

Grand Canal Dock Residents Association (GCDRA)
Email: gcdresidentsassociation@gmail.com

13th May 2018

Re: DCC Grand Canal Dock SDZ Draft Water Animation Strategy 2018

To whom it may concern,

We are writing in response to Dublin City Council's request for submissions on the Draft North Lotts and Grand Canal Dock SDZ Water Animation Strategy.

Grand Canal Dock Residents Association (GCDRA) was founded in 2014 and is the primary representative body for residents of Grand Canal Dock. It is devoted to enhancing the quality of life for its members and all the residents of Grand Canal Dock area in a fair, democratic and inclusive way.

Having reviewed the draft water animation strategy we welcome its key objectives which seek to further develop and enhance the Grand Canal Dock area and to facilitate a range of leisure, cultural and commercial activities that increase the level of engagement with the water while also ensuring a high degree of integration with the surrounding land.

We wish to raise concerns, however, in response to feedback we have received from residents in the Charlotte Quay area, about the aspect of the plan that indicates Charlotte Quay, an area which has been identified as "sensitive" in the strategy (figure 4.1) as a Docking/Mooring Zone (figure 7.1).

A Docking/Mooring Zone as defined in the strategy is an area primarily focused on providing space for ships and other water craft to reside on a medium to long term basis. It is not clear from the strategy the exact nature of these Dockings/Moorings or what their implementation will mean for residents of Charlotte Quay, particularly those with apartments that are located on or facing the Quay.

Resident's concerns primarily relate to the potential for moorings/dockings to create noise and privacy issues, attract anti-social behaviour, create aesthetic problems and to block views and lights for residents of lower floor apartments, some of which have lived in this location for 20+ years.

As the only campshire with residential living accommodation and bedroom windows directly adjoining the quayside (unlike all other water-facing campshires, which have commercial units on ground level and often a road way separating residents from the quayside) Charlotte

Quay is a unique area within the Dock. Measuring just 5 metres wide, it is also the narrowest campshire around Grand Canal Basin.

Residents are concerned that:

Berthed boats/craft would cause **noise issues**, including noise from tow or sail ropes, generators, motors, people on board the craft, sloshing of water between boats and the quay side and particularly in wintry or windy conditions could cause considerable disturbance to residents who were trying to sleep and live just 5 metres away.

Historically moored boats on Charlotte Quay have attracted **anti-social behaviour**, including the burning out of a boat and the joy-riding of another boat, again within meters of residents who are trying to live, sleep and work.

Privacy issues are highly likely to arise for both apartment residents and boat dwellers due to the close proximity of berthed boats to the apartments on Charlotte Quay.

The potential for **aesthetic problems** from boats/craft that are not properly maintained and for the blocking of **views and light** especially for lower floor apartments needs to be given due consideration. As does the possibility of **smoke pollution** for lower floor residents if burning stoves are being used on house boats.

It is also worth noting that Charlotte Quay as a north facing dock gets limited sun and is largely in the shadow of apartment blocks bringing question to its suitability for dockings/moorings.

We kindly request that you take the concerns outlined above into consideration when refining the Water Animation Strategy and that you engage and consult with residents in advance of finalising any plans. With respect to engagement with residents, GCDRA are happy to provide support in facilitating this.

Yours Sincerely,

Marcus Reid, Chairman,
On Behalf of Grand Canal Dock Residents Association