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Submitted to Proposed Draft Variation No 8 of the Dublin City Development Plan 2016 - 2022: Marrowbone Lane (including DCC Depot lands), Dublin 8  
Submitted on 2018-12-13 18:57:28

Introduction

1 What is your name?

Name:  
Catherine Cleary

2 What is your email address?

Email:  
[REDACTED]

3 What is your organisation?

Organisation:  
The Dublin 8 Open Space Alliance

4 Make a submission here

Make a submission:  
Dear Avri

Dublin City Council's Depot Consolidation Project presents a golden opportunity to create a model district of sustainable urban living by freeing up a large central site in the Liberties, an area of the city with severe housing and open public space needs.

The proposed variation to site a super depot in Marrowbone Lane should be not accepted.

Marrowbone Lane represents one of the most valuable sites among the 33 city depots earmarked for clearance under the consolidation plan. It has the potential to be a jewel in Dublin City Council's crown.

Dublin City Council's Local Area Plan for the Liberties in 2009 envisaged the creation of "public spaces of world class quality" and a "regeneration that benefits the entire area and the Liberties' community by setting requirements for contributions to social as well as physical infrastructure improvements."

The Liberties Greening Strategy states the inadequacy of green space provision and public realm quality starkly. The area has 0.7 square metres of quality public green space per person, compared to an average of 49 square metres in the rest of the city. Residents of the Liberties have 70 times less green and public realm space. The photograph accompanying this submission shows what 0.7 square metres of green space looks like.

Nothing in the proposed super depot in the heart of this neighbourhood will achieve any of the clearly stated aims of the Local Area Plan or counteract any of the chronic deficits identified in the Greening Strategy.

A super depot on Marrowbone Lane will take the Liberties in the opposite direction. The proposed provision of 100 social houses is inadequate given the housing potential on this vital central site.

At a time of a heightened housing and public open space crisis in Dublin 8, traffic congestion and the Council's own stated plans for regeneration of this historic and nationally important city district it is unacceptable to assign more than 2 hectares of public land in the Liberties to a super depot.

Headquartering trucks and other vehicles on this site from the rest of the city represents a bizarre and entirely inappropriate use of what Dublin City Council itself has described as its "limited land bank."

The optimisation of public land is a key policy measure of Project Ireland 2040. Along with the National Planning Framework these policies are designed to free up urban land for badly needed housing and infrastructure by tackling dysfunctional land use. Dysfunction exists when sites in key locations near major transport links, such as the Luas, are not being put to best use.

The proposed super depot is a dysfunctional use of this central urban site. It is at odds with Government policy, particularly the National Planning Framework and could therefore be the subject of a judicial review.

As parents and educators we are concerned about the impact on children in the neighbourhood. The Constitution has enshrined the position of children as individual rights holders which has as a corollary imparted and cemented obligations on the State to take account of and vindicate those rights. It is a matter of concern that the current plan impacts in a negative and disproportionate way on basic children's rights recognised domestically and internationally. In our view, insufficient consideration has been given to this and we are asking that as the current plan has particular implications for the substantial numbers of children in the area, it would be re-visited to make it rights compliant.

Dublin City Council should revise the Variation and use the opportunity to clear Marrowbone Lane of depot space and use this key site for housing and much needed open space.

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This should be done in full consultation with communities, schools, sports organisations, the National Children's Hospital, St James's Hospital and residents in the area.

Yours sincerely

Catherine Cleary on behalf of the

The Dublin 8 Open Space Alliance  
Common Ground  
Weaver Square Community Gardens and Allotments  
St Catherine's National School

Contact: [REDACTED]

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[REDACTED]

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Karen Jordan Marrowbone Lane.doc was uploaded

1. What would be the benefits to your school of local playing pitches and green spaces?

Presently St Catherine's has no playing space large enough to play any sport on, on a daily basis. Due to our small confines the children cannot play ball games during break times in the yard.

The children take part in Hurling, as an after school activity, but need to be walked over 1km down the canal and across 3 very busy junctions to play in our closest field - Dolphin Park. The Parents' Association pay to use local community centres for the children to play soccer as an activity after school. This entails walking to and from these centres and crossing Cork Street and also costs the Parents. Having local pitches and green space would enhance the children's free time and would allow teachers plan more active PE lessons with a shorter walk from the school to a local pitch taking in our local environment and would allow the PA to organise a greater array of sports activities on proper pitches at a lesser cost to the organisation.

With all this in mind I fully believe that we would see the benefits of all of this within the classrooms too. The children would be more active outside of school and we would see the benefits of this exercise on their health, wellbeing and fitness.

2. What does your school miss out on by not having these facilities locally?

The Department of Education has issued guidelines with respect to Children's Wellbeing but living in high density urban area inhibits the full implementation of these guidelines.

Many of our children take part in sports outside of school but have to travel outside their own local areas to take part because there are no facilities near to them. There is also an environmental impact involved with this

We have started a running club here in St Catherine's, 3 days a week, however to take the children on any run in this locality we must have a huge number of adult supervisors with us because of traffic. Having a local park nearby would really benefit our children. Running in urban areas and running in parklands are very different.

We fully embrace the new Aistear Integrated Play Curriculum and with that try to introduce many outdoor play sessions to our younger classes. Having a local park with properly planted areas would allow us to embrace outdoor education more holistically.

We are seeing a huge increase in children presenting with anxiety which is inhibiting their learning, I firmly believe being in nature and having a natural environment to spend time in can help these children.

It is simply not allowing children to be as fit or active as they could be if there were amenities in their own locality.

3. What would be the downsides of a super depot being built near St Catherine's?

Dublin 8 is already a huge urban area with main roads. I believe having a super depot so close to the living spaces of so many children and their families will be detrimental to the wellbeing and health and safety of the community.

Karen Jordan - Principal St Catherine's National School, Donore Avenue,  
Dublin 8