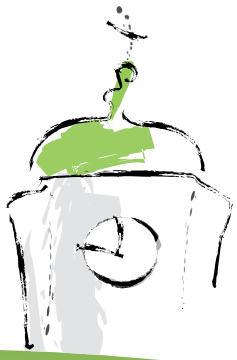
Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin

The year in Review 2009



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The Strategic Plan

The Strategic Plan

Introduction

The Strategic Plan is a statutory document which is unique in its depth and breadth of detail. While it includes and is underpinned by a comprehensive land use and architectural Masterplan it covers much more.

The Strategic Plan in its main report and appendices:

- introduces the development, sets out the detailed background and explains comprehensively the facilities that are to be provided;
- elaborates on the consultation that has been undertaken;
- summarises the elaborate land use Masterplan prepared by Moore Ruble Yudell;
- outlines a delivery plan, encompassing a planning strategy and a framework construction strategy, to illustrate that the development can be delivered in phases over time in a structured fashion;
- shows how the built facilities and institutional occupiers will deliver the aspirations for the development;
- addresses the overall socio-economic dividend of the development, and
- covers, in broad terms, the estimated cost of core and non-core facilities; the types of procurement that are available to public bodies; and an emerging procurement strategy.

Submission of Strategic Plan

The draft Strategic Plan was re-submitted to the Minister for Education and Science in March 2009, taking account of price reductions in industry and also making it more affordable given current economic circumstances. Meetings took place separately with officials from the Department of Finance and the Department of Education in order to facilitate a funding decision. The draft plan remains with the Minister to be brought forward for Cabinet consideration.

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Progressing the development

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Progressing the development

Two Planning Permissions Received

In 2009 two planning permissions were sought by the GDA and granted by Dublin City Council. The first was for the refurbishment of an elegant old building on the site, which is currently used on a very limited basis as a laundry. Once brought back to its former glory the building will be brought into full time use for offices and training purposes.

The second planning permission received by the GDA was on a much larger scale, for the development of the first phase of the health replacement facilities onsite. This new building will contain 30 intensive care beds, 20 continuing care beds and 16 respite and rehabilitation beds. Not only will it provide much needed modern facilities for the staff and residents of St. Brendan's Hospital, it will also signal the beginning of the physical project in earnest.

Both of these planning decisions were received without any objections to An Bord Pleanala, this is a reflection of the public support for improved health facilities and how well designed the development was by Murray O' Laoire Architects.

Competitions for Architects and their Consultants

In July 2009 the GDA initiated a pre-qualification process by seeking Expressions of Interest from Architectural teams for two different adjacent building complexes, the main Library Complex and the Business Faculty. Expressions of Interest were also sought from Multi-disciplinary Teams (containing engineers, quantity surveyors, project managers and the like) for both complexes, to complement the selected architects.

The overall building complexes being planned can be summarized as follows;

Library Complex

Schedule of Accommodation	Approx Areas in Square metres
Central Library/Learning Resource Centre	13,800 sq.m
Information Commons (Open access IT etc)	700 sq.m
Dublin City Council Local Branch Library	1,600 sq.m
Cafe etc	200 sq m
Academic Support – life long learning, staff training & dev etc	700 sq.m
	17,000 sq.m
Library expansion in future	2,000 sq.m
Anticipated users	22,000 students and local community
Library staff	60

Business Complex

Schedule of Accommodation	Approx Areas in Square metres
Faculty of Business	8,400 sq.m
ICT Computing Data Centre	1,500 sq.m
Continuing Education Centre	1,400 sq.m
Central learning facilities to be shared across faculties	2,800 sq.m
	14,100 sq.m
Expansion in future	2,000 sq.m
Anticipated users	3,000 students

More than 30 submissions were received for each competition and the standard was exceptionally high. Evaluations have been completed and 5 teams were shortlisted for each competition. Once the GDA receives confirmation on Government funding it will move onto the tender stage of these competitions. DIT has carried out an overall space planning exercise with DEGW, which will help underpin the optimum use of space on the site. Detailed follow on work has also been completed by DEGW on both the Library and Business Complexes, which will help form the briefs for both complexes.

Strategic Development Zone

Strategic Development Zone

Introduction

An area is designated as a Strategic Development Zone where the site is deemed to be of strategic economic or social importance to the state. The key benefit of the SDZ designation is that it supports the orderly and phased delivery of an integrated development.

There are several key stages in preparing an SDZ planning scheme. They are as follows;

- Government by Order designate an SDZ to facilitate specified development of economic or social importance to the State.
- Requires a Development Agency (can be a Planning Authority or other designated body) within 2 years to draft a Planning Scheme.
- A Draft Planning Scheme must be the subject of public consultation (minimum of 6 weeks).
- The Draft Scheme, together with any submissions received, is considered by the Elected Members of the relevant Planning Authority, who can accept, vary, modify or reject the scheme.
- The Draft Scheme may then be appealed to An Bord Pleanala (which may include an Oral Hearing)
- Once approved, the Planning Scheme becomes part of, and takes precedence over, the Development Plan (until such time as the Planning Scheme is revoked).
- The Planning Authority must grant permission for development that is consistent with the Scheme.
- No appeal may be made to An Bord Pleanala against the decision of the Planning Authority to grant or refuse permission to a development within an SDZ area.
- A Planning Authority may by resolution, with consent of the Development Agency amend or revoke a Planning Scheme.
- The process (and timeframe) to amend or revoke a planning scheme is the same as that for the Making of a Planning Scheme.

Application for designation

The GDA is already designated as a development Agency under section 42 of the Grangegorman Development Agency Act 2005. The request for designation of the site as an SDZ was submitted to the Minister for the Environment Heritage and Local Government on 2nd June 2009. The request that was made outlines the broad nature and quantum of development and expresses why the project is of social and economic importance. We are hoping to receive our designation early in 2010.

Developing the Plan

Since the request for designation was submitted to the Minister in June the GDA has been preparing the Draft planning scheme along with our planning consultants, Tom Phillips and Associates and a range of other specialist consultants. Apart from the statutory content of the document there are several other important aspects to the document.

- This will be the first SDZ Planning Scheme in the State to be principally focused on the delivery of public services (i.e. education and healthcare). All other schemes to date have been based on the delivery of residential schemes on much larger suburban or rural sites. It will also be the first SDZ Planning Scheme located in Dublin City.
- The Draft Planning Scheme under preparation will be an abstracted version of the land use masterplan contained within the Draft Strategic Plan. It will nonetheless be sufficiently detailed to allow its potential impacts to be fully assessed.
- The draft Planning Scheme will be submitted with an accompanying Environmental Report (SEA). This will be very similar to the SEA report prepared for the Draft Strategic Plan.

Achievements and Milestones

Achievements and Milestones

Joining up the Dots

On 25th May 2009 the Taoiseach, Brian Cowen T.D. launched the findings of an employment study in Grangegorman. The report, entitled Joining up the Dots, showed that the future of Dublin's north inner city will be greatly enhanced by the Grangegorman re-development and identified significant employment, education and training opportunities. It also recommended an integrated strategy to ensure that the full potential of the education and health campus development is realised, including the creation of more than 5000 jobs.

The report was commissioned by a group comprising the key institutional stakeholders in the redevelopment project, together with community groups and statutory agencies. It identified that up to 5660 jobs will be created over the period up to the completion of the project and beyond. The jobs estimate includes 4,500 construction jobs alone, which is good news for an industry that has been one of the hardest hit by the recession. A further 1160 new posts are identified in the Science and Technology Park, retail, health, and education facilities in the new quarter.

Joining up the Dots also highlights the many positives in the Dublin 7 area, which is a very historic part of Dublin city, and which now has a rich cultural mix and a highly active community. In the last fifteen years there have been "significant improvements in respect of most national indicators of disadvantage" but there remains a lot more to be done. The recommendations in the report offer a roadmap for ensuring that this progress continues, through an integrated plan developed by all the agencies and groups involved.

Work with community groups

Throughout 2009 the GDA continued to liaise and work closely with the local community, HSE and DIT in trying to progress local projects that will be of benefit to the area and will increase familiarity with the site and the project. Two projects of note which are still at discussion stage are the school garden and the tree planting project.

The school garden project aims to give access to a small parcel of land to all schools in the area so that they have the opportunity to grow their own vegetables and other plants. The land is adjacent to the new Dublin 7 Educate Together School and from our discussions with schools so far it seems that there is a lot of interest in the project. Local community groups have also expressed an interest in taking part. Discussions on how the project will be implemented are currently ongoing.

The tree planting project is one we hope to implement in association with Dublin City Council and the local community. Here it is hoped that the City Council will be in a position to make available a piece of land at O' Devaney Gardens so that trees may be cultivated on it in a nursery. These trees will eventually be re-located to the Grangegorman as part of the new landscaping element to the masterplan

Open House visit

The Grangegorman site was included in this year's Open House Programme. This weekend event organised by the Irish Architecture Foundation gives the public the opportunity to visit buildings and areas of architectural interest in the city which are not normally open to the public. This year's event was a great success and the GDA were delighted to be part of it.

Board and Consultative Group Elections

2009 marked the end of the term of office for the GDA Board and Consultative Group. In line with the GDA Act 2005 elections were run for the resident and community group representatives for both groups. As part of the process 13 resident/tenant associations and 24 community groups registered as interested parties. Each group was then entitled to send two representatives to vote.

The local people elected were Ms. Denise O' Dowd for the Board and Mr. Ken McCue and Ms. Kaethe Burt O' Dea for the Consultative Group.

New Primary school open

The new temporary Dublin 7 Educate Together School opened its doors on 21st September. The school, which has 16 classrooms and includes some special needs facilities, has allowed D7 Educate Together move back to the area where they were first established. The school is the first new building to be occupied as part of the Grangegorman development.

Design Awards

The Grangegorman Masterplan received a 2009 Urban Design Award from the American Institute of Architects California Council(AIACC). This award "recognises distinguished achievements that involve the expanding role of the architect in urban design, city planning and community development." The AIACC jury commented on the project by saying "This project takes a piece of land in the centre of the city that was an island and knits it together with the rest of the urban fabric. It is a remarkable, world-class project."

In addition the masterplan has been highly commended at the World Architecture Awards in Barcelona. It was recognised in the category which celebrates excellence in design for future projects and was the only project apart from the category winner to be specifically mentioned. The masterplan was among 272 projects from around the world which were shortlisted for consideration at the Festival. The jury were most impressed with how, in light of the area's history as a closed off institution, the new Grangegorman urban quarter will now open up and connect to the city.

Health Needs Assessment

The GDA contributed financially to the publication of a Health Needs Assessment for the Grangegorman Neighbourhood and Primary Care Area. The report was written by KW Research Associates and Hibernian Consulting and was completed in September 2009, and is due to be published early 2010.

Newsletters

This year the GDA published two newsletters in April and September. In addition we sent out regular e-mails to an e-mail list of over 300 informing them of all milestones and achievements throughout the year.

Looking Foward

Looking forward

Publication of the Draft Strategic Plan and its Environmental Impact Assessment (EIA)

Once the draft Strategic Plan has been considered by the Government the GDA will publish it for public consultation.

At that time anyone will be able to view the documents and, if they wish, to make a submission on them for consideration. All submissions made must be considered and will be published on the GDA website www.ggda.ie.

Adoption of SDZ for designated lands

Subject to receiving designation, the Strategic Development Zone planning scheme will be published after the Strategic Plan.

Next stage of tender competition for Library and Business Complex

The next stage of the library and business competitions involves each team proposing how they would approach their relevant tasks in terms of design, conservation and sustainability, as well as service delivery to the client. That is, the shortlisted teams will be asked to outline how they would address all the various requirements and challenges posed by the brief, such as designing suitable learning spaces within budget, while conforming to the principles of the masterplan, in a timely and professional manner. The selected candidates will also have to tender their price for their respective proposed tasks.

Beginning of work on HSE replacement facilities

Specific design should begin on this building in 2010 subject to funding from the Health Service Executive.

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