



IRCF Management of Community Spaces and other stakeholders

Thursday 5th May 2022

Dear Sandra and Bruce,

On behalf of the IRCF and the IRCF Management of Community Spaces subcommittee and other relevant stakeholders here is the response to the Emmet Road Development (ERD) Community Hub Concept Plan as presented to relevant community stakeholders on Wednesday 30th March 2022 in Richmond Barracks. Also included is the response to invitation for consideration of future community management of Community Facilities at ERD.

In the IRCF's Civic and Community Subcommittee Position Paper, June 2021, both the IRCF and KIN view outlines that the DCC Emmet Road Development presents a unique opportunity to design an ambitious, high quality, safe, inclusive, universally accessible Sustainable Community that offers and includes, affordable rental homes that are built to last, community and civic facilities, public open spaces all combined that integrate new and existing communities and neighbourhoods through their design facilitating sustainability.

It is important to note the IRCF did not receive an official response to this Position Paper, submitted in June 2021 to DCC, outlining a vision of creating the best, most inclusive community centre facilities and open spaces serving the entire community. We request a response to that Position Paper.

On the 15th of February 2022 Bruce Phillips invited the IRCF Meanwhile Activities and Community building (MACb) subcommittee to consider leading out on future management, governance, and programming of the community space at the Emmet Road Development. Since then, a Community Management Subcommittee (CMS) of the IRCF has been set up to consider this invitation. We have taken this invitation seriously, had a series of five meetings and reflected on what is being proposed.

The future management, maintenance and the programming of the ERD Community Hub is inextricably linked to the design of the Community Hub building and design of other public spaces. It is also linked to the overall long-term management and maintenance of the whole of the development.

For the CMS to consider future management it requires the following:

1. DCC Community Development policy guidelines in relation to Community Management of Community Facilities
2. Memorandum of Understanding with an agreement between DCC, CMS, BMCEA Integrated Design team expressing a convergence of intent and action going forward. We propose this includes:
 - a. A thorough understanding of the design of the ERD community spaces.
 - b. A clear understanding of the role and responsibility of the entity that will manage the overall public investment in perpetuity. The relationship between the overall Management 'entity' and the management of the community and civic facilities is critical for the success of the ERD.
 - c. Implementation of best practice models of engagement in developing best management processes.
 - d. Creation of a relationship between the CMS, DCC and BMCEA Integrated Design Team for ERD.
 - e. Creation of a process allowing for negotiating and understanding design/ functioning/ management/ programming of these spaces – within a practicable time frame.

Ultimately the requirement of a dedicated entity with a terms of reference outlining the brief, clear roles and responsibilities set out in a time frame exists.

With regard to a response from those present (members of CMS and other relevant community stakeholders) at the Richmond Barracks meeting with BMCEA and DCC, 30th March 2022, our observations are below. We request, though, that in order for meaningful inquiry and subsequent responses to occur further discussion needs to take place. In particular we request that:

- (1) Relevant Library Personnel are invited and attend future meetings, this is essential when considering shared spaces and access and the entrance to the building.
- (2) Relevant Sports Centre personnel attend future meetings, this is essential as we believe the connection with the Inchicore Sports Centre is imperative to the success of the Community Hub Facility. Also, questions with regard to provision of 'wet facilities' in the Community Hub building cannot be fully answered without discussion and agreement with the Inchicore Sports Centre.
- (3) Public Outdoor Space feedback is not possible without further discussion and a presentation from Derek Naughton, Bernard Seymour Landscape Architects part of the BMCEA Integrated Design Team.
- (4) Discussion on the use of retail spaces that are proposed in the ERD needs to take place in order that they meet the needs of the community.
- (5) Discussion on the provision of childcare places and management, taking into account research carried out and reported in "Early Learning and Childcare Needs in Inchicore Report, 2022" by DSCP in collaboration with IRCF.

Given the above-mentioned points of clarification and requirement, the following comprise our preliminary observations on the design of the Community Hub Concept Plan, albeit within a limited information base:

GENERAL POINTS:

1. The overall preliminary design for the Community Hub building offers exciting potential to provide an inclusive focal point for both the existing and new residents of the area. There has been careful consideration of its relationship with adjoining buildings and public spaces and the potential for 'added value' to create opportunities for new activities.
2. It is positive that the Community Hub incorporates a Library and Community space in the one building such that connectivity is intertwined allowing for synergies/shared programming of events to occur. Also, economies of scale with regard to operational and maintenance costs can be achieved.
3. The 2019 Development Framework Plan (DFP) (pg. 55) sets out community accommodation of: Community Building: 1450m² and Library Space: 1400m² (plus adjustment to sports centre 45m²) total space = 2895m². The *Development at Emmet Road, D8 for DCC Phase 3 Public Consultation* documentation (March 2022) states that the Library/Community Hub is 2750m². **This is a reduction in community accommodation of 5%**. At the same time the number of residential accommodation units proposed has increased from 484 to 548, an increase of 13.2%.

We do not agree that a smaller community hub building is acceptable while the number of homes proposed in the plan has increased.

4. The Community Hub Concept Plan does not breakdown the total space of 2750m² (i.e. m² allocated to respective Library and Community spaces). It is clear from the concept plan though that **allocation to the Library space is at least twice that to the Community Space**. This is not a library with some community facilities added on - it is to be a Community Hub which includes a new library. We believe that equality needs to be embedded from the beginning. Given that there is no specific 'community client' at the discussion table who will be managing the facility to provide a brief, our requests above in relation to a DCC Community Centre policy framework and an MOU are of utmost important to be immediately addressed.

We do not agree with this major change in space allocation. It is a noticeably substantial reduction in size of community space. It changes the relationship between the Library space and Community space. This has not been clearly highlighted at all in any of the presentations.

5. Connectivity with Inchicore Sports Centre: In the DFP it was outlined that an alteration to the Inchicore Sports Centre would be part of the plan to allow integration with the new Community Accommodation. This is not present in the current concept design. While the Community Hub Concept Design large Hall proposed for the ground floor opens onto the space facing the side of the Inchicore Sport Centre there is currently no entrance to the sports centre along that facing wall. Unless some form of integration between both buildings is part of the new development, for example reorientation of the Inchicore Sports Centre entrance, then consideration to sharing facilities, such as wet changing rooms, will not be practical especially, say, on a winter's evening. The functioning of the Inchicore Sports Centre, from a community perspective, would be greatly improved if it was integrated with the new proposed Community Hub building.

Consider improved connectivity/integration between Community Hub building and Inchicore Sports Centre.

6. As mentioned above it is not possible to give an informed opinion on the shared spaces in the concept plan without a discussion with Libraries. Clarification is necessary on accessibility to shared spaces, such as the maker space, and also clarification is necessary on the management of the shared spaces, again highlighting the importance of an MOU.
7. A discussion with Libraries would allow for clarification on whether the librarians room, the staff area, the sheltered outdoor area could be open for use by all community centre users/staff/management/groups that are booked in.

GROUND FLOOR:

8. Can large accessible doors (bi-fold) on the front (north side) of building onto Emmet Plaza be considered so that it could almost become an outdoor space in summer? This could also be a distinctive feature for this building and make it open, welcoming and inviting for all.
9. Unless a meeting with Libraries occurs, it is hard to give feedback on how the shared entrance and lobby space will work, especially in terms of public access, shared reception, opening hours etc.
10. Change location of maker space with Community kitchen on ground floor. Allows all wet spaces to be in one area. Also allows the *kitchen* to service *small venue space*. The current location of *kitchen* to *small venue space* means it is a long distance to be carrying food/catering for events.
11. Can a designated youth café space be assigned?
12. It is important that a management office space be designated for the community hub and /or the whole ERD.

Large Venue/Hall

13. Consideration should be given to making the large venue hall double height [instead triple height] to provide additional 180m² on 2nd floor for community facilities.
14. Consideration to screening of films/performance - black out of large hall space. Acoustics are particularly important.
15. Consideration given to seating in large hall – a two hour performance requires comfortable seating for the audience. Has consideration been given to tiered seating in the hall?

FIRST FLOOR

16. Children's Roof Garden should be a shared space, accessible by community as well as library.
17. Consideration should be given to making the Youth Area single height instead of double to provide additional 48m² on 2nd floor for community facilities.

18. Current location of *youth area* in corner - consider swapping out with *multipurpose room* space – closer to *library youth assigned spaces*.
19. Multipurpose/Changing Room, do they have “wet” facilities? Inchicore Sports Centre have agreed to sharing “wet” facilities but unless better connectivity created between the buildings it seems unreasonable to expect performers, for example, to cross over to Inchicore Sports Centre in the evening if the current alignment exists.

SECOND FLOOR

20. Potential for additional 228m² of community space created on 2nd floor if large venue hall (at ground floor made double height) and youth area (first floor made single height).

THIRD FLOOR

21. Library Roof Garden should be shared space, accessible by community as well as library.

A more detailed analysis to examine the space requirements of Community Groups is needed. An initial examination was conducted in the IRCF CCSS Position Brief paper.

The above is preliminary feedback from the CMS and other relevant stakeholders. As outlined above, further investigation and discussion is required to cover all aspects, including outdoor public spaces.

We look forward to hearing back from you with regard to our requests and feedback.

Regards,



Aoife Hannan

Inchicore Regeneration Consultative Forum Forum Director
087 127 3428 aoife.hannan@dublincity.ie

On behalf of IRCF, IRCF Management of Community Space Subcommittee, as well as other stakeholders:

Donnchadh Clancy, Principal, Inchicore College of Further Education, City of Dublin ETB & KIN
Pádraigín Clancy, Pastoral Worker, St Michael's Parish Centre & IRCF
Mary Fagan, St Michael's Community Centre & IRCF & KIN
Stuart Fraser, Director, Frontline Make Change & IRCF
Carol Hyland, Manager, Core Youth Service & IRCF
Siobhán Geoghegan, Director, Common Ground & KIN
Deirdre Lewis, Inchicore Environmental Group & KIN
Michelle Licciardi, SE/E Manager, Dublin South City Partnership
Una Lowry, CEO, Dublin South City Partnership & IRCF & KIN
Lynda Mullan, Deputy Principal, Inchicore College of Further Education, City of Dublin ETB
Deirdre Molloy, Tyrconnell Grove RA & IRCF
Niall O Baoill, CIE Works Estate RA & KIN
Mary Pierce, Inchicore Environmental Group
Angela Rolfe, Inchicore Road Residents Group & IRCF & KIN