



Project Ireland 2040

Building Ireland's Future

**Planning Policy, Good
Urban Design and
Sustainable Communities**

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July 2021



Planning Policy, Good Urban Design and Sustainable Communities

1. National Policy

2. Sustainable Settlement Guidelines

Settlement Hierarchy and Context
Proximity and Accessibility
Compact Forms of Housing 'Missing Middle'
Plan Led Development

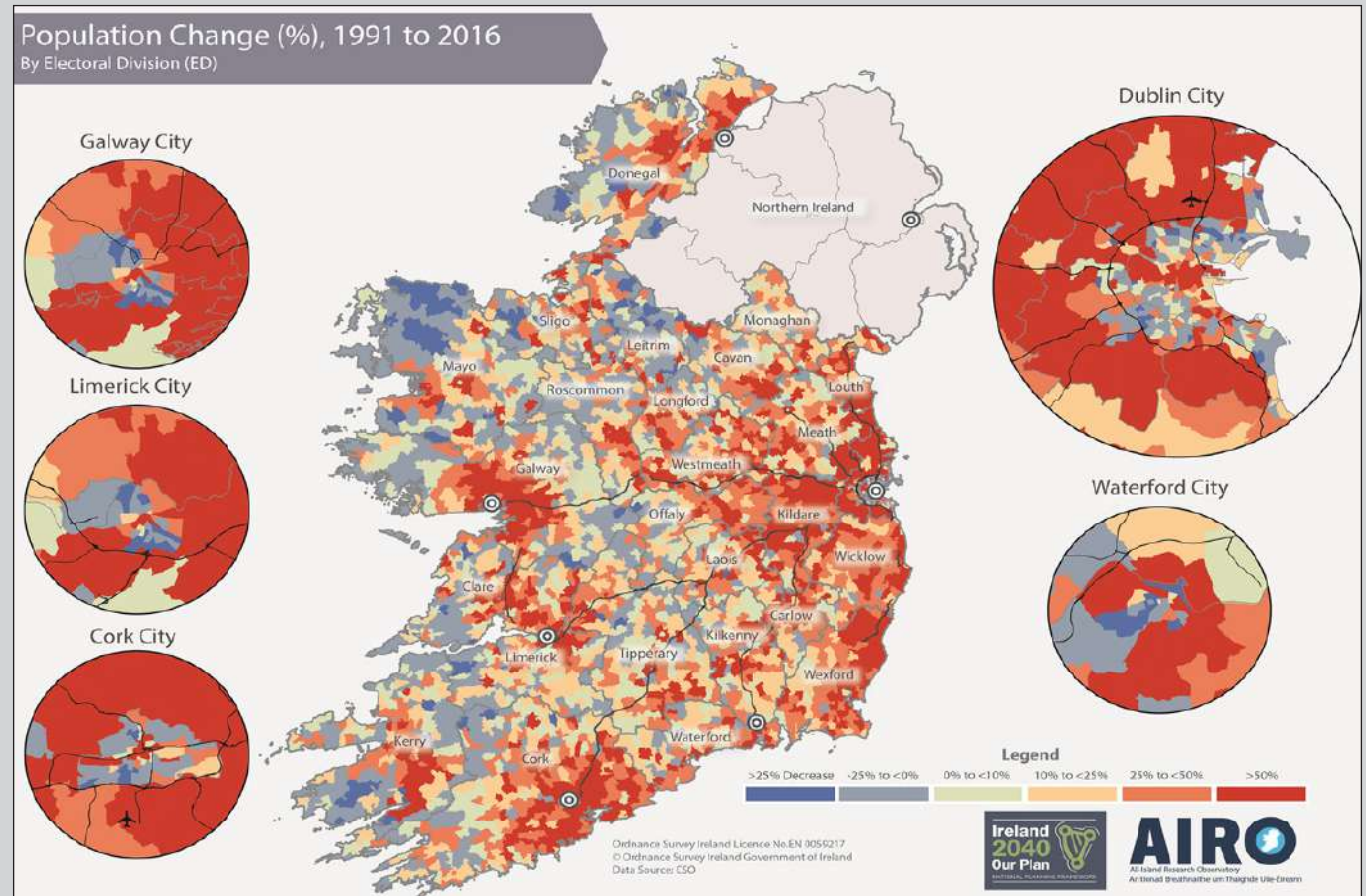
3. Conclusions - Impact of Covid-19

1. NATIONAL POLICY CONTEXT

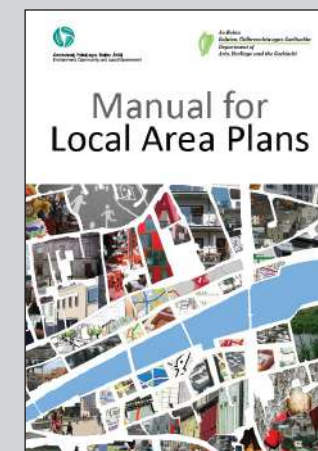
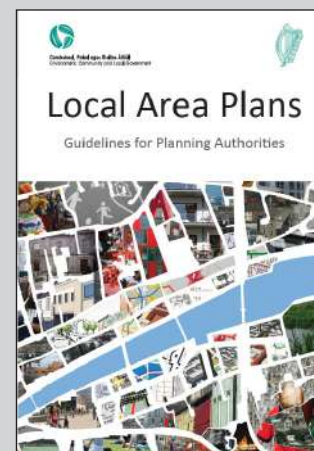
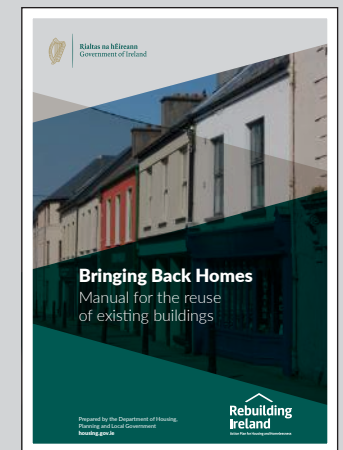
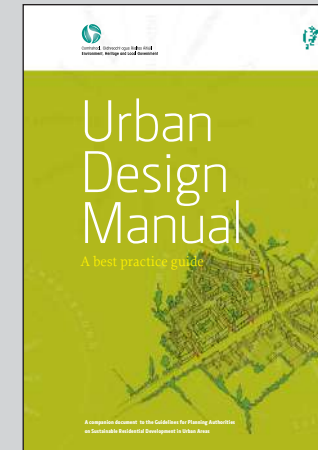
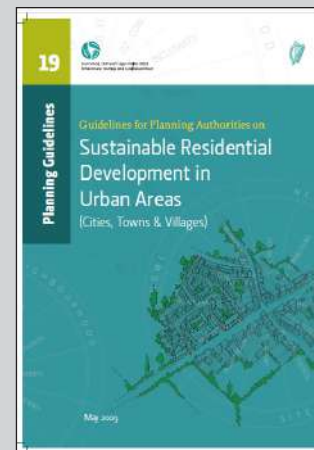
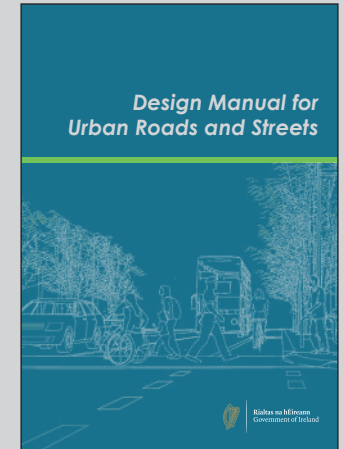
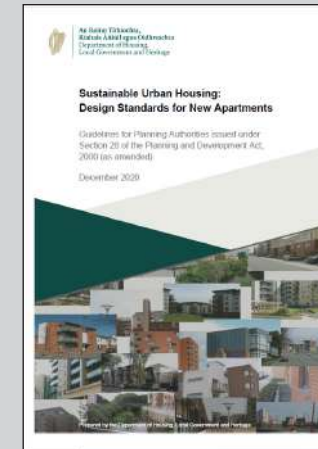
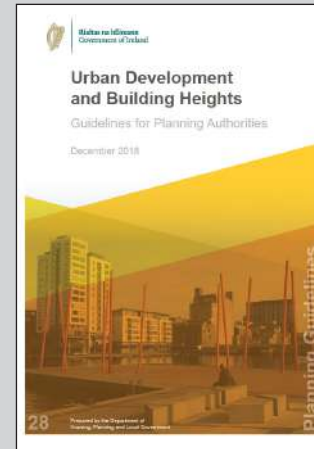
- Project Ireland 2040 is the overarching policy and planning framework for the social, economic and cultural development of Ireland.
- Shared NDP/NPF National Strategic Outcome No. 1 is Compact Growth.
 - Seek to achieve effective densities to limit urban sprawl.
 - Renewed focus on consolidation (40% of national growth within built up areas).
 - Close alignment of planning and investment.
 - Alignment across all Departments/ Agencies (overseen by a High-level Delivery Board).



- NPF acknowledges the challenges ahead.
- Lack of growth in central areas.
- Cycle of decline within centres.
- Car dependence/ dominance of cars/ traffic.
- Further challenges continue to arise through developmental cycles.
- Impact of Covid-19.



- NPF is supported by a range of overlapping guidelines focused on sustainable and quality outcomes.
- Sustainable Urban Housing: Design Standards for New Apartments (updated 2020).
- Urban Development and Building Height (2018).
- Design Manual for Urban Roads and Streets (2013).
- Guidelines for Planning Authorities on Sustainable Residential Development (2009).
- Best practice - Urban Design Manual (2009)





Urban Regeneration



Place Making



Land Use and Transport Integration



Compact/Variety of Housing



People Friendly Streets



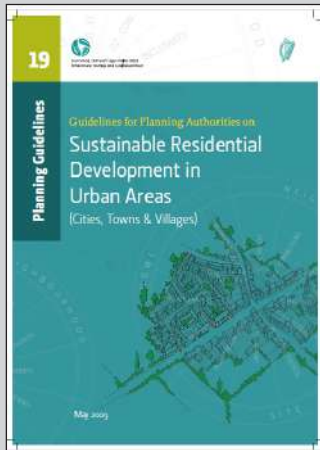
Infill/Adaptive Re-Use



Master-planning



Sustainable Urban Drainage



- **Sustainable Residential Development Guidelines is a key document.**

- **Defines acceptable densities within cities, towns and villages.**

DETACHED/SEMI DETACHED HOUSING
Density Range <35 dph



MIX SEMI DETACHED/TERRACE HOUSES, DUPLEX/LOW RISE APARTMENTS
Density Range 35-50 dph



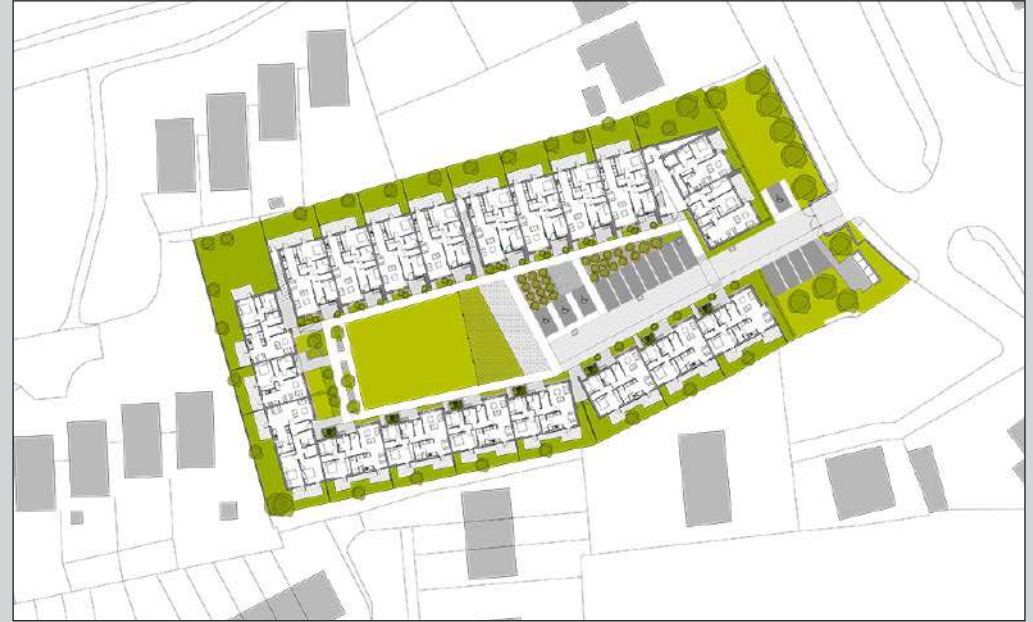
MIX TERRACE HOUSES, DUPLEX/APARTMENTS
Density Range 50+ dph



- **Contains key planning/design principles supported by best practice manual.**
- **Have come to define low, medium and high density.**
- **NRUP 02/2021**
 - **Adapt the scale, design and layout of housing in towns and villages.**
 - **High density or suburban densities should not be uniformly applied.**

2. SUSTAINABLE SETTLEMENT GUIDELINES

- Forthcoming 'Sustainable Settlement Guidelines' to update SRDUA and address various factors.
- Responding to context - settlement hierarchies and place typologies.
- Enable more tailored design solutions in response to character/place setting;
- Greater utilisation of urban design frameworks/masterplans.



Arus Mhuire - Limerick: 56 dph

SETTLEMENT HIERARCHY AND CONTEXT

- Guidelines need to account for different settings - *Settlement Strategy and Place Typology*.
- A more rigorous design process assessment including:
 - The proximity/accessibility and ease of movement.
 - A diverse range of innovative/compact housing types.
 - Responding to place -analysis, appraisal and visualisation
 - Plan-led/masterplanned/design review process.

Settlement Strategy

Settlement	Defined in:	Pop.
Metropolitan Areas (Cities)	National/ Regional Policy	NPF
Regional Growth Centres		NPF/RSES
Key Towns		RSES
Large Towns	Development Plan	>8,000 - 10,000
Medium Towns		4-5,000 - 8-10,000
Small Towns		1,500 - 4-5,000
Rural Areas (settlements)		<1,500
Rural Areas (rural housing)		Dispersed housing

Place Typologies



Centre: The traditional centre of a settlement and its immediate hinterland.



Strategic Regeneration: Large brownfield sites located in within the existing built up area.



Inner Neighbourhoods: First stages of city and town expansion.



Sustainable Extension: Greenfield sites on transport corridors or within walking distance of town/village centres.



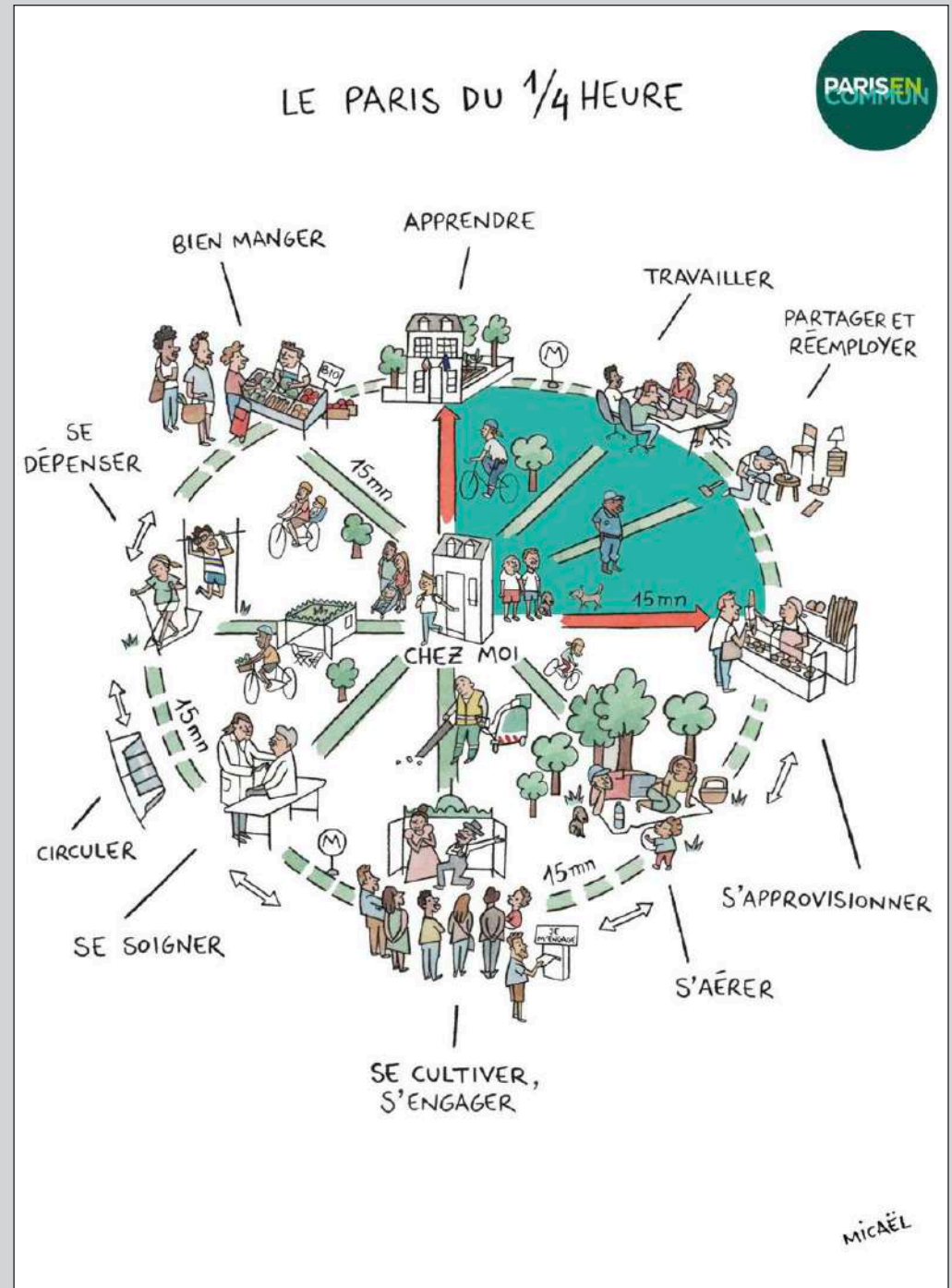
Outer Suburban: Areas of lower density housing developed towards the edges of cities and towns.



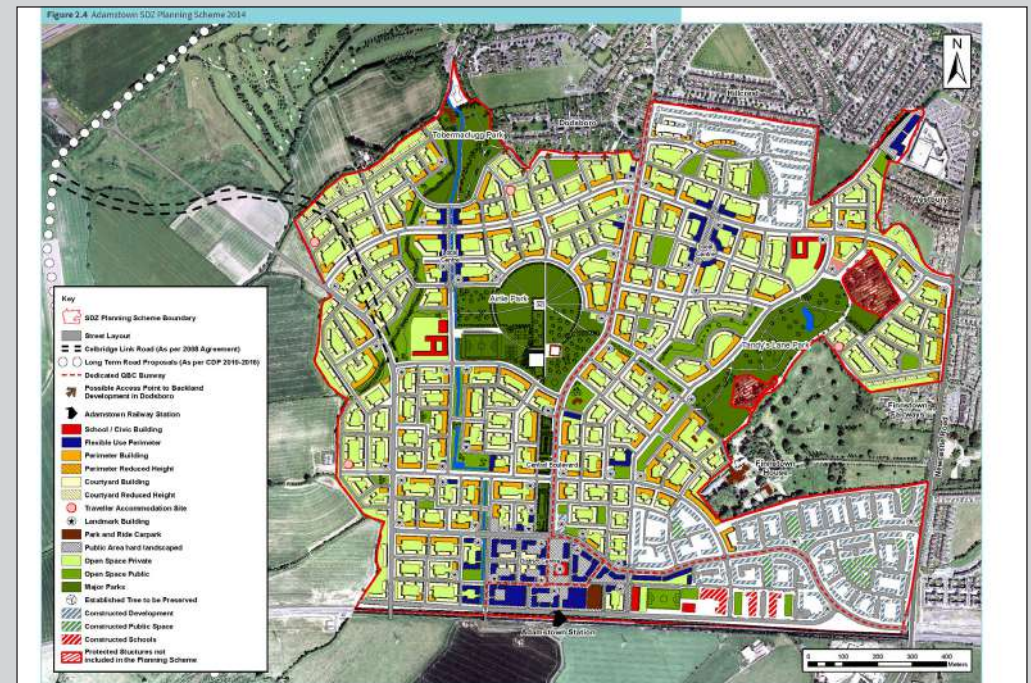
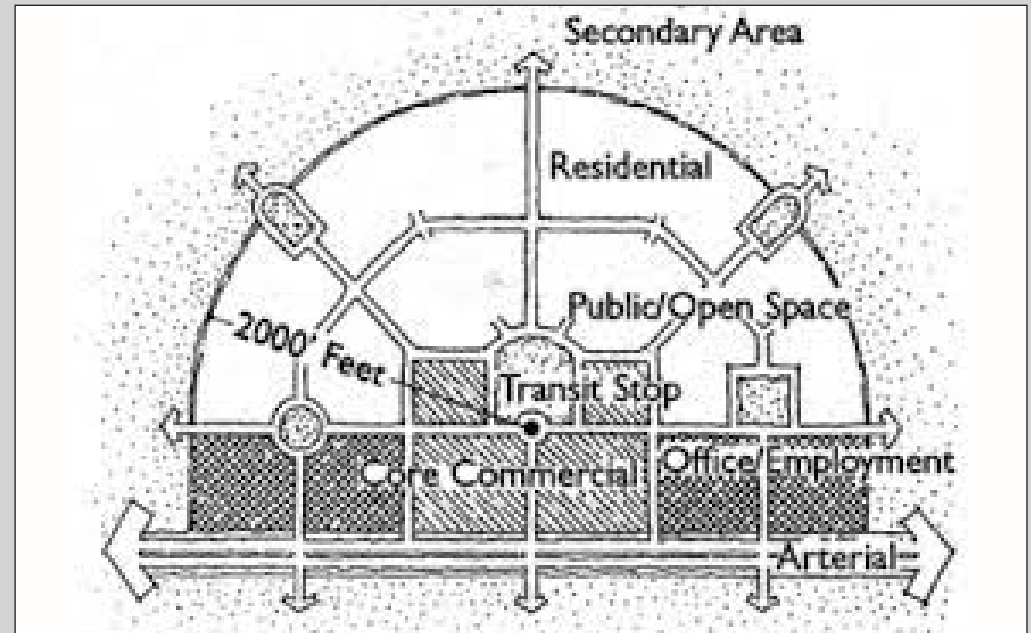
Peri-Rural: Small pockets of housing on the edges of towns and villages.

PROXIMITY AND ACCESSIBILITY

- One of the primary drivers of spatial planning policies since 1990s.
- Reduce travel demand/increase travel choices.
- Reduce car dependency/promote active modes of transport.
- Sustain activity at a human scale/street level.
- Maximise access to shops, employment opportunities, public transport, local services and amenities .
- The '15 minute city' or '15 minute neighbourhood' has also gained prominence during the COVID-19 pandemic.



- **15 minute city is largely based on concept of Transport Orientated Development.**
- **The concentration and distribution of higher densities/ intensive land uses at nodes/along corridors.**
- **A permeable/legible street networks structured around key desire lines.**
- **The distribution of public spaces (i.e. parks), cultural and community uses along major walking/cycling routes.**
- **Ease of Movement - Further consideration must be given to the quality of the journey undertaken.**
- **Streets/street networks designed in accordance with the principles of DMURS.**



Adamstown Planning Scheme (2003) 2014 update – South Dublin Co. Co.

COMPACT FORMS OF HOUSING

- **Building Height Guidelines** - move away from a 2-storey/cul-de-sac dominated approach (ie 35 dph), returning to traditional compact urban forms.
- **New models are emerging** that enable a greater promotion of 'own door' housing to be achieved at high/medium densities (50-100 dph).
- **Various development around Cambridge** being the most well known. Examples within Ireland also.
 - **Square 3 Adamstown.**
 - **Rosemount Court, Dundrum.**
 - **Pelletstown.**
 - **Belmayne.**









Hopton Yard
(Source: Housing Design Awards)



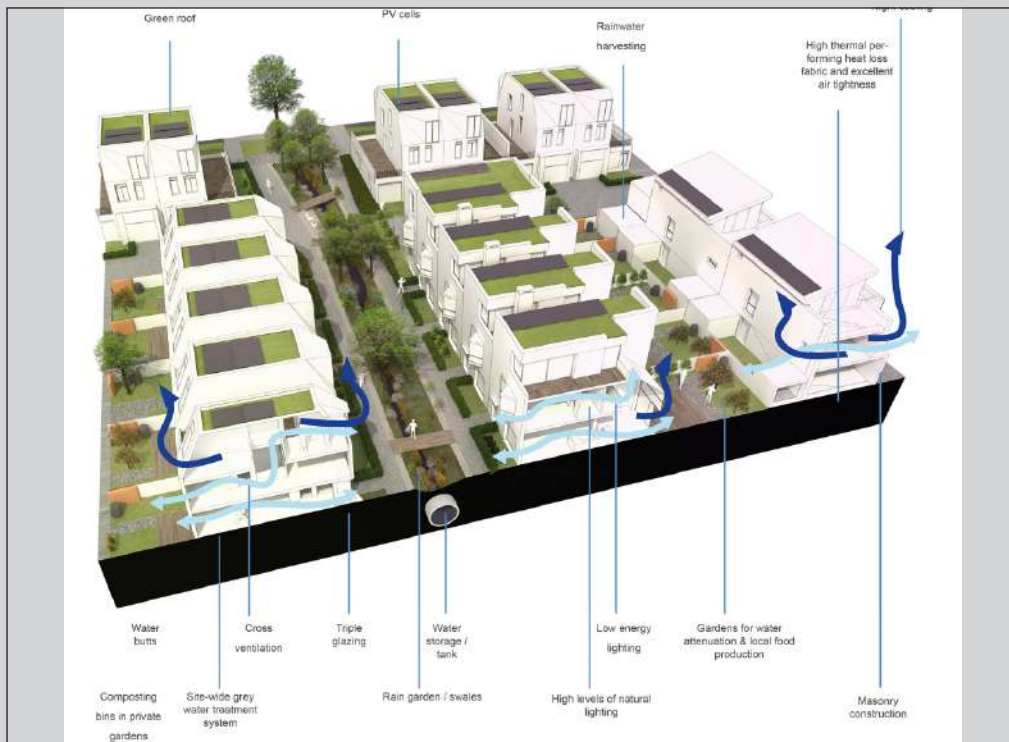
Lovedon Fields
(Source: Housing Design Awards)



Parknasillogue Housing - Enniskerry, co. Wicklow



Lovedon Fields
(Source: Housing Design Awards)



PLAN LED APPROACH

- A comprehensive urban design process of analysis, appraisal and visualisation.
- Understanding the place (site analysis).
- Establish the Vision and Principles.
 - Role.
 - Image.
 - Sustainability.
 - Inclusion.
- How will the place be realised.
 - Vision Plan - series of tasks and actions outlining how the place will be realised.
 - Supported by concept plan/images, presentation of options.



How would you describe Edenderry now?

Tired Full of potential
Promising
Congested Community
Lacking amenities
Derelict Friendly
Investment needed

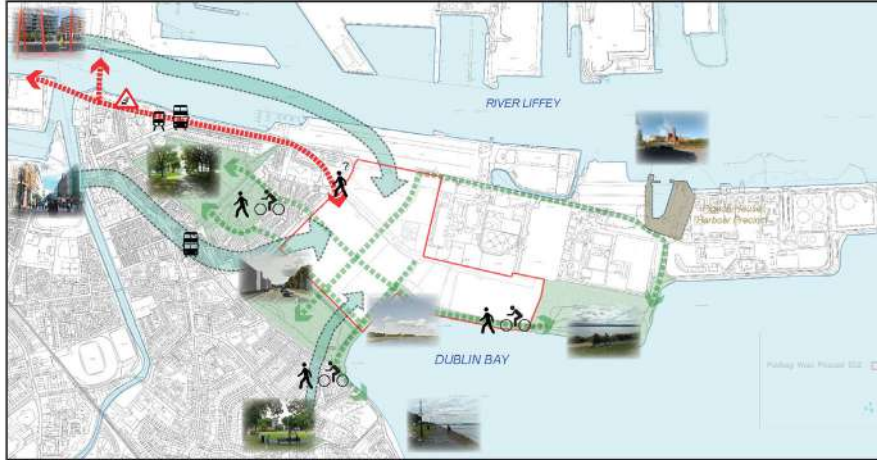
What ideas do you have for the site?

- * Green space with good quality roads and cycle paths
- * Blundell Park developed as a proper town park for the whole community with more access
- * Recreational place for kids
- * Creative space for theatre, music venue, library
- * Community hub/ meeting place
- * Something to bring people to the town and stay
- * Amenities - swimming pool, cinema, sports hall, snooker club
- * Hotel

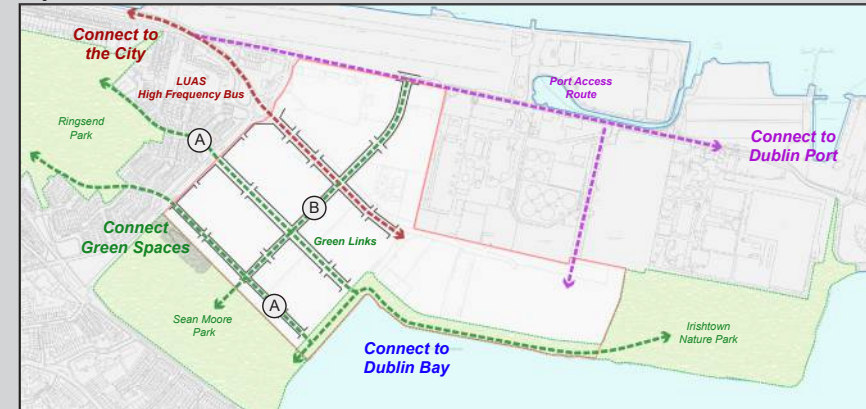
POOLBEG WEST - SWOT ANALYSIS

Opportunities - What can be achieved through the development of the SDZ lands?

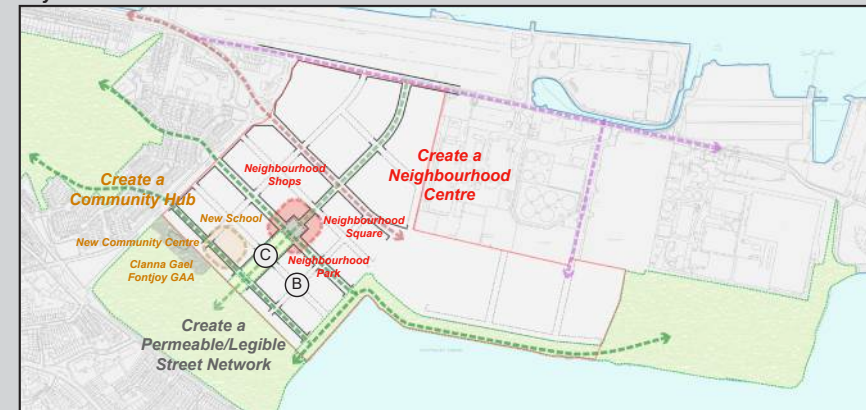
- Development of a sustainable and attractive neighbourhood (environment, transport and quality of living).
- Improved public transport services for surrounding communities via extensions to new LUAS and bus services.
- Expanded pedestrian and cycle network that links together new and existing areas of open space.
- Strong visual/physical connections to Sean Moore Park and Irishtown Nature Reserve with possible extension of the park into the site.
- Socioeconomic and cultural links with the Docklands city centre, surrounding communities and Pigeon House Precinct (employment opportunities, community/cultural facilities).
- Creation of an improved built profile to Dublin Bay to draw away from more industrial forms.
- Major improvements to the built environment along Sean Moore and South Bank Road's.



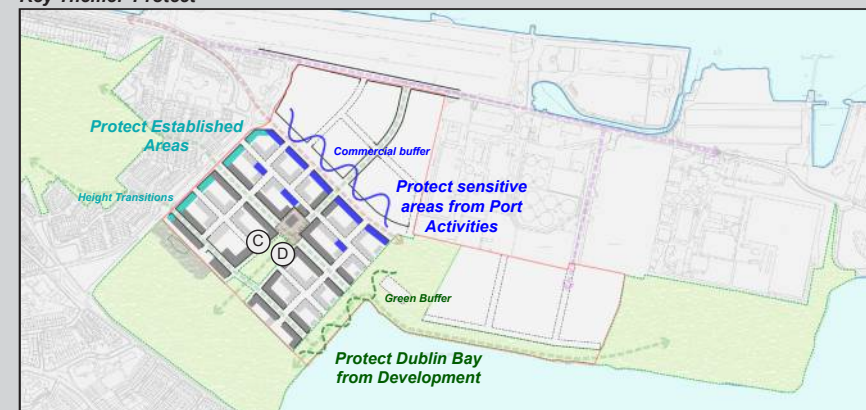
Key Theme: Connect



Key Theme: Create

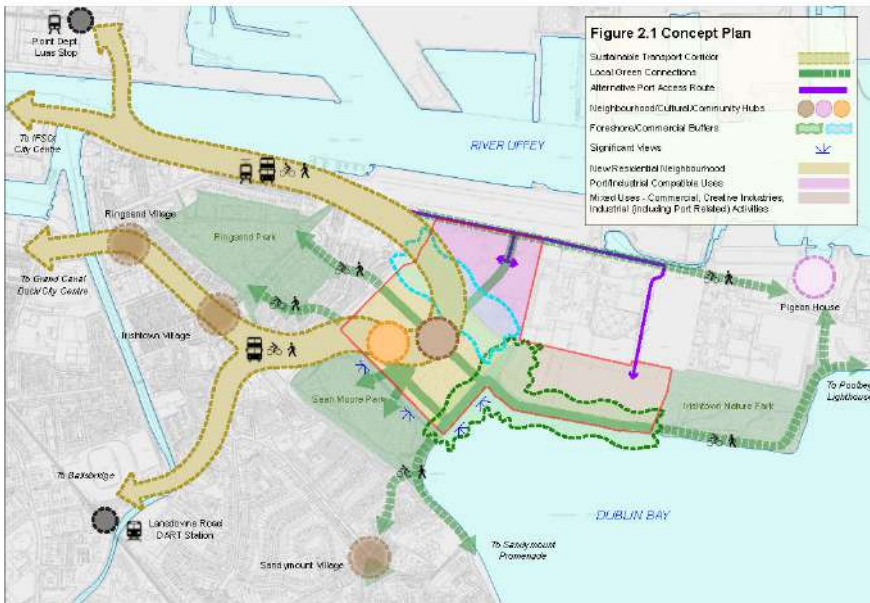


Key Theme: Protect



Poolbeg West Planning Scheme (2019)

Visions Key Info



3. Conclusions - Covid 19 Pandemic

- Attitudes to living in densely populated centres?
- Will people be reluctant to return on-mass to public transport?
- What % of the workforce will continue to work remotely (full time/part time capacity)?
 - Impact on city, town and village centres, with reduced employment base?
 - Reduced demand for office space?
 - Travel patterns?
- Will shift toward on-line shopping be sustained?



- Covid-19 has brought into focus the quality of urban living and urban design, in particular transport mobility, the public realm and green infrastructure.
- Cities/towns will continue to be the drivers for innovation and growth.
- Demand for quality public spaces within which people can interact.
- Need to decrease car dependency and offer more attractive and sustainable alternatives.
- Blended retail models.
- More diverse range of housing options that cater for a broader range of household types.

