

URBAN REGENERATION PROJECT MAPPED OUT FOR WESTERN EDGE OF DUBLIN CITY

South Dublin County Council and Dublin City Council have collaborated on a unique urban regeneration partnership known as the City Edge Project. Located at the western edge of the city centre, this long-term, extensive redevelopment plan is part of a national strategy to rejuvenate Dublin city.

The City Edge Project is set to become one of Europe's largest urban regeneration projects and an attractive extension of the city for people to live, work and socialise.

The proposed development area extends to 700 hectares of land around the Naas Road, Ballymount and Park West area.

This area is a cornerstone of the Dublin economy with some 1,500 businesses employing 25,000 people, alongside well-established residential communities of 5,000 people. There are also significant areas of underutilised land and in the future, this part of the city could be further developed to accommodate up to 75,000 jobs and 40,000 homes.

To help achieve this, an international urban design and urban planning led team has been selected to carry out a detailed study of the area and to produce a vision for how this part of Dublin City can develop over the coming 30 years and more.

This work will consider how the regeneration of the Naas Road Study Area can support the delivery of many new homes to cater for the various needs of the growing population. It will also address the ways to help Dublin become a climate-resilient city, accommodate the next generation of employment and the provision of liveable spaces that connect seamlessly with the surrounding neighbourhoods.

The project team, which includes a wide-ranging suite of experts and consultants, is led by Macreanor Lavington – the award-winning architects and urbanists based in London and Rotterdam.

NATIONAL PLANNING FRAMEWORK

The regeneration of these lands is in accordance with national and regional planning policy as set out in the National Planning



For further information and updates on the City Edge Project visit www.cityedge.ie.

Framework and Regional Spatial and Economic Strategy, which together seek to support compact growth focussed on public transport links.

The project aims to bring innovative solutions to the City Edge Study Area and to champion future-proofing approaches that ensure the long-term success of the area. SDCC and DCC believe the City Edge area must complement and enhance the existing city whilst delivering equitable growth.

The delivery of both homes and employment space are the key components of this, as is positively incorporating existing businesses in the strategies. The project will also be identifying where catalytic interventions can start the process of regeneration early.

In planning for the future of the area, the integration of existing neighbourhoods with new development will be paramount, in terms of ensuring residential amenity is protected.

There will be many advantages for existing and new development including an attractive new urban setting, greatly enhanced amenities such as parks and green spaces, improved access to public transport and increased opportunities for safe walking and cycling.



Michael Mulhern, SDCC Director of Land Use Planning and Transportation, talks with RTE correspondent John Kilraine about the City Edge proposal at the Naas Road, Long Mile Road junction for the Six One News.

LOCAL AMENITIES, SERVICES AND TRAVEL

The City Edge study, available to view on www.cityedge.ie, shows that liveability is shaped and influenced by a wide range of things such as the quality and character of homes and neighbourhoods, the amenities available, local services and travel.

The National Planning Framework sets out 10 National Strategic Outcomes and Public Investment Priorities, which include topics relating to the concept of the 'Liveable City'. These topics include Compact Growth, Sustainable Mobility, and Access to Quality Childcare, Education and Health Services.

Desirable places offer choice, and liveable areas provide this choice at a local level, reducing the need to travel great distances for day-to-day resources. The concept of a 15-minute city supports the need for amenities and resources, offering these locally but also within easy reach by public transport from further afield.

These concepts and topics are something that the City Edge Project and its scale have the ability to incorporate with regards to the Liveable City.

This area is currently a major contributor to the Dublin economy which is a crucial factor that will need to be considered so that a sustainable balance can be struck between new and existing. One golden thread running through all aspects of the project is sustainability.

The scale of the project allows a holistic approach and one that can tie in the co-ordination of many different aspects such as sustainable transport, active travel, the circular economy, social sustainability, environmental sustainability, climate change resilience, biodiversity and the potential for energy production and storage.

This co-ordination continues through collaboration with SDCC and DCC on these topics and more, tying in with existing strategies as well as developing new ones.

PUBLIC CONSULTATION PROGRAMME

The City Edge Project represents a major development opportunity for Dublin City and to help shape and inform this work, SDCC and DCC sought to hear people's views on how this significant part of

the city should evolve.

A consultation programme in September and October was designed to provide ample opportunity for members of the public to get involved and make a contribution to the project.

The consultation was divided into four areas:

- A four-week public consultation from 9 September to 6 October.
- Public Presentations with live Q&A held on 22 September and 30 September.
- The City Edge International Conference.
- Display information together with details on how to access the live online events is available at www.cityedge.ie.

The City Edge International Conference on 29 and 30 September was an innovative live event that provided a unique opportunity to discuss and learn about Best Global Practice approaches to designing and delivering large scale regeneration projects.

The two-day event featured a range of high profile national and international speakers from Dublin, London, Amsterdam, Copenhagen and Singapore, all of whom have been involved in significant and successful urban regeneration projects. The public consultation and City Edge International Conference attracted widespread national coverage.

Michael Mulhern, SDCC's Director of Land Use, Planning and Transport, said that this significant regeneration project is on a scale not seen before in Ireland. "There has been great interest on the website and in the public consultation process. This is an exciting opportunity to create an attractive extension of the city for people to live, work and socialise in."

He said the City Edge project has the potential to become one of the most transformational regeneration programmes ever progressed in Ireland. "Today the area is a vibrant and important piece of Dublin but at over 700 hectares there is scope to use this land more intensely to support an expansion of the city and to provide space for up to 75,000 jobs and 40,000 homes," Mulhern remarked.