

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 2018-12-12 13:52:25

## Introduction

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The Liberties and the Dublin 8 area generally has recently been at the centre of major development and gentrification: new distilleries and tourist attractions, high-end student housing has encroached on old neighbourhoods, Diageo has announced plans to redevelop 12 acres of its land around St James's Gate, two regeneration projects are underway at Dolphin House and Teresa's Gardens, the new National Children's Hospital construction is a development of massive proportions that is having tremendous impact on the local area and a maternity hospital is expected to be built at a later stage on this same site, new hotels have been built in the Coombe and more are expected in the area. Development is to be welcomed however what is lacking in the area are sporting facilities and community centres, having lost the use of Carman Hall and the market area at Newmarket Square most recently. We are also lacking in open green space in the area and previously, the site at Marrowbone Lane was identified as a place that could be used to push us closer to desirable levels of green space. Even with new parks like Weaver Square and Bridgefoot Street, the area still falls some 30% below benchmarks for green spaces, measured against the density of people living in an area. In fact, with the influx of some 3,260 new student beds and more than 1,000 hotel and apart hotel beds, this figure of 30% is perhaps an overestimation and our goal of achieving the desirable benchmark further out of reach.

Under the current proposed "super depot" development plan, 100 residential units, two all-weather pitches and some new public spaces would be provided. However, on a site like this we could achieve the provision of a lot more housing, a sports pitch of a size that would cater for the needs of the local sports clubs and additional green spaces. It would also mean that we do not have to destroy the allotments and community garden which has built up over the last 8 years at Weaver Square where some 30 residential units are proposed. We would keep this valuable community amenity, have more housing along with functional community sports amenities.

Depots like the one proposed at Marrowbone Lane belong in industrial areas, not in a vibrant city centre. It makes little sense in terms of sustainable development. What is alarming is that the proposal goes against the council's own development plan, which states: "Open space and recreation areas are a key component to quality of life for citizens and visitors to the city." In fact, to locate the depot here represents a serious incursion into the realization of the right of children in our community to flourish - compared to other parts of the Dublin South Central Area Constituency, the Dublin 8/Liberties/Coombe area is seriously lacking in facilities for young people such as sports club grounds and houses, public swimming pools, community centres, youth cafes.

The council's Liberties greening strategy puts forward a vision for a network of new urban parks, with refurbished green spaces and play areas. Sticking a "super depot" in the heart of old Dublin is a sure way to kill this vision dead. In fact, this plan lacks vision for the kind of vibrant, thriving inner city community that would sustain an inner city community, those who live here, those who work here, those who visit our beloved Liberties and Coombe for decades into the future.

This is what the community want. We reserve our right to determine the kind of community we want and who our community is for. We wholly reject the proposal to locate what will essentially be a car park for stationary maintenance vehicles in the middle of our community. We want community facilities, housing and green spaces that will attract, inspire and sustain community life and provide our children with the kind of community they can flourish in. With the right kind of vision, this site has the potential to transform our area. This proposal does not represent such vision, in fact, this proposal is a further imposition on the less advantaged communities of the city of Dublin and, when one considers the scarcity of land in the inner city area, will limit the potential of the area and all of its residents well into the future if implemented.

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