



**Grangegorman**  
**Development Agency**  
Gníomhaireacht Forbartha  
Ghráinseach Ghormáin

**MONITORING REPORT ON THE  
GRANGEGORMAN STRATEGIC PLAN 2011**

**December 2013**

## MONITORING OF THE GRANGEGORMAN STRATEGIC PLAN

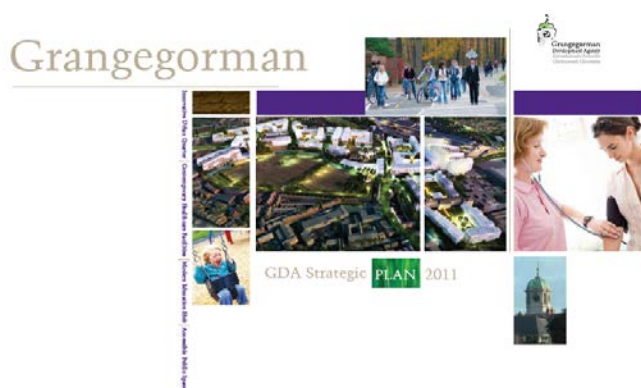
The Grangegorman Strategic Plan 2011 was prepared by the Grangegorman Development Agency in accordance with Section 12 of the Grangegorman Development Agency Act 2005 (No. 21 of 2005). The Strategic Plan was subject to a Strategic Environmental Assessment (SEA) under European Directive 2001/42/EC. As such, the Strategic Plan was accompanied by an Environmental Report, which is available at <http://www.ggda.ie/>

Article 10 of the SEA Directive requires the monitoring of the significant environmental effects of plans and programmes in order to 'identify at an early stage unforeseen adverse effects, and be able to undertake appropriate remedial remedies'. In this way, emerging data can be evaluated and appropriate action taken if necessary. The DoEHLG produced guidance on Strategic Environmental Assessment (available at <http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/FileDownload,1616,en.pdf>)

Whereas the Directive allows for considerable flexibility in how plans can be monitored, the DoEHLG guidance encourages the use of measurable 'targets' and 'indicators' in plans to facilitate effective monitoring. The monitoring of the Grangegorman Strategic Plan 2011 employs selected targets and indicators to monitor the significant effects of the plan, as included in the Environmental Report. Targets indicate a 'desired direction' for a plan, whereas indicators seek to measure specific changes arising from the implementation of the plan. This report uses targets and indicators to monitor the significant effects of the Grangegorman Strategic Plan 2011.

In the course of monitoring the implementation of the Strategic Plan, the targets and indicators used for monitoring will be refined, reflecting the roll out of the plan the various stages of implementation.

Since the adoption of the Grangegorman Strategic Plan 2011, the Grangegorman Planning Scheme 2012 has been adopted by resolution by Dublin City Council and approved by An Bord Pleanála.



**Table 1 Grangegorman Strategic Plan –Annual Monitoring for 2013**

<b>Environmental Objective</b>  <i>Biodiversity, Flora and Fauna</i>	<b>Indicator</b>	<b>Source of Data</b>	<b>Frequency of Monitoring</b>	<b>Target</b>	<b>Monitoring 2013</b>
<b>Protect and enhance biodiversity, flora and fauna on the Grangegorman Site</b>	Areas of new ecological linked green areas within the Grangegorman site.	GDA	Annual	The management of an area of green space in a manner which promotes a diversity of interdependent habitats and species.	Planning permission for public realm and site infrastructure granted (Reg. Ref. 3373/12).
	Eradication of invasive alien species (i.e. giant hogweed and Japanese knotweed) currently on site and avoidance of the introduction of other invasive species to the Grangegorman Site.	GDA	Every two years	Reduction or removal of all alien species from the site.	Eradication measures continue to be undertaken throughout the site
	Identification of habitats of protected species and in particular bats and minimise interference with these habitats	GDA	Annual	Bat surveys carried out prior to development on site and where roosting sites are impacted alternative roosting sites such as bat boxes to be provided.	Bat survey carried out – report October 2012. Limited bat activity on site. No bat roosts affected by development proposals.

<b>Environmental Objective</b>  <i>Population and Human Health</i>	<b>Indicator</b>	<b>Source of Data</b>	<b>Frequency of Monitoring</b>	<b>Target</b>	<b>Monitoring 2013</b>
<b>Enhance the overall socio economic profile and economic attractiveness of the Grangegorman Development Area</b>	Delivery of Joining the Dots Report 2009	GDA	Annual	<p>Provide improved employment opportunities, during both the construction and operational phases.</p> <p>Increase economic activity within the general Grangegorman Area.</p>	<p>Grangegorman Employment Charter adopted March 2012</p> <p>Employment Clause included in all building contracts for the site.</p> <p><i>Joining the Dots Report, 2009 updated : Joining the Dots 2, 2013</i></p>
<b>Improve the quality of life for the community based on the provision of accessible employment, recreational, educational, medical and other facilities</b>	Levels of employment creation; access to medical, educational and recreational facilities; and improvements in educational standards at a national level.	Central Statistics Office / GDA	Annual	<p>Increase undergraduate and post graduate student numbers at DIT.</p> <p>Provide access to educational and health facilities for communities.</p>	<p>DIT student numbers available at <a href="http://www.heai.ie/en/statistics/2012-13">http://www.heai.ie/en/statistics/2012-13</a></p> <p>Employment Clause included in all building contracts for the site.</p> <p>Co-ordination of activities with educational providers in the provision of educational opportunities for adults.</p>

<b>Environmental Objective</b> <i>Landscape</i>	<b>Indicator</b>	<b>Source of Data</b>	<b>Frequency of Monitoring</b>	<b>Target</b>	<b>Monitoring 2013</b>
<b>Provide, maintain and improve access to public open space.</b>	Area of public open space provided in the redevelopment of Grangegorman.  Provision of areas of public open space accessible to all.	GDA	On-going	The provision of adequate open space which is accessible to all.	Planning permission for public realm and site infrastructure (SIPR) granted (Reg. Ref. 3373/12).  Tranche 1 SIPR underway November 2013
<b>Preserve and enhance the natural and historic landscape features within the Grangegorman site.</b>	Number or percentage of natural and historic landscape features preserved.	GDA	On-going	The preservation of as many natural and historic landscape features as possible, where appropriate, and their integration into the landscape proposal for the site.	Natural and historic landscape features incorporated into the Grangegorman Planning Scheme.  Planning permission granted for adaptive re-use of 5 Protected Structures. (Reg. Refs SDZ3667/12 and SDZ2052/13).  Planning application for adaptive reuse of Catholic Church imminent
<b>Retention of existing good quality trees</b>	Percentage of existing good quality trees retained.	GDA	Annual	Retention of as many good quality existing trees on site as possible.	Retention of trees incorporated into the Grangegorman Planning Scheme.

<b>Environmental Objective</b> <i>Air Quality and Climatic Factors</i>	<b>Indicator</b>	<b>Source of Data</b>	<b>Frequency of Monitoring</b>	<b>Target</b>	<b>Monitoring 2013</b>
<b>Limit adverse impacts on air quality and in particular traffic generated emissions.</b>	Length of pedestrian /cycle routes and numbers of cycle parking spaces provided.	GDA	On-going	Air quality should not exceed the limit values provided in the Air Quality Standards Regulations 2002 (S.I. No. 271 of 2002).	Planning permission for public realm and site infrastructure granted (Reg. Ref. 3373/12).  Tranche 1 SIPR underway.
	An accessible public transport network.	GDA	Annual	Provision of a supply of car parking spaces below the amount demanded in order to reduce the numbers of private cars brought on to site.	<i>Grangegorman Mobility Management Plan</i> prepared 2011.  Update of MMP underway. Available early 2014.
	No. of car parking spaces provided	GDA	On-going	A Mobility Management Plan developed for the site which will seek to minimise private car dependency.	<i>Grangegorman Mobility Management Plan</i> prepared 2011.  Update of MMP underway. Available early 2014.
<b>Limit adverse impacts on climate through use of sustainable energy sources</b>	Preparation of an Energy management regime for the site to incorporate renewable energies. Central energy centre for the site (including a CHP plant) to be developed.	GDA	Annual	Optimum building energy ratings to be achieved for residential and non-residential units.	GDA Sustainability Strategy 2013 adopted.  Feasibility Study for Grangegorman Energy Centre prepared.  Expressions of interest being sought from experienced energy companies for the preparation of a Campus Energy Centre solution

<b>Environmental Objective</b>  <i>Cultural Heritage-Architectural Heritage</i>	<b>Indicator</b>	<b>Source of Data</b>	<b>Frequency of Monitoring</b>	<b>Target</b>	<b>Monitoring 2013</b>
<b>Protect, conserve and enhance the architectural heritage on the Grangegorman site.</b>	Numbers of protected structures retained on site	GDA	On-going	No adverse impact on all protected structures on site.	Conservation Reports completed for each of the Protected Structures  GDA carrying out on-going stabilising works on the Protected Structures on site.  Planning permission granted for Adaptive Reuse of 5 Protected Structures. (Reg. Refs. SDZ3667/12 and SDZ2052/13). Work commenced November 2103.  Planning application for adaptive reuse of Catholic Church imminent
	Conservation Report prepared for each protected structure and their curtilage.	GDA	On-going	Inclusion of a Conservation Plan with planning applications where relevant, including a detailed fabric survey that will set out strategies for each of the protected structures and their curtilages.	Conservation Reports accompany planning applications for Protected Structures
	Number of historic structures with appropriate new uses reflecting the historic nature of these buildings	GDA	Annual	The provision of appropriate and sustainable uses for each historic structure.	Planning permission granted for Adaptive Reuse of 5 Protected Structures. (Reg. Refs. SDZ3667/12 and SDZ2052/13).  Planning application for adaptive reuse of Catholic Church imminent

<b>Environmental Objective</b>  <i>Cultural Heritage-Archaeological Heritage</i>	<b>Indicator</b>	<b>Source of Data</b>	<b>Frequency of Monitoring</b>	<b>Target</b>	<b>Monitoring 2013</b>
<b>Identify, protect and conserve or document the archaeological heritage on the Grangegorman site in accordance with Best Practice Principles.</b>	Number of archaeological features identified;  Numbers of archaeological features preserved.  Numbers of archaeological features recorded.	GDA / DCC	Annual	Archaeological features identified on site to be preserved where possible or appropriately documented where removal is required in accordance with best practice.	<p>Archaeological investigation carried out in association with 2013 development works.</p> <p>Four post-1800 structures identified with substantial sub-surface remains (Richmond District Asylum; Richmond Penitentiary; mid-19<sup>th</sup> century ancillary building; cruciform building/Gardner's Cottage); one late 18<sup>th</sup> century structure with sub-surface remains (Dublin North Union) and three significant pre-1800 archaeological features (relict enclosure ditch; parallel linear ditches; brickfield).</p> <p>Preservation in situ or partial preservation in situ undertaken in relation to the late 18<sup>th</sup> century structure (Dublin North Union) and two of the pre-1800</p>



					<p>archaeological features (relict enclosure ditch; parallel linear ditches).</p> <p>Archaeological investigation and recording completed in relation to three of the post-1800 structures ((Richmond District Asylum; Richmond Penitentiary; mid-19<sup>th</sup> century ancillary building) in response to specific impacts resulting from the development works.</p> <p>Archaeological investigation and recording to be carried out in relation to one of the post-1800 structures (Cruciform building/Gardner's Cottage) and two of the pre-1800 archaeological features (parallel linear ditches; brickfield).</p> <p>Detailed reports on all investigations prepared as part of the planning compliance documentation. Copies lodged with the appropriate statutory bodies.</p>
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<b>Environmental Objective</b> <i>Material Assets</i>	<b>Indicator</b>	<b>Source of Data</b>	<b>Frequency of Monitoring</b>	<b>Target</b>	<b>Monitoring 2013</b>
<b>Provision of separate foul and surface water drainage to service the Grangegorman Area.</b>	Construction of new surface water sewer connecting with the closest existing surface water line at Smithfield Plaza.	GDA / DCC	On-going	Establishment of appropriate surface water drainage system for separate foul and surface water drainage.	<p>Planning permission granted for site infrastructure and public realm (Reg. Ref. 3373/12).</p> <p>Construction of surface water sewer to commence Spring 2014.</p>
<b>Provision for the reuse, recycling and conservation of water.</b>	Provision of grey water recycling, infiltration and filtration systems, retention ponds and swales within the site.	GDA	Annual	Implementation of SUDS (sustainable urban drainage systems).	<p>Planning permission for site infrastructure and public realm granted (Reg. Ref. 3373/12).</p> <p>Tranche 1 SIPR works underway incorporating SUDS</p>

