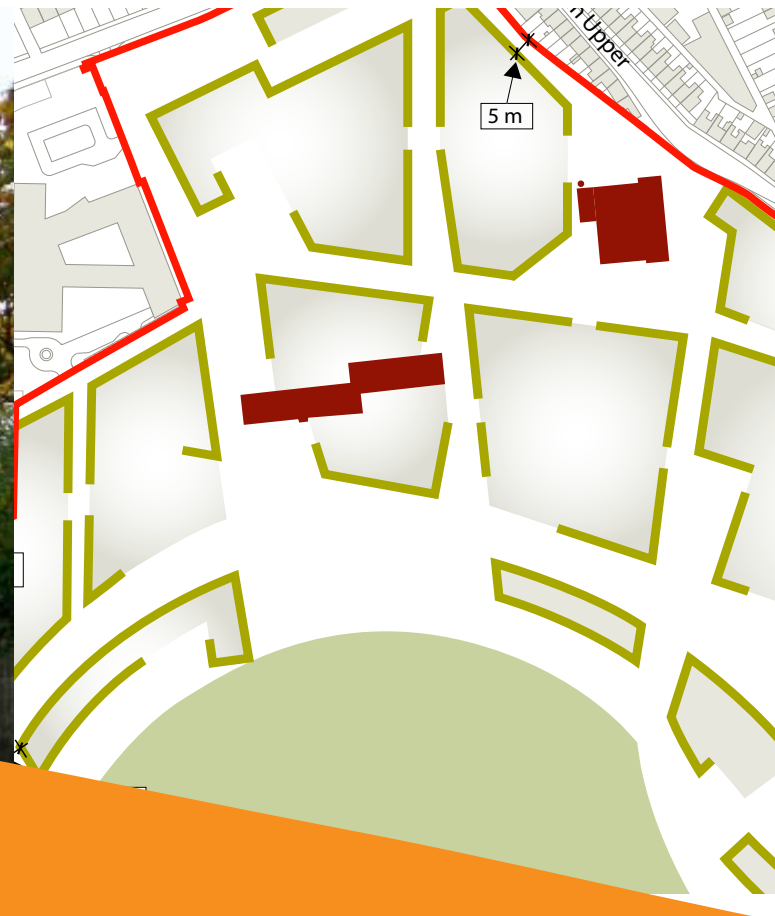


Appendix

1

# Planning Scheme Grangegorman

## PS Compliance Matrix





# Appendix 1:

PS Compliance Matrix

## Purpose and Layout of this Appendix

The individual chapters in the Planning Scheme have set out parameters with regard to the nature and extent of the development proposed by the Grangegorman Development Agency at Grangegorman.

The Planning and Development Act, 2000 (as amended) requires that development within a Strategic Development Zone be in accordance with the relevant Planning Scheme and that any proposed development which is deemed to comply with the Planning Scheme must be granted planning permission.

In light of this provision, and for the avoidance of doubt, the following table (Table A1.1) sets out the minimum standards required to comply with this Planning Scheme.

TABLE A1.1 Planning Scheme Compliance Matrix

<b>Quantum of Development</b>	Quantum of Development	Development proposals in excess of the maximum quantum set out in Table 4.1 will contravene this Planning Scheme. Each application for new buildings shall include a schedule detailing the quantum of development already permitted.
	Phasing and delivery of Infrastructure	<p>The quantum and phasing of development will have regard to the availability of external transportation, water and wastewater infrastructural capacity (refer Chapters 5, 7, and 8).</p> <p>The renovation, restoration and reuse of protected structures shall take place in tandem with the development of new floorspace.</p>
<b>Site Layout and Urban Form</b>	Layout and Urban Form (4.2, 4.3, 4.5)	<p>The form of development must be consistent with principles set out in Figure 4.1 (Key Structuring Principles). All planning applications will be assessed in relation with compliance to the Urban Form diagram (Figure 4.2). The key concept here is that the intervening spaces, referred to as Public Realm (i.e. Green Fingers, Brendan's Way, Serpentine walk etc) are clearly defined, either by a building line or a landscape feature, and, in addition, that the intervening spaces are respected by the building lines (see 4.3, 4.5).</p> <p>It is envisaged that some urban blocks will be developed in phases and that initial applications will be considered with only partially completed urban form (i.e. a two or three sides of an urban block). If this is applicable then the application will need to demonstrate that the development will not impede the completion of the urban block at a future date.</p> <p>Single storey ancillary buildings will be allowed in the area of the Fields, provided any such structures are related to sports and recreation.</p> <p>Minor ancillary structures are permissible within the public realm areas (as shown in Figure 4.2) provided these fall within the limits set out at 4.3, 4.5 and sub paragraphs of 4.5.</p>
	Protected Structures (4.3.1 and Chapter 6)	<p>All Protected Structures (Figure 4.3) must be retained and integrated into the overall redevelopment.</p> <p>In particular, the layout and form of any proposed structures must respect the setting of Protected Structures as set out in Figure 4.2 and Section 4.3.1</p> <p>Interventions in Protected Structures must comply with the Building Specific Guidance contained in Appendix 3a. Interventions to Protected Structures, other than interventions indicated in Appendix 2a. Urban Form and Figure 4.5 Building Height, will be limited to 1 or 2 storey extensions and will be subject to the Building Specific Guidance contained in Appendix 2a.</p> <p>Internal modifications to the Protected structures to accommodate a change of use will be permitted only if considered by Dublin City Council to be a change that can be undertaken in an appropriate and respectful manner.</p>
	View Corridors (4.3.2)	<p>The View Corridors set out in Figure 4.4, as described in Table 4.2 will be preserved.</p> <p>Any proposed development which significantly intrudes on a View Corridor will not comply with this Planning Scheme.</p> <p>Examples of development which may be permissible within View Corridors include public seating, rain shelters, bicycle parking, public art, security kiosks or landscape features that are incorporated into the public realm space. Any such structures must be sited so as not to diminish the characteristics of the view corridors.</p>



TABLE A1.1 Continued

Project Design	The Three Design Principles (4.4)	It is important that each development has full regard to the three design principles of Connectivity, Collegiality and Cohesiveness, as expressed at Section 4.4.
	Urban Grain (4.4.1)	The Urban Grain must support the range of scales, activities and movement as described in Section 4.4.1. A significant degree of permeability, leading pedestrians to and through a range of distinct, discoverable spaces is a core requirement of the Scheme.
	Building Form and Orientation (4.4.2)	Building widths will vary but shallow floor plates will be preferable where appropriate to provide opportunities for natural ventilation and the penetration of natural light into the interior spaces. Some specialised buildings, such as laboratories, may be wider due to their specific functional requirements.  Roof Plant where incorporated shall be screened by louvred panels or other appropriate panels and set back from the external façade by a minimum of 4.0m. Exceptions to this will only be permitted by demonstration of compliance with the aspirations entitled Visible Systems in section 4.4.5
	Building Heights (4.4.3)	Every development proposal must comply with the general building heights set out at Section 4.4.3 and illustrated in Figure 4.6. Building heights must not seriously diminish the setting of Protected Structures and must be consistent with Figure 4.6.  The proposed taller buildings at Broadstone will be subject to normal planning application procedures.  Proposed taller elements at Broadstone and the Campanile must demonstrate architectural merit, including achievement of an appropriate slenderness ratio (3:1 or more), and must demonstrate they will not create an adverse visual impact when viewed from sensitive locations either within or outside the site.  All rooftop plant will not be counted as a storey but must fit within the overall maximum heights set out in Figure 4.6. Roof Plant shall not exceed 2.7 m above adjacent roof level. Items such as exhaust stacks that may exceed the 2.7 m height shall be clustered and setback from the external facades, to minimise visual impact.
	Environment, Energy, Sustainability (4.4.4)	All design proposals must reflect the environmental design principles set out at Section 4.4.4.  All planning applications will include proposals to comply with SUDS objectives detailed in Section 7 including maximising opportunities for rainwater and grey water in buildings. Building design will utilise best practice sustainable building technologies and Green roofs and/or solar panels will be encouraged where appropriate.  All planning applications for the scheme must demonstrate that they have had regard to the guidelines on sunlight and daylight set out in the Dublin City Development Plan 2011-2017.  Where the sunlight/daylight study (included as a reference document to the Planning Scheme) indicated potential sensitivities, building designs will require refinement to minimise the loss of daylight and sunlight to the adjacent residential developments:
	Colours and Materials (4.4.5)	Colours and Materials must comply with the guidelines set out at Section 4.4.5. The Materials pallet is given as indicative and alternative materials will be considered as long as they are complementary to the suggested palette. It is envisaged that each of the urban blocks will be completed with the same palette of materials and also that each of the different urban blocks will have their own specific character which will be derived from the combination of material selection available within the palette.  Building frontages at ground level addressing St. Brendan's Way will be provided with architectural devices to activate the street edges for pedestrians.  The major public, iconic buildings, including those located in the two 'hearts' and at the gateways may contain stone elements to provide a more substantial character.
	Wayfinding, Street Furniture, Public Art (4.4.6)	Wayfinding proposals will have regard to Dublin City Council's Pedestrian Wayfinding System.  Individual application for planning permission must demonstrate that any proposed Street Furniture is of a suitable quality for use in a public space and compatible with Street furniture design outlined the Dublin City Council draft Strategy for Public Realm.  The Public Realm within the SDZ will include a significant range of public art, including pieces reflective of its particular history. All proposals for public art will be discussed in advance with Dublin City Council's Arts Office.
	Lighting (4.4.7)	The overall lighting hierarchy will be as set out in Section 4.4.7. All planning applications must address the issue of potential adverse impacts on existing amenity, in terms of disruptive glare, sky glow and lighting overspill.

TABLE A1.1 Continued

Landscaping, Mature Tress and Public Space	Overall Landscaping Concept (4.5)	The Overall Landscaping Concept for the site must be consistent with the concept identified in Figure 4.20. Significant trees will be retained or removed with reference to Section 6.10.1 and in accordance with Figures 4.21 and 4.22
	St Brendan's Way , Serpentine Walk and Ivy Avenue (4.5.1)	<p>St. Brendan's Way must provide a high quality of surface materials, street furniture and lightning, in order to establish a clear understanding of the importance and hierarchy of this major organising structure and circulation space.</p> <p>The surface of St Brendan's Way must be shared, with a clear priority to pedestrian (including mobility impaired) and cyclist movement and access.</p> <p>The surface of the Serpentine Walk must be shared with a clear priority to pedestrian (including mobility impaired) and cyclist movement and access.</p> <p>Ivy Avenue's function is to complement the more pedestrian and shared nature of St. Brendan's Way with a more traditional street character, with greater vehicular use allowed and greater separation between vehicular traffic and pedestrians.</p>
	The Hearts and Public Plazas (4.5.2)	<p>The Hearts and Plazas are conceived as public gathering spaces and people will be encouraged to linger by provision of appropriate seating, shelter, lighting and public art and by appropriate adjacent uses.</p> <p>Only minor above ground structures will be allowed in the area of the Plazas (similar to the Fields).</p>
	The Fields (4.5.3)	Flood Lighting to the playing pitches will be permitted subject to protection of adjacent residential amenities from light spill.
	Green Fingers (4.5.4)	<p>The Green Fingers will have areas of permeable surfaces, and will be planted with diverse species, to improve biodiversity and amenity value, in line with DCC's Green Networks Policy.</p> <p>The only structures permissible within the Green Fingers would be of the nature of projecting external roofs or canopies, public seating, rain shelters, bicycle parking, public art, security kiosks or landscape features that can be incorporated into the public realm space</p>
	The Cultural Garden (4.5.5)	<p>The Cultural Garden will be landscaped to interpret the cultural history of the site in accordance with a detailed landscape strategy to be agreed with the Planning Authority.</p> <p>It will contain one or more pieces of public art which should be reflective of the particular history of the site.</p>
	Quadrangles (4.5.6)	Quadrangle spaces within the buildings will be designed as landscaped spaces with a combination of hard and soft landscaping. Only minor structures will be allowed in the courtyard areas of the Quads excluding podium structure which will be below the Landscape Quadrangle level. Examples of what may be permissible include projecting external roofs or canopies, glazed atriums, public seating, rain shelters, bicycle parking, public art, or landscape features.
	Playspaces (4.5.7)	<p>Playspaces are primarily intended to provide amenity to the local community and visitors to the site.</p> <p>They will be accessible to all and will designed in compliance with Dublin City Council's "Principles for Designing Successful Playspaces" (Dublin City Development Plan 2011-2017, 17.16).</p>

TABLE A1.1 Continued

Access		Control points must be established to limit vehicular access in accordance with Figure 4.30 and 4.31
	Universal Access (3.3.1)	Development proposals must demonstrate how everyone can reasonably access the site and move through it on equal terms, regardless of age or disability, including identifying convenient and safe locations of car parks and access routes.
	The Fields (4.5.3)	The Fields and playspaces will be open to the public during normal hours. The pitches will be available for games prior arrangement
	Pedestrian Access (4.6.1)	Pedestrian access must be provided and prioritised in accordance with Figure 4.29.  All development proposals must indicate how they link in to the overall vision for pedestrian permeability as expressed in Figure 4.29.
	Vehicular Access (4.6.2)	Vehicle access to the site will be subject to control points. It will not be possible to transit from one side to the other save for service vehicles, and then only for a limited off peak period.  Each application of relevance will set out how vehicular access will be controlled to comply with the above provisions and with Figure 4.30
	Service Access (4.6.3)	Service vehicle access will be controlled in the same way as other vehicle access.  It may be possible for service vehicles to transit from one side to the other for a limited off peak period.  Each application for development will set out how service vehicle will access the development to comply with the above provisions and with Figure 4.31
	Parking (4.6.2)	Parking will be in the indicative locations set out in Figures 4.30 save for exceptions as provided in Sections 4.6.2.  A quantum of Parking will be permitted at grade as set out in Figure 8.1 during the initial phases of the development. This interim solution will only be permitted if appropriate Landscaping and or screening is included to the perimeter to minimise the visual impact of these and to define the edges of the public realm as set out in Fig 4.2 Urban Form The rollout of parking provision will mirror that of development requiring parking (i.e. parking will only be provided in respect of permitted development).
Land Use Zones	Primary Uses (Section 4.7.1, 4.7.2)	The uses as described in section 4.7.1 must be the dominant use for the relevant land-use zone (as per Figure 4.32).  Any other uses which are considered appropriate for the zone will be limited in quantum and ancillary to the primary function of the zone.
	Associated Uses (Section 4.7.1, 4.7.2)	All associated and ancillary site development works, such as substations, waste collection points etc., will be permitted within each zone as necessary.
	Other Uses (Section 4.7.1, 4.7.2)	A use which does not fall into any of the principal uses identified in section 4.7.2 will be considered on its own merits and, provided it is in keeping with the overall objective for the zone, as outlined in section 4.7.1, it may be considered acceptable.