

Date: 8th March 2021

To the Chairman and Members of
The Central Area Committee

Report under Part 8 Planning and Development Regulations 2001
Proposed Development at St Finbar's Court, Dublin 7.

SITE LOCATION AND LAYOUT



Planning Ref 3814/20

Following initiation of the Part 8 process at the Central Area Committee meeting on the 13th of October 2020, Housing and Community Services Department lodged a Part 8 application on the 26th of November 2020 for the construction of 46 apartments for Older People and a community facility on the site of St. Finbar's Court, Cabra, Dublin 7.

The period for submission of observations ended on 13th January 2021.

There were 14 no. third party observations made to the planning authority regarding this Local Authority Works application from 9 no. third parties. The main issues raised being:

- (i) The three and four-storey structure would be completely out of character with the area
- (ii) The proposed development would result in overlooking and overshadowing of adjoining dwellings
- (iii) The proposal will cause noise pollution
- (iv) The bicycle parking and bin store is too close to 22 Saint Finbar Road
- (v) Properties in the area will be devalued as a result of the proposed development
- (vi) The building is not secure enough to deter anti-social behaviour
- (vii) Construction traffic will be dangerous

- (viii) The removal of the original wall and back wall to no. 3 St. Finbar's Road to facilitate the construction of railings is of a concern. Written assurances regarding the structural integrity of the wall is required
- (ix) The relocation of a substation and the repositioning of it in such proximity to the boundary with no. 3 Finbar's Road is not acceptable and has potential health risks
- (x) The green space on Kilkieran Court is to be "swallowed up" by the proposed development leaving nowhere for kids to play
- (xi) The materials are not in keeping with the surrounding area
- (xii) The planning application number was not on the site notice
- (xiii) Communication with local residents has been poor on this proposed development
- (xiv) Not all documents were clearly legible online

These issues have been noted and responded to in the Planner's Report.

Internal DCC Departments made no objections to the proposed development subject to conditions, which are noted. Transport Infrastructure Ireland, a prescribed consultee, noted that the development shall comply with TII's Code of Engineering Practice.

The conclusion and recommendation of the Planner's report is:

Having regard to the zoning objective for the area and the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of dwellings in the area or the general amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

I recommend that the City Council be informed that the planning authority has no objection to the proposed development and that the proposal is in accordance with the proper planning and sustainable development of the area.

Accordingly, the City Council is advised to approve the proposed development subject to the requirements of our Drainage Division, Roads/Transportation Division and Transport Infrastructure Ireland's request that the development shall comply with TII's "Code of engineering practice for works on, near, or adjacent the Luas light rail system".

As approval of a Part 8 application is a reserved function of the Elected Members of the Council, it is our intention to bring the proposal to the April 2021 Council Meeting for formal approval.

David Dinnigan

Executive Manager