



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

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

**March 2015**

## 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 2014**

<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 2014</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). New Green Areas delivered during Site Infrastructure and Public Realm - Phase one delivered September 2014
	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 are ongoing and continually managed 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 – February 2014. No bat activity evident.

<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 2014</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	Provide improved employment opportunities, during both the construction and operational phases.  Increase economic activity within the general Grangegorman Area.	Grangegorman Employment Charter adopted March 2012.  Employment clause included in all building contracts for the site.
<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	Increase undergraduate and post graduate student numbers at DIT.  Provide access to educational and health facilities for communities.	Co-ordination of activities with educational providers in the provision of educational opportunities for adults. Training courses delivered: Next Step Science Programme, SafePass, Manual Handling, Résumé preparation, Job Interview Preparation. DIT student numbers available at <a href="http://www.hea.ie/en/statistics/">http://www.hea.ie/en/statistics/</a>

<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 2014</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 complete September 2014
<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. DIT adaptive reuse of 6 Protected Structures on site. Stabilisation works carried out to the Lower House and Church of Ireland New site accesses created in historic wall.
<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 2014</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 complete September 2014 212 Sheffield Stands, (each capable of hosting two bicycles) in place and available September 2014.
	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.	Four disabled driver car spaces and fourteen unreserved car parking spaces in place and available September 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. Updated 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. District heating pipework installed.

Environmental Objective <i>Cultural Heritage-Architectural Heritage</i>	Indicator	Source of Data	Frequency of Monitoring	Target	Monitoring 2014
<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.	<p>Conservation Reports completed for each of the Protected Structures. GDA carrying out on-going stabilising works on the Protected Structures on site.</p> <p>Adaptive Reuse projects completed on six protected structures on site. These buildings occupied by the Dublin Institute of Technology September 2014. . Stabilization works currently ongoing for two protected structures on site and the campus boundary walls.</p> <p>Archaeological works ongoing on site.</p> <p>Santry Gates underwent restoration works - reinstalled February 2015.</p>
	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 accompanied planning applications for Protected Structures
	Number of historic	GDA	Annual	The provision of	Conservation and

	structures with appropriate new uses reflecting the historic nature of these buildings			appropriate and sustainable use for each historic structure.	adaptive works carried out on six protected structures. Adapted for use as academic and administrative office space, library, lecture theatres, sports facilities, art studios and darkrooms, restaurant.
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<b>Environmental Objective</b> <b>Cultural Heritage- Archaeological Heritage</b>	<b>Indicator</b>	<b>Source of Data</b>	<b>Frequency of Monitoring</b>	<b>Target</b>	<b>Monitoring 2014</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.	Archaeological investigation carried out in association with all development works. Archaeological test excavation carried out at: Central Quad site; Laundry Building site (Building 12); rear gardens of No's 228–30 NCR and former Bowling Green. Archaeological monitoring of groundworks associated following development works/phases: Adaptive re-use of Top House; Site Infrastructure and Public Realm; Bus Park. Pumping station (late 19th century date) identified at Top House was subject of 3-D laser scan survey and has been preserved in situ. Archaeological investigation and recording completed in relation to brick structure within Laundry Building site. Detailed reports on all investigations prepared as part of the planning compliance documentation. Copies lodged with the appropriate statutory bodies.

<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 2014</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 Smithfield completed Summer 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 completed; incorporating SUDS.</p> <p>Attenuation area of over 2000m<sup>2</sup> feeding a holding tank of 2406m<sup>3</sup> – in place September 2014</p>

