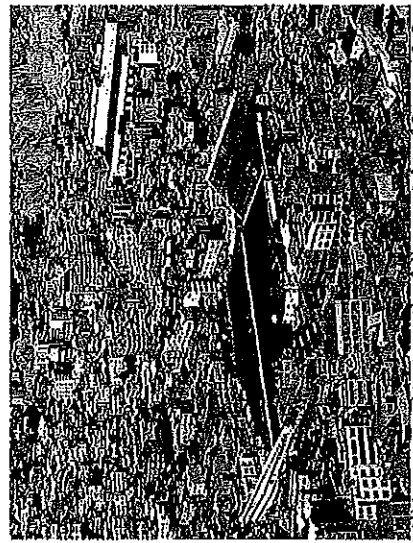
Boxing, Times Square, 1969

AROUND THE CITY

SPORTS IN THE CITY

It is proposed that all the new sports halls, play pitch and multi-use games area courts (MUGAs) are as open as possible to view from surrounding neighbourhood with at least two of their sides open to the public spaces. Locals to become both guardians and spectators to varied sports being played.

La Paz Stadium, Bolivia. HOMES AROUND SPORT



Camden MUGA Pitches, UK: SHELTER AND PLAY

Rosaleen Crushell with AAB Architects



The pitch size allows for rugby, GAA, and soccer and the new halls are sized to allow for regulated competition in boxing, gymnastics and swimming (25m). A fundamental requirement of Sport Liberties is that the pitch is an all-weather one thereby maximising its use throughout the year.

It is proposed that the management of the existing facilities is adopted by the existing management structure of St. Catherine's Sports Centre.

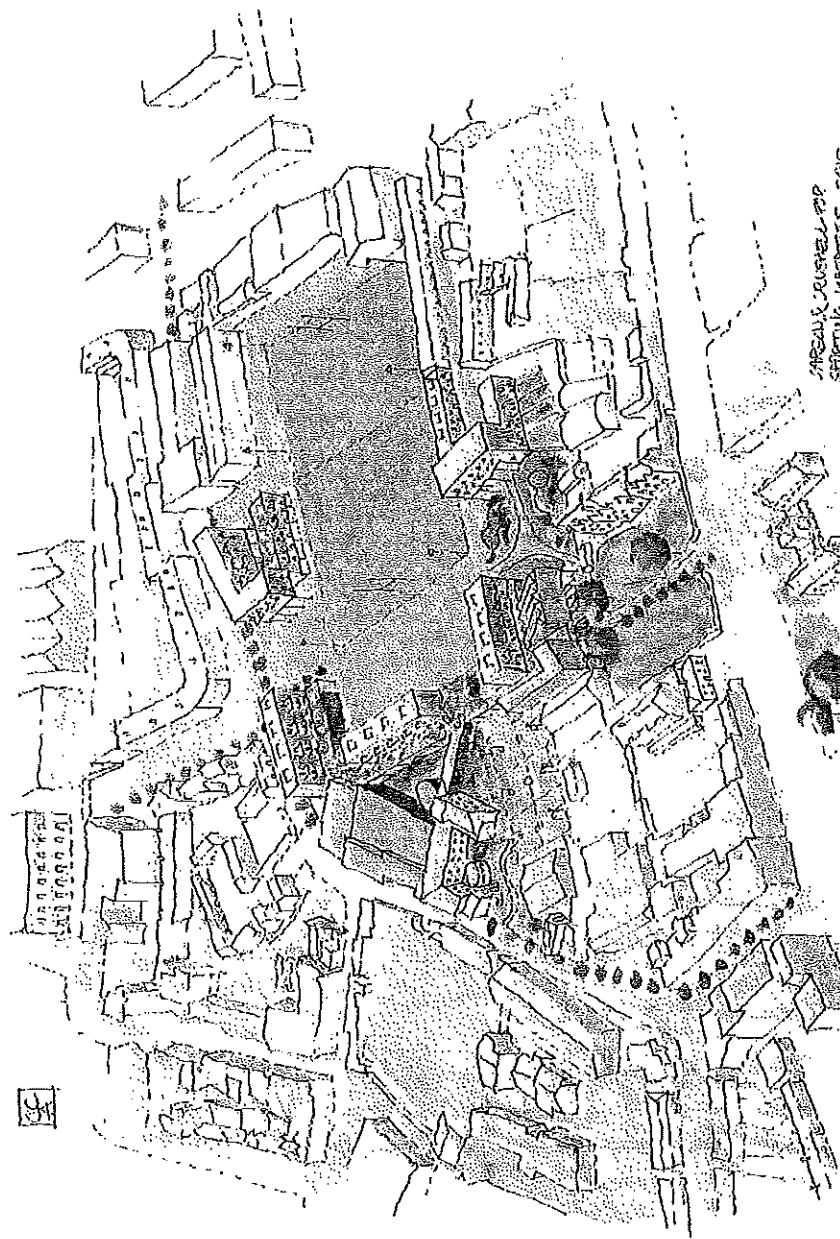
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