



**Housing & Community Services
Housing Development**

15 October 2024

**To the Chairman and Members of
The North West Area Committee**

**Report: Planning and Development Act 2000 (as amended) Planning and
Development Regulations 2001 (as amended) - Part VIII**

**Proposed development of Site c. 1.34 ha at Wellmount Road, Wellmount Drive
and Cardiffsbridge Road, Finglas, Dublin 11**

Application No: 4038/24

Proposal: LAW: Planning and Development Act 2000 (as amended) Planning
and Development Regulations 2001 (as amended) - Part VIII

Application Type: Part 8 Local Authority Works (LAW)

Applicant: Housing and Community Services Department

Location: Site c. 1.34 ha at Wellmount Road, Wellmount Road, Wellmount Drive,
And Cardiffsbridge Road, Finglas, Dublin 11.

Location:

The subject site is located in Finglas which is approximately 5km north-west of Dublin City centre. The subject site forms a triangular site located between Cardiffsbridge Road, Wellmount Drive and Wellmount Road in Finglas. The triangular site currently operates as open space and is set into the slope of the rising topography which steps up from Tolka Valley Park along Cardiffsbridge Road. The part of the subject site where the development is concentrated is a linear area facing Cardiffsbridge Road and would be accessed by vehicle from both Wellmount Road and Cardiffsbridge Road.

It is noted that the applicants indicate further potential development along Wellmount Road, as part of the master plan site, which does not form part of this application (referred to as Phase 2). The layout of housing in the area reflects the design ethos of the period which was car dominated, low density housing set in residual areas of open space which results in areas of underused or unused areas of public open space adjacent to road junctions.

The triangular site is faced by a row of two storey terraced housing, with front and rear gardens on Wellmount Drive and terraced housing at Virginia Park and Berryfield Crescent. To the north of the site lies the open car park of the Dunne's Stores centre. The two storey houses to the west and south of the site are set back across busy roads.



Proposal:

The Part 8 submission proposes the following development:

- One apartment block with primary frontage onto Cardiffsbridge Road, ranging in height from 4 to 6-storeys, comprising 77 residential units with the following breakdown:
 - 38 no. 1 bed units
 - 25 no. 2 bed units
 - 14 no. 3 bed units
- 28 no. car parking spaces, 2 no. motorcycle spaces and 1 no. loading bays
- 175 no. bicycle parking spaces;
- 135 sq. metres of internal community, arts and cultural floor space;
- 0.56 ha of public open space and 0.11 ha communal open space;

Pre-Planning Consultation

A Pre-Part 8 report was prepared in June 2024 in respect of the proposed development.

Planning History:

The subject land has no recent planning history as it is a Greenfield site.

There are no applications/permissions of relevance in the immediate area, the majority of permissions are domestic in nature. The following BusConnects application was granted in March 2024:

ABP Ref. 314610 – Permission granted on 12/03/24 The Finglas Section of the Proposed Scheme will commence on the R135 Finglas Road at the junction with R104 St. Margaret's Road and will be routed along the R135 Finglas Road as far as Hart's Corner in Phibsborough, where it will join the Ballymun Section of the Proposed Scheme.

Content of the application:

The following documentation was submitted:

- Drawing setting out indicative Masterplan for the phased development of the site
- Plans and elevations and sections and CGI views
- Architectural Design Statement:
- Landscape plans, planting plans;
- Planning Report;
- Daylight and Overshadowing Report;
- Social Infrastructure Audit;
- Housing Quality Assessment;
- Archaeological Impact Assessment:
- Screening Report for Appropriate Assessment;
- Screening Report for EIA
- Arboricultural Report and Tree Survey/Plan
- Operational Waste & Recycling Management Plan
- Wind Microclimate Study
- Winter Bird Survey
- Building Lifecycle Report;
- Traffic Mobility Management Plan
- Flood Risk Assessment
- Engineering Report



- Traffic and Transport Assessment;
- Mobility Management Plan;
- Ground Investigation Report
- Stage 1 Quality Audit Report
- Construction Environmental Management Plan;
- Life Cycle Report
- Lighting Report
- Climate Action Energy Statement

Planning Context:

Zoning & Designations

Under the Dublin City Development Plan 2022-2028 the site is zoned Z1 along Cardiffsbridge Road and Wellmount Road sides with a small area of land zoned Z9 facing Wellmount Drive to the north.

Z1 has a zoning objective of *'to protect provide for and improve residential amenities'* where residential development is a *'permissible use'*.

Z9 has a zoning objective of *'to preserve, provide and improve recreational amenity and open space and green networks'*.

The site is located within the boundary of the Strategic Development and Regeneration Area (SDRA) 3 - Finglas Village Environs and Jamestown Lands.

The site is not located within an Architectural Conservation Area and does not contain any Protected Structures.

Having regard to the scope and nature of the proposed development and the zoning of the land, the development would not materially contravene the current Dublin City Development Plan 2022-2028.

National and Regional Policy

National Planning Framework 2018-2040

National Strategic Outcome 1, Compact Growth, recognises the need to deliver a greater proportion of residential development within existing built-up areas. Activating these strategic areas and achieving effective density and consolidation, rather than sprawl of urban development, is a top priority.

Objective 2A identifies a target of half of future population growth occurring in the cities or their suburbs.

Objective 3A directs delivery of at least 40% of all new housing to existing built-up areas on infill and/or brownfield sites.

Objective 13 is that, in urban areas, planning and related standards including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth.

Objective 35 aims to increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or self-based regeneration and increased building heights.

Regional Spatial and Economic Strategy for the Eastern and Midland Region

RPO 4.3 seeks to "support the consolidation and re-intensification of infill / brownfield sites to provide high density and people intensive uses within the existing built up area of Dublin City and suburbs and ensure that the development of future development areas is coordinated with the delivery of key water infrastructure and public transport projects."

Section 5.3 identifies guiding principles for development of the metropolitan area, which include: Compact sustainable growth and accelerated housing delivery – To promote sustainable consolidated growth of the Metropolitan Area, including brownfield and infill



development, to achieve a target to 50% of all new homes within or contiguous to the built-up area of Dublin City and suburbs, and at least 30% in other settlements. To support a steady supply of sites and to accelerate housing supply, in order to achieve higher densities in urban built up areas, supported by improved services and public transport

Dublin City Development Plan 2022-2028

The following policies, objectives and sections of the Dublin City Development Plan 2022-2028 are considered to be relevant in the assessment of the application.

Chapter 4 – Shape and Structure of the City

Section 4.5.3 – Urban Density

Policy SC10 Urban Density - To ensure appropriate densities and the creation of sustainable communities in accordance with the principles set out in **Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)**, (Department of Environment, Heritage and Local Government, 2009), and its companion document, **Urban Design Manual: A Best Practice Guide and any amendment thereof**.

Policy SC11 Compact Growth – In alignment with the Metropolitan Area Strategic Plan, to promote compact growth and sustainable densities through the consolidation and intensification of infill and brownfield lands, particularly on public transport corridors, which will:

- Enhance the urban form and spatial structure of the city;
- Be appropriate to their context and respect the established character of the area;
- Include due consideration of the protection of surrounding communities and provide for enhanced amenities for existing and future residents;
- Be supported by a full range of social and community infrastructure such as schools, shops and recreational areas; and
- Have regard to the criteria set out in Chapter 15: Development Standards, including the criteria and standards for good neighbourhoods, quality urban design and excellence in architecture.

Policy SC12 Housing Mix - To promote a variety of housing and apartment types and sizes, as well as tenure diversity and mix, which will create both a distinctive sense of place in particular areas and neighbourhoods, including coherent streets and open spaces and provide for communities to thrive.

Section 4.5.4 – Increased Height as Part of the Urban Form and Spatial Structure of Dublin:

Policy SC14 Building Height Strategy - To ensure a strategic approach to building height in the city that accords with The Urban Development and Building Height Guidelines for Planning Authorities (2018) and in particular, SPPR 1 to 4.

Policy SC16 Building Height Locations - To recognise the predominantly low rise character of Dublin City whilst also recognising the potential and need for increased height in appropriate locations including the city centre, Strategic Development Zones, Strategic Development Regeneration Areas, Key Urban Villages and other locations as identified in Appendix 3, provided that proposals ensure a balance with the reasonable protection of existing amenities and environmental sensitivities, protection of residential amenity and the established character of the area.



Policy SC17 Building Height - To protect and enhance the skyline of the city, and to ensure that all proposals with enhanced scale and height:

- Follow a design led approach;
- Include a masterplan for any site over 0.5ha (in accordance with the criteria for assessment set out in Appendix 3);
- Make a positive contribution to the urban character of the city and that responds positively to the existing or emerging context;
- Deliver vibrant and equitable neighbourhoods that are walkable, compact, green, accessible, mixed and balanced;
- Do not affect the safety of aircraft operations at Dublin Airport (including craneage); and
- Have regard to the performance-based criteria set out in Appendix 3.

All new proposals in the inner city must demonstrate sensitivity to the historic city centre, the River Liffey and quays, Trinity College, the cathedrals, Dublin Castle, the historic squares and the city canals, and to established residential areas and civic spaces of local and citywide importance.

Section 4.5.5 – Urban Design and Architecture

Policy SC19: High Quality Architecture - To promote development which positively contributes to the city's built and natural environment, promotes healthy place making and incorporates exemplar standards of high-quality, sustainable and inclusive urban design and architecture befitting the city's environment and heritage and its diverse range of locally distinctive neighbourhoods.

Policy SC20 Urban Design

Promote the guidance principles set out in the Urban Design Manual – A Best Practice Guide and in the Design Manual for Urban Roads and Streets (2019).

Policy SC21 Architectural Design - To promote and facilitate innovation in architectural design to produce contemporary buildings which contribute to the city's character and which mitigates and is resilient to, the impacts of climate change.

Policy SC23 Design Statements - That Design Statements shall be submitted for all large scale residential (+50 units) and commercial development proposals (+1,000 sq. m.) in accordance with the principles set out in Chapter 15.

Chapter 5 – Quality Housing and Sustainable Neighbourhoods

Section 5.5.2 – Regeneration, Compact Growth and Densification

Policy QHSN6: Urban Consolidation – To promote and support residential consolidation and sustainable intensification through the consideration of applications for infill development, backland development, mews development, re-use/adaptation of existing housing stock and use of upper floors, subject to the provision of good quality accommodation.

Policy QHSN8: Reduction of Vacancy - To promote measures to reduce vacancy and underuse of existing building stock and to support the refurbishment and retrofitting of existing buildings, including Dublin City Council's Estate Renewal Programme.

Policy QHSN10: Urban Density – To promote residential development at sustainable densities throughout the city in accordance with the Core Strategy, particularly on vacant and/or underutilised sites, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.



Section 5.5.1 National and Regional Policy Context and the Housing Strategy

Policy QHSN3 Housing Strategy and HNDA-

- (i) To secure the implementation of the Dublin City Council Housing Strategy (Appendix 1) in accordance with the provision of national legislation.

To encourage the establishment of sustainable residential communities by ensuring a wide variety of housing typologies and tenures is provided throughout the city in accordance with the provisions of the Housing Need Demand Assessment and any future Regional HNDA.

Policy QHSN4 Key Regeneration Areas -

To promote the transformation of the key regeneration areas into successful socially integrated neighbourhoods and promote area regeneration in parts of the city which require physical improvement and enhancement in terms of quality of life, housing and employment opportunities and to ensure a balanced community is provided in regeneration areas

Policy QHSN10 Urban Density - To promote residential development at sustainable densities throughout the city in accordance with the core strategy, particularly on vacant and/or underutilised sites, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.

Section 5.5.3 Healthy Placemaking and the 15-Minute City

Policy QHSN11 15-Minute City - To promote the realisation of the 15-minute city which provides for liveable, sustainable urban neighbourhoods and villages throughout the city that deliver healthy placemaking, high quality housing and well designed, intergenerational and accessible, safe and inclusive public spaces served by local services, amenities, sports facilities and sustainable modes of public and accessible transport where feasible.

Section 5.5.5 – Housing for All

Policy QHSN22: Adaptable and Flexible Housing - To ensure that all new housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner as set out in the Lifetime Homes Guidance contained in Section 5.2 of the Department of Environment, Heritage and Local Government's 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007) and the Universal Design Guidelines for Homes in Ireland 2015.

Objective QHSNO11 Universal Design - To ensure that 50% of apartments in any development that are required to be in excess of minimum sizes should be designed to be suitable for older people/mobility impaired people, people living with dementia and people with disabilities in accordance with the guidelines set out in the Universal Design Guidelines for Homes in Ireland 2015, the DHLG&H's Design Manual for Quality Housing 2022 and the DHP&LG & DH's Housing Options for Our Ageing Population Policy Statement 2019.

Section 5.5.6 – Social, Affordable Purchase and Cost Rental Housing

Policy QSHN34: Social, Affordable Purchase and Cost Rental Housing - To promote the provision of social, affordable purchase, cost rental and rental housing in accordance with the Council's Housing Strategy, Part V of the Planning and Development Act, as amended by the



Affordable Housing Act 2021 and government policy as outlined in the DHLGH 'Social Housing Strategy 2020' and support the realisation of public housing.

Policy QSHN35: Diversity of Housing Type and Tenure – To support local authorities, approved housing bodies and other sectoral agencies in the provision of a greater diversity of housing type and tenure, including social and affordable housing, new models of cost rental and affordable homeownership and co-operative housing.

Section 5.5.7 – Specific Housing Typologies

Policy QHSN36: High Quality Apartment Development - To promote the provision of high quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood.

Policy QHSN37: Houses and Apartments - To ensure that new houses and apartments provide for the needs of family accommodation with a satisfactory level of residential amenity in accordance with the standards for residential accommodation.

Policy QHSN38: Housing and Apartment Mix – To encourage and foster the creation of attractive, mixed use, sustainable residential communities which contain a wide variety of housing and apartment types, sizes and tenures, in accordance with the Housing Strategy and HNDA, with supporting community facilities and residential amenities. Further detail in regard to unit mix is set out in Chapter 15: Development Standards. Unit mix requirements for the Liberties and the North Inner City are set out in Section 15.9.1 and Table 37 of the Housing Strategy in Appendix 1.

Policy QHSN48 Community and Social Audit - To ensure that all residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development.

Policy QHSN49 Phasing - To require that larger schemes which will be developed over a considerable period of time are developed in accordance with an agreed phasing programme to ensure that suitable physical, social and community infrastructure is provided in tandem with the residential development and that substantial infrastructure is available to initial occupiers.

Section 5.5.8 Social and Community Infrastructure

Policy QHSN60 Community Facilities -To support the development, improvement and provision of a wide range of socially inclusive, multi-functional and diverse community facilities throughout the city where required and to engage with community and corporate stakeholders in the provision of same.

Chapter 6: City Economy and Enterprise

Section 6.5.5 Regeneration and Vacancy

Policy CEE19 Regeneration Areas - To promote and facilitate the transformation of Strategic Development and Regeneration Areas (SDRAs) in the city, as a key policy priority and opportunity to improve the attractiveness and competitiveness of the city, including by promoting high-quality private and public investment and by seeking



European Union funding to support regeneration initiatives, for the benefit of residents, employees and visitors

Policy CEE20 Vacant Sites - To engage in the ‘active land management’ of vacant sites and properties including those owned by Dublin City Council.

- (i) To engage proactively with land-owners, potential developers and investors with the objective of encouraging the early and high quality re-development of such vacant sites.
- (ii) To encourage and facilitate the rehabilitation and use of vacant and under-utilised buildings, including their upper floors.

To promote and facilitate the use, including the temporary use, of vacant commercial space and vacant sites, for a wide range of enterprise including cultural uses.

Section 8.5.7 Car Parking

Policy SMT27 Car Parking in Residential and Mixed Use Developments -

- (i) To provide for sustainable levels of car parking and car storage in residential schemes in accordance with development plan car parking standards (see Appendix 5) so as to promote city centre living and reduce the requirement for car parking.
- (ii) To encourage new ways of addressing the transport needs of residents (such as car clubs and mobility hubs) to reduce the requirement for car parking.
- (iii) To safeguard the residential parking component in mixed-use developments.

Policy SI37 Noise Sensitive Development - To give careful consideration to the location, design and construction of noise-sensitive developments, including the horizontal and vertical layout of apartment schemes, so as to ensure they are protected from major noise sources, where practical, and to minimise the potential for noise disturbance.

Policy SI38 Noise Sensitive Development - To ensure that new residential development close to approved commercial uses is suitably sound insulated.

Policy G128 New Residential Development - To ensure that in new residential developments, public open space is provided which is sufficient in amenity, quantity and distribution to meet the requirements of the projected population, including play facilities for children and that it is accessible by safe secure walking and cycling routes.

Chapter 9 Sustainable Environmental Infrastructure and Flood Risk

Section 9.5.3 Flood Management

Policy SI15 Site-Specific Flood Risk Assessment - All development proposals shall carry out, to an appropriate level of detail, a Site-Specific Flood Risk Assessment (SSFRA)

Policy SI13 Minimising Flood Risk - To minimise the flood risk in Dublin City from all other sources of flooding as far as is practicable, including fluvial, coastal, reservoirs and dams, the piped water system, and potential climate change impacts.

Policy SI23 Green Blue Roofs - To require all new developments with roof areas in excess of 100 sq. metres to provide for a green blue roof designed in accordance with the requirements of Dublin City Council’s Green & Blue Roof Guide (2021) which is summarised in Appendix 11



Policy SI25 Surface Water Management - To require the preparation of a Surface Water Management Plan as part of all new developments in accordance with the requirements of Appendix 13 – the Council’s Surface Water Management Guidance.

Section 9.5.5 Waste Management and Circular Economy Practice

Policy SI30 Waste Management in Apartment Schemes - To require that the storage and collection of mixed dry recyclables, organic and residual waste materials within proposed apartment schemes have regard to the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020 (or any future updated versions of these guidelines produced during the lifetime of this plan).

Section 9.5.11 Digital Connectivity Infrastructure

Policy SI47 Future-Proofing for Digital Connectivity Requirements - To require the consideration and provision of telecoms / digital connectivity infrastructure as part of the design of all Council capital projects and public projects, including public realm improvements (where appropriate), to ensure the future-proofing of capital investment in digital connectivity infrastructure in line with the EU Broadband Cost Reduction Directive Regulations (2020).

Section 10.5.2 Biodiversity

Policy GI9 European Union Natura 2000 Sites - To conserve, manage, protect and restore the favourable conservation condition of all qualifying interest/special conservation interests of all European sites designated, or proposed to be designated, under the EU Birds and Habitats Directives, as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) (European / Natura 2000 sites).

Section 10.5.4 Parks and Open Spaces

Policy GI28 New Residential Development - To ensure that in new residential developments, public open space is provided which is sufficient in amenity, quantity and distribution to meet the requirements of the projected population, including play facilities for children and that it is accessible by safe secure walking and cycling routes.

Section 10.5.7 Urban Forest

Policy GI40 Tree Planting – General - To require appropriate and long-term tree and native hedgerow planting in the planning of new development, urban spaces, streets, roads and infrastructure projects. New development should seek to provide for additional tree planting using a diversity of species including native species as appropriate to the location of the development in the interests of natural heritage, amenity, environmental quality and climate resilience.

Section 12.5.3 Supporting Cultural Vibrancy in the City

Objective CUO25 SDRAs and large Scale Developments - All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area* must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floor space as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to



an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.

*Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector.

Chapter 15 – Development Standards

Section 15.9 Apartment Standards

Apartment schemes make up the majority of the new housing stock in Dublin City. In this respect, it is, therefore, essential that high quality, attractive and liveable apartment units are provided. All apartment developments should make a positive contribution to the local area in terms of public open space and / or public realm improvements and should provide long term living environments for future residents through quality communal amenity spaces and attractive and sustainable internal units. The Sustainable Urban Housing: Design Standards for New Apartments, or any other future amendment thereof, sets out specific planning policy requirements (SPPR) for apartment developments. These Section 28 Guidelines and Section 15.9, which should be read in conjunction with other relevant development standards, provides details on a range of standards which relevant developments will be assessed under and include the following:

- Unit Mix
- Unit Size/Layout
- Dual Aspect
- Floor to Ceiling Height
- Lift, Stair Cores and Entrance Lobbies
- Internal Storage
- Private Amenity Space
- Communal Amenity Space
- Roof Terraces
- Internal Communal Facilities
- Security
- Access and Services
- Refuse Storage
- Lifecycle Reports
- Operational Management and Maintenance
- Microclimate – Daylight, Sunlight, Wind and Noise
- Separation Distances
- Overlooking and Overbearance

Appendix 1 Housing Strategy

Appendix 3 Height Strategy - Tables 1, 2, 3 and 4

Appendix 16 Sunlight and Daylight

Relevant Policy Guidelines

- Design Manual for Quality Housing, DoHLGH, January 2022
- Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DoHGH, 2023
- Urban Development and Building Height Guidelines DoHLGH, December 2020
- Best Practice Urban Design Manual, DoEHLG, May 2009 (updated 2020).
- Urban Design Manual – A Best Practice Guide (2009)



- Quality Housing for Sustainable Communities – Best Practice Guidelines for delivering Homes Sustaining Communities, DoEHLG, 2007 (updated 2021).
- Design Manual for Urban Roads and Street (2019)
- The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)
- Delivering Homes, Sustaining Communities (2004) and the accompanying Best Practice Guidelines – Quality Housing for Sustainable Communities (2007)
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024
- Guidelines for Planning Authorities on Childcare Facilities (2001)

Observations

The following refers to observations received by the Planning Authority

- a. Proposal would result in the loss of green space
- b. Feeding/grazing area for Brent Geese
- c. Ecology report underestimates Brent Geese activity
- d. Loss of recreation space which is used for dog walking, children's play, horse grazing/jockeying, recreation
- e. Site referred to as the Dunne's field
- f. Field used by FAST (drug addiction services)
- g. Six storey building would be an eyesore
- h. Six storey building would be overbearing upon neighbouring houses
- i. Proposed development would lead to anti-social behaviour
- j. Inadequate provision of car parking spaces
- k. Inadequate provision of services in the area ; schools, dentist, doctors/GP's
- l. Lack of consultation with the community
- m. Why apartments and not houses?
- n. Inadequate provision of physical infrastructure in the area: roads not wide enough, water pressure low
- o. Traffic congestion
- p. Overpopulation
- q. Proposed development would reduce property values in the area
- r. Inadequate provision for families
- s. Loss of privacy due to balconies- overlooking.
- t. Space be used for recreational purposes
- u. Proposed development would generate noise, dust and inconvenience during construction
- v. Excessive height
- w. Adequate Services should be provided before provision of additional dwellings

Submission from Cllr Anthony Connaghan:

I am writing to you regarding the proposed development on Wellmount Road in Finglas. We all know housing has been in crisis for many years and DCC proposals will usually come up against local opposition in particular if a green area is being utilised. There are thousands of local people on the Social housing list in the greater Finglas area with Area E in their preferences, some of whom will be housed in this development should it proceed. The site is one I am very familiar with and has not been fully utilised as a green area over the years but more recently wildflower meadows have been placed on the site which have worked really well. Some local people will be frustrated to see the site being built on so I am appealing to Dublin City Council to ensure that the remainder of the site is upgraded



to a railed off fully functional park area, similar to other areas in the City, which locals can use into the future. This needs to be a cast iron guarantee. There was a similar scheme developed in the Scribblestown Estate in recent years where local residents engaged with Dublin City Council throughout the process so I would request that a liaison person is put in place to ensure any queries or concerns by local residents are dealt with in a timely manner. I would also like the following items to be considered as part of the part 8 process.

- 1) Heights/Density. The immediate local area is mainly composed of 2 storey homes. The proposed development does not keep with the streetscape of this estate and also with the rest of the greater Finglas West/South area. Residents feel a development with lower heights would be more in line with the rest of the area.
- 2) Safety Measures. This site is on a very busy road and any traffic/safety surveys need to be carried out at busier times to ensure safety of pedestrians and road users alike.
- 3) Parking. A survey of surrounding areas needs to be carried out and improvements made to these areas considering the low number of parking spaces (28) for 77 apartments.
- 4) Community, Arts and cultural space. Can Information be provided as to what is being planned for this space and how any organisations in need of space can express interest in this space?
- 5) Scheme of lettings/Allocations Can some of this scheme be considered for Older Persons units as the site is close to public transport, church, shops and post office.
- 6) Façade Can the colour of brick used be a lighter brick similar to the Scribblestown development which is more aesthetically pleasing than the old corporation style bricks used in the past.

The content of these submissions have been taken into account in the assessment below.

Departmental Reports:

Transportation Planning Division: Report dated 29.08.24. No objection subject to conditions

Drainage Planning and Development Control Section: Report dated 14.08.2024. No objections subject to conditions

Archaeology, Conservation and Heritage Division: Report dated 28.08.2024. Condition recommended.

Parks, Biodiversity and Landscape Division: Report received dated 10.09.24. No objection subject to conditions.

Conservation: Report dated 30.08.24 no conservation issues so no conservation report required.

Whilst it is noted that there was no response to the Part 8 application referral from Environmental Health, they did respond to the initial pre-part 8 application submission and it has therefore deemed appropriate to include their recommendations from this referral as they remain relevant for the subject application.

Consultees

Irish Water: No response received.

Assessment

The subject site is a vacant Greenfield site which comprises a triangular portion of land located between Cardiffsbridge Road, Wellmount Drive and Wellmount Road in Finglas.

The proposed development comprises 77 apartment dwelling units at a site c.1.3 ha together with 28 no. car parking spaces, 2 no. motorcycle spaces and 1 no. loading bays, 175 no.



bicycle parking spaces, 135 sq. metres of internal community, arts and cultural floor space and 0.56 ha of public open space and 0.11 ha communal open space.

Principle of development

The subject site is located within an area zoned Z1 with a zoning objective of ‘*to protect provide for and improve residential amenities*’ where residential development is a ‘*permissible use*’ and Z9 with a zoning objective of ‘*To preserve, provide and improve recreational amenity and open space and green networks*’. The proposed development of apartments and supporting infrastructure is consistent with the zoning objective Z1 (Sustainable Residential Neighbourhoods) and is therefore acceptable in principle under that zoning objective. It is noted that residential development is not proposed on the parts of the land zoned Z9.

As the subject site is located adjacent to an area with a zoning objective which could be considered more environmentally sensitive, the subject site is considered a ‘*transitional zone area*’ as set out under Section 14.6 of the Dublin City Development Plan 2022-28.

Section 14.6 states that it is important to avoid abrupt transitions in scale and land-use between zones. In dealing with development proposals in these contiguous transitional zone areas, it is necessary to avoid developments that would be detrimental to the amenities of the more environmentally sensitive zones.

It is noted that the proposed development is one constituent element of the overall redevelopment of the wider triangular site where the Z9 zoned area proposed as public open space is integrated with the overall proposed development and potential further development along Wellmount Road. The applicant has submitted comprehensive public open space proposals for the site indicating this. These landscaping proposals combined with the orientation of the proposed structures would enhance the area designated Z9. It is considered that the proposed development, in combination with further developments in the vicinity, would be consistent with the zoning objective Z9 on lands zoned Z9.

Layout and Design of Development

The proposed layout has taken consideration of the site context, including its orientation and the differing levels across the site, which slopes from north-west to south-east from the intersection of Wellmount Drive and Wellmount Road.

The SDR 3 Finglas Village and Environs Guiding Principles Map at Figure 13.6 shows indicative building frontages on all sides of the triangular shaped land. It is noted however that this would conflict with the Z9 zoning on the northern fringe where building frontages would not be expected as the use of the land should be reserved for open space/recreation.

The apartment block is visually subdivided into four modules each with its own pedestrian entrance from Cardiffsbridge Road which would animate this elevation. The four modules are further vertically subdivided by their subdivision into two, three and four bay elements. The proposed structure would be flat roofed and finished in brick.

The north western corner of the site at ground floor has been designated for community/arts/cultural use which will provide street activation and passive surveillance in the vicinity of the junction. It will also provide a focal point and wayfinding/identifying feature on approach from north to south. The remainder of the ground floor street frontage onto Cardiffsbridge Road is proposed for residential use as is the upper floors and remainder of the development.



Whilst ground floor residential uses can lend themselves to the creation of security and privacy issues, particularly in more urban settings, it is noted that in this case the surrounding area is largely residential in nature with long established semi-detached dwelling development therefore the principle of residential uses at ground floor has largely been established and accepted in the area. A number of the ground floor units have own door access from the street frontage which will provide for passive surveillance of the area and there is a generous setback from the footpath of between 2.8m and 4.3m which provides for a defence buffer with landscaping shown in these locations which will further enhance security. Boundary treatments have been detailed in plan and elevational form and are deemed to be appropriate.

To the rear of the block, east facing, balconies are provided to the units which overlook the proposed communal open space and wider public open space to the east as well as the car parking areas which further enhances the security of the site.

Due to the change in levels across the site from north to south the heights have been adjusted accordingly with 4 storeys proposed to the north of the site stepping up to 6 storeys to the south. The overall maximum height when taken from ground floor level is 21.8m. This reduces to 15.5m at the north western corner of the site. Both heights are inclusive of roof plant and parapet features.

The proposed materials/finishes are clearly annotated on all elevational drawings. The indicated materials are considered to be attractive, well balanced and easily maintained. The use of various tones (the primary finish is proposed is a soft red-buff multi brick with off-white mortar colour and with a white brick proposed to secondary areas) of clay brick is considered to be an appropriate choice having regard to the site context and the elevations indicate that the use of the various tones will break up the overall bulk of the façade. Articulation is proposed to be expressed through the use of different bricks used on projecting and recessed building planes to break up the building massing and differing brick bonding patterns around windows and at plinth level.

Unit sizes

Minimum overall apartment standards are set out in Appendix 1 of Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DoHLGH, December, 2023.

The Housing Quality Assessment (HQA) and floor plans submitted indicate that all of the units meet the minimum apartment floor areas and widths and the Planning Report and the HQA confirms that the development complies with Section 3.8 of the Apartment Guidelines as the majority of all apartments exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10%. In this case 61% (47 units) exceed the requirement.

In addition, 50% of apartments in any development that are required to be in excess of minimum sizes should be designed to be suitable for older people/mobility impaired people, people living with dementia and people with disabilities in accordance with the guidelines set out in the Universal Design Guidelines for Homes in Ireland 2015, the DHLG&H's Design Manual for Quality Housing 2022 and the DHP&LG & DH's Housing Options for Our Ageing Population Policy Statement 2019.

The Planning Statement states that "in order to comply with the Universal Design requirement, it is proposed that a proportion of all apartments (in this case, between 50% and 58%) will be designated as the '+10% area' apartments for the subject development, so as to ensure that at least 50% of apartments that are in excess of minimum size requirements are to be



designed to be UD compliant. This is deemed to be acceptable and the requirements for Universal Design have been met.

Unit Mix

It is proposed to provide 77 no. apartments, 38 of which are 1-bedroom, 25 of which are two-bedroom, and 14 of which are three-bedroom. (49%, 32%, 18%).

The Planning report states that the Finglas Strategy, which fed into the definition of the principles of the Strategic Development and Regeneration Area (SDRA) for Finglas, noted that in the area, 84.6% is made up of houses and the housing stock owned by DCC in the area is currently not reflective of the population composition. The Council principally owns 3-bed units (55.7%) and 2-bed units (23.3%). Comparatively, only 11.7% of the stock consists of single-bed units. The provision of apartments, including a significant proportion of one bed roomed apartments would therefore provide for a more varied housing stock.

The development complies with SPPR1 of the Apartment Guidelines (regarding unit mix). Furthermore, the proposed mix is justified with regard to housing need and Development Plan Standards at Section 15.9.

Dual Aspect

SPPR4 of the Apartment Guidelines requires that in suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme. 39 of the apartment units are dual aspect (51%) in compliance with this standard.

No direct north facing single aspect apartments are proposed, it is noted that some of the apartments face north east but overlook the proposed public and communal areas of open space in accordance with Section 15.9.3.

Entrance Lobbies, Circulation and Safety

Section 15.9.11 Security of the Development Plan requires that new apartment developments should incorporate safe and secure design principles throughout the scheme by maximising natural surveillance of all common areas, streets and parking areas and the location of entrance doors and lobbies should be located in highly visible areas of the building and should be well lit and overlooked.

There are 4 core lobby areas located along the north eastern side of the building which overlook the parking and communal open space. In addition, balconies to the ground floor units provide surveillance of these access lobbies for passive surveillance. These lobbies are also accessible from the front of the building which will further enhance passive surveillance and activation of these areas.

Floor to Ceiling Heights

The proposed floor to ceiling heights are consistent with good room design and in compliance with SPPR 5 of the Apartment Guidelines (2023). The sections show that the ground floor units have a minimum 2.85m floor to ceiling height, and the upper floors have a floor to ceiling height of 2.6m.

Daylight & Sunlight Impacts

A comprehensive daylight and overshadowing analysis was carried out by Digital Dimensions to:

- assess the potential impact to daylight and sunlight availability on adjacent properties
- assess the quality of the proposed development including access to daylight



The assessment was carried out in accordance with the Guidance document BR209:2022 - Site Layout Planning for Daylight and Sunlight (3rd edition) and BS and IS recommended guidelines, and determined that all the proposed residential units broadly comply with the BRE guidelines levels (daylight to apartments achieve the maximum target of 100% and sunlight complies with the guidelines with 94.8% of units meeting minimum sunlight hours), the communal and public open spaces exceed the minimum standards (100% for the POS, and 99.6% for the proposed COS) and Shadow analysis/Shadow diagrams for March 21st, June 21st and 21st of December at 09.00, 11.00, 13:00, 15:00, 17:00, indicates that no existing structures shall be excessively overshadowed, largely due to the orientation of the site and its distance from surrounding properties.

No compensatory measures are required indicating that the development performs well with regards to daylight/sunlight availability and in considering impact of the proposed development on surrounding properties.

Private Amenity Space

All units have been provided either with private balconies or ground floor terraces. All private amenity spaces meet or exceed the minimum floor area requirements set out in Appendix 1 of the apartment guidelines which require a minimum of 5m² of private amenity space for a one-bedroom unit; 7m² for a two-bedroom unit accommodating 4 persons, and 9 m² for a three-bedroom unit. All balconies have a functional relationship with the main living areas of the apartment and some corner units benefit from two balconies.

Communal Open Space

Communal open space is provided for the apartments to the east of the building with a total of 1100sqm proposed. Appendix I of the Design Standards for New Apartments - Guidelines for Planning Authorities (2023) sets out minimum quantitative standards for communal open space and based on the number of units proposed a total of 491sqm is required therefore the proposed development exceeds this requirement and provides for a generous amount of communal open space.

The communal open space has been separated into “pocket areas” as defined in the planning statement. The areas are defined as being family oriented and will provide a safe and accessible play area and natural play area for a younger age group. Play areas are shown to be accessible but defined with planting to enclose the spaces. The Planning Statement states that mounded play features in the natural play area will be enhanced with play equipment (slides, stepping stones, logs, climbing wall, etc.). Furniture includes seating in the form of benches and games tables providing for a range of activities and recreational opportunities for residents. The area is enclosed by an 800mm boundary wall with 1.2m high railings for security. The Architectural Design Statement states that access is possible by the general public through the car parking areas to the north and south and from the north-south pedestrian link within the POS. The report considers that it is unlikely that these will be preferred routes however a note on the site layout plan indicates that a potential future steel gate will be provided to the private/public boundary in the interest of safety.

The communal open space will have good passive surveillance from the apartments overlooking the space. The Parks Department welcome the quantum of communal open space and request that additional active recreational elements e.g. external gym/half basketball are advised to be included.

In addition to communal open space, the development incorporates a ‘community/arts/culture unit’ for the use of the residents. The space is 135.07sqm and is located at ground floor to the north west of the site.



A Social Infrastructure Audit has been prepared by McCabe Durney Barnes and notes that the subject site is located in proximity to a number of community and cultural uses such as:

- The Fingal Centre
- The Finglas Youth Resource Centre
- St Helena's Resource Centre
- Finglas West Family Resource Centre:
- CDETBA Adult Education Finglas:

The proximity to these uses is between 0.6km and 1.4km however the addition of an onsite community/cultural use is welcomed. Consideration of this space is considered further in this report with regards to Policy CU025 which requires a minimum 5% community, arts and culture predominantly internal floor space as part of developments within SDRA's.

Impact on Neighbouring Properties

Overlooking and privacy impacts

The subject site benefits from its location on a segregated triangular portion of land setback from adjoining residential development by the surrounding road network. In addition, the most sensitive properties would be considered to be those located west of Cardiffsbridge Road at Virginia Park and Virginia Drive and lesser so those located along Berryfield Road to the south.

It is noted that a number of submissions raised concerns regarding the overbearing impact of the proposed building. There is a generous setback to these residential dwellings to the west, with the shortest distance being c. 35m and as a result the impacts on privacy would be limited and given it is the front of the dwellings facing the proposed development, such arrangements are typically found in urban settings, with dwellings located across streets etc.

Whilst the increase in scale of development on this site will result in a transformation of the immediate streetscape it is considered that the sloping nature of the site and associated decrease in height to address the topography of the site will ensure the development is not overbearing to these properties to the west and south.

SPPR 1 of the Sustainable and Compact Settlement Guidelines 2024 requires that a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Given the separation distance is c.35m to the nearest property as detailed above the proposed development is considered to be in compliance.

Overshadowing and Impacts on Daylight

As noted above, the *Daylight and Sunlight Assessment* considers the impact of the development on nearby properties including the potentially affected properties (No.28a Virginia Park:, No.27 Virginia Park:, No.29 Virginia Park: The, No.2 Berryfield Road) and in all cases any reduction in available daylight is likely to be negligible and meets the recommendations of the BRE guidelines BR209:2022 (third edition).

With regard to Annual Probable Sunlight hours (APSH) the study shows that with dwellings along Virginia Park that the 25° line is not subtended by the proposed development, indicating any reduction in available sunlight will be negligible.

Shadow analysis/ Shadow diagrams for March 21st, June 21st and 21st of December at 09.00, 11.00, 13:00, 15:00, 17:00, indicates that no existing structures shall be excessively overshadowed, largely due to the orientation of the wider site and its distance from surrounding properties.



It is therefore considered that the proposed apartment block would not have an undue impact on the residential amenities of property in the vicinity by way of overshadowing or impacts to daylight.

Public Open Space

Section 15.8.6 Public Open Space states that the public open space requirement for residential developments shall be 10% of the overall site area as public open space. It is noted that a number of submissions have raised concerns regarding the loss of open space as a result of the proposed development.

The application site includes 0.263 ha of lands zoned Z9. These contribute to meeting the 10% requirement on the site. The location of the public open space is proposed within the Z9 zoned lands and is well in excess of the 10% requirement with 50.4% (0.564ha) of the site area being provided for open space.

The application includes consideration of the overall masterplan for the wider site which includes proposals for Phase 2 which would see the south eastern corner of the site further developed for residential development. Indicative plans have been provided as part of the application documentation. Having regard to this, the overall approach to the provision of public open space is to deliver it with the Phase 1 development. Phase 2 would be delivered separately with associated communal open space but with reliance on the, reduced, area of public open space which is being provided as part of the subject application.

Therefore, if the triangular Z9 zoned area is delivered with the subject application on its own it will amount to 0.263ha or 23.5% public open space. In the interim, and until Phase 2 is delivered the inclusion of the Phase 2 area in the overall public open space figures would result in an area of 0.564ha or 50.4% public open space. The Architectural Design statement states that the landscape proposals arising for the Phase 2 lands have been designed to be reversible.

POS provision	Ha	%
Net Dev Site Area incl. POS	1.120	100%
Z9 Zoned POS area	0.263	23.5%
Z9 POS area & Phase 2 Area	0.564	50.4%

The approach to the Public Open Space is considered to be acceptable and will provide a larger area of public open space until such time as the Phase 2 proposals come forward.

Section 15.8.5 Public Realm states that all residential developments that include lands within the public realm must agree, subject to a letter of consent, with the planning authority that the proposed scheme is compliant with the public realm guidance as set out on the Dublin City Council website. Where new public spaces that will contribute to the public realm of an area are proposed, applicants must demonstrate that such spaces provide accessibility to all, are easy to navigate and create safe and secure environments.

Section 15.8.8 Play Infrastructure states that applications which include the provision of public open space shall be subject to a requirement to provide for appropriate playground facilities. In schemes of 25 or more units, small play spaces of 85-100 sq. m. are considered suitable for toddlers and children up to the age of six, with suitable play equipment, seating for parents/guardians, and within sight of the apartment building. For larger schemes of 100 or more



apartments, play areas of 200-400 sq. m for older children and young teenagers should also be provided in addition.

The planning report states that the amenity spaces provided are family oriented and will provide a safe and accessible play area and natural play area for a younger age group. Those play areas will be accessible and enclosed with planting to give a sense of security and the formal play area will also be fenced for safety. Mounded play features in the natural play area will be enhanced with play equipment (slides, stepping stones, logs, climbing wall, etc.). It is noted however that this refers to the communal open space and not the public open space.

The landscape report states in relation to the natural play area within the public open space *“A defined but not closed natural play area on mulch with wooden based furniture is proposed along the northern path and will be accessible by the adjacent community by a connection to the north. Mounds will be provided as well to extend this natural play area into the grass. The proposed equipment in this natural open space are an agility trail, balancing beam and stilts. Wooden logs or equivalent natural pieces of furniture will be spread on the mounds and natural play area”*. This is considered to be acceptable.

The Parks Department have considered the proposals for the Public Open Space and Play Infrastructure and note that the proposals for the upgrade of the open space are considered acceptable. The open space will not be taken in charge by Parks Services and will be under PPP management arrangement

The following are recommended:

- The open space shall be retained as it is during the construction period of the apartments and the applicant shall maintain a mown grass sward on it and facilitate public access.
- A solid hoarding shall form the boundary between the apartments and the public open space and this shall be installed at the commencement of construction.
- The implementation of the open space enhancement works shall be programmed to occur after the first winter following completion of the apartments to allow final bird survey counts for the site.

This is considered to be acceptable.

In relation to arboriculture the Parks Department note that an arboricultural report is submitted with the application and the survey indicates 21 existing trees are present consisting of Carpinus, Prunus, Malus and Sorbus species. The development and removal of trees in poor condition will result in 9 tree removals. Adequate compensation is provided for under new tree planting within the associated landscape scheme and is considered generally acceptable. Tree felling shall not occur in the bird breeding season unless survey for nests are conducted resulting in the absence of nests. This will form a recommendation.

Childcare

Section 15.8.4 (Childcare) of the Development Plan requires that one childcare facility (equivalent to a minimum of 20 child spaces) for every 75 dwellings units be provided in all new mixed use and residential schemes. The provision of 77 units, 38 of which are one-bed units falls below the 75-unit threshold set out by the Childcare Facilities Guidelines for Planning Authorities (2001).

Having regard to the Design Standards for New Apartments, Guidelines for Planning Authorities, 2023, one bedroom apartment units should not generally be considered to



contribute to a requirement for childcare provision (and subject to location this may also apply in part or in whole to two bedroom).

Nevertheless excluding one-bedroom units, 39 units may generally require childcare in the proposed development. The Social Infrastructure Audit considers that a demand for 8 childcare spaces could be generated by the proposals (based on the Census data of children of pre-school age who are in childcare) and it is not considered that childcare facilities would be necessary for a development of this scale and the Planning Statement notes that future development at Barry Road as part of the social housing bundle will provide for crèche spaces if required.

Density, Plot Ratio and Site Coverage

Indicative plot ratio and site coverage standards are set out in the Dublin City Development Plan 2022-2028.

The proposed development plot ratio is 1.55 which complies with the Development Plan standards for Regeneration areas as set out in Table 2 to Appendix 3 of the Development Plan.

Indicative site coverage for Regeneration areas is specified as being 45-50% in Table 2 and the site coverage is 30.4%.

It is noted that the site coverage figures are indicative and the site coverage is lower owing to the amount of public open space proposed, which includes the phase 2 lands. Overall, it is deemed that the proposed site coverage and plot ratio are acceptable and indicative that the site is being appropriately developed.

In terms of density, the density for the site has been calculated using a net area of 0.56 ha, excluding the area zoned open space and the area proposed as public open space under this proposal (this includes part of the Z1 zoned lands). If the areas zoned POS were included the site density would be 59uph (77 units/1.3ha) which is below the minimum SDRA density requirement (100-250uph).

The Planning Report adopts the approach in the Sustainable Residential Development in Urban Areas Guidelines for the calculation of density which notes that a net site excludes 'open spaces servicing a wider area'. The report considers that as part of the lands is zoned Z9, it is therefore expected that they serve a wider catchment than just that of the site and are deemed to be open spaces servicing a wider area. The remainder Z1 zoned land proposed as public open space until the delivery of Phase 2, is also deemed to fall under this definition which provides for the proposed density of 138uph. (77 units/0.56ha = 138uph). It is noted however that this approach relates to the 2009 Guidelines whilst the updated 2024 Guidelines recognise, in considering the calculation of density that *"the practical application is more complicated and is dependent in particular on the appropriate definitions of the site and development areas, as well as to a lesser extent, on using the correct density measure. Selecting the appropriate definition of the site and the development area is important"*. The 2024 Guidelines state that *"A gross density measure is best applied to estimating overall land areas required for mixed-use developments or for Local Area Plans and Planning Schemes. A net site density measure is a more refined estimate than a gross site density measure and includes only those areas that will be developed for housing and directly associated uses"*. Whilst the inclusion of the open space reduces the density of the development below the

SDRA requirements it is noted that the site forms part of a phased approach with phase 2 intending to deliver additional residential development on the wider site which will enhance the density of the overall site.

This approach is deemed to be acceptable and is consistent with policies Active Land Management which seeks to promote residential development addressing any shortfall in housing provision through active land management, and QHSN10 Urban Density which seeks to promote residential development at sustainable densities throughout the city in accordance with the core strategy, particularly on vacant and/or underutilised sites.

Overall, the approach to the density of the site aligns with:

- Table 3.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) which sets out Areas and Density Ranges Dublin and Cork City and Suburbs and states that it is a policy and objective of the Guidelines that residential densities in the range of 50 dph to 250 dph (net) shall generally be applied in urban neighbourhoods of Dublin and Cork.
- Table 1 to Appendix 3 of the Development Plan which sets out a density range of 100-250 uph for SDRA's

The proposal is therefore considered to be generally in accordance with the Development Plan in terms of density, plot ratio and site coverage.

Building Height

Policy and guidance regarding building height is set out in Appendix 3 of the Dublin City Development Plan 2022-2028. The City Council advocates that when considering building height, regard must be had to the prevailing context within which the site is located and broader consideration must also be given to potential impacts such as overshadowing and overlooking, particularly in the lower scaled suburban areas of the city.

Furthermore, the strategic approach pursued under the plan will be to ensure a design led approach to optimising height. Appropriate heights should be based on an evaluation of the sites attributes and its function, its surrounding context and capacity for growth and the most appropriate development form.

Proposals seeking to optimise height in achieving higher densities must demonstrate how they will assist in delivering vibrant and equitable neighbourhoods that are walkable, compact, green, accessible, mixed and balanced and that respond positively to the existing or emerging context. Appendix 3 also sets out a detailed set of performance based criteria for the assessment of proposals of enhanced scale and height so as to ensure the protection of the natural and heritage assets of the city.

The Dublin City Development Plan 2022-2028 considers that there are three general categories of height in the Dublin Context:

- *Prevailing Height:* This is the most commonly occurring height in any given area. It relates the scale, character and existing pattern of development in an area. Within such areas, there may be amplified height. This is where existing buildings within the streetscape deviate from the prevailing height context, albeit not to a significant extent, such as local pop up features. Such amplified height can provide visual interest, allow for architectural innovation and contribute to a schemes legibility.
- *Locally Higher Buildings:* These are buildings that are significantly higher than their



surroundings and are typically up to 50 metres in height. Higher buildings can act as Local or District landmarks.

- *Landmark/Tall Buildings:* A landmark or tall building is one that is a significant intervention in the cityscape and skyline. They are typically located in an area that denotes a specific function such as a public transport interchange or a key urban quarter/ regeneration site. Landmark/tall buildings are typically in excess of 50 metres in height, of exceptional architectural quality, can help people navigate through the City and form memorable reference points.

At a strategic level, the Plan recognises that Dublin City has an intrinsic quality as a predominantly low rise city and opportunities for height will be promoted on sites identified in the Plan using performance criteria set out in the Appendices. The sites identified include: “Outer City (Suburbs)” within which the subject site is located and an assessment of the proposal against the key criteria set out in Table 3 of the Appendices is set out below.

The Plan recognises the Finglas Village Environs and Jamestown Lands as being particularly appropriate for higher buildings and density as per the guiding principles and Framework Plans set out in Chapter 13. Development proposals that align with these guiding principles will be supported. All proposals for greater height than the prevailing context and intensification in SDRA’s must demonstrate compliance with the performance based criteria set out in Table 3.

Given the prevailing context is predominately 2 storeys in the immediate environs the proposals have been assessed against the performance based criteria set out in Table 3 below:

Criteria for Assessment

Table 3: Performance Criteria in Assessing Proposals for Enhanced Height, Density and Scale *Objective 1*

To promote development with a sense of place and character

It is broadly considered that the proposed development complements the existing scale and character of the built environment and whilst it is acknowledged that the building is taller than surrounding development, the setbacks provided by the existing road network and green spaces provide a visual buffer and the overall scale of the building will not appear out of place and makes appropriate use of the site topography in the approach to the varied heights.

The varying building heights provide an appropriate transition in scale to surrounding residential developments.

Objective 2

To provide appropriate legibility

The siting of the building on each of the corners facing Cardiffsbridge Road effectively bookends this stretch of road and the building will be legible on approach from north and south. Permeability through the site is provided via a north-south pedestrian link through the site.

Objective 3

To provide appropriate continuity and enclosure of streets and spaces

The proposed development will create new building frontages along the western and part of the northern and southern boundaries as envisaged by the SDRA 3 Map. The extension of the building along this frontage to Cardiffsbridge Road will provide enclosure to this otherwise wide expanse of street which currently exists.



Objective 4

To provide well connected, high quality and active public and communal spaces

Both public and communal Open space is proposed and sufficient detail has been provided for the communal areas to detail the anticipated uses within these areas. The landscaping plans provide sufficient detail on the overall layout of the public open space however the nature based play area lacks detail on its overall layout and facilities however the area is of a functional size to provide for meaningful recreation. The open spaces will be overlooked from all angles through a combination of the existing dwellings which overlook the green area and the proposed building which will provide for passive surveillance of the communal open space and wider public open space.

Objective 5

To provide high quality, attractive and useable private spaces

Each unit is provided with a balcony of an appropriate size and location, off the main living area.

Objective 6

To promote mix of use and diversity of activities

In compliance with the requirements of the SDRA, community/cultural space is provided at ground floor. The quantity of this space having regard to CUO25 is considered further in this report.

Objective 7

To ensure high quality and environmentally sustainable buildings

The orientation of the site and its overall openness allows for a high quality development which will perform well in terms of access to daylight and sunlight. The development proposes the use of sustainable design features and nature based SUDs solutions.

Objective 8.

To secure sustainable density, intensity at locations of high accessibility

The Planning Authority acknowledges that the site is generally well served by public transport as detailed further in this report.

Objective 9

To protect historic environments from insensitive development

There are no features or buildings of an historic nature in the vicinity of the site.

Objective 10

To ensure appropriate management and maintenance

An operational waste and recycling management plan has been submitted.

Urban Development and Building Heights

In December 2018 the Department of Housing, Planning and Local Government issued statutory guidelines for planning authorities on Urban Development and Building Heights. Section 2.7 of the Guidelines state that, in order to give effect to these broad policy directions and a more active land management centred approach as set out in the NPF, the preparation of development plans, LAPs and SDZ planning schemes and their implementation must



become more proactive and more flexible in securing compact urban growth, through a combination of facilitating increased densities and building heights, while also being mindful of the quality of development and balancing amenity and environmental considerations. In identifying areas suitable for increased density and height, planning authorities will need to consider the environmental sensitivities of the receiving environment as appropriate

Section 1.10 requires Development Plans and Local Area Plans to support a least 6 storeys at street level in town centre areas along with scope for greater height, subject to meeting performance based criteria.

Section 2.11 recognises that policy direction relating to height is a matter for the development plan which identifies suitable areas for increased height. The Dublin City Development Plan 2022-2028 applies to the subject site. The proposed development provides for a range of height from 4 to 6 storey within the permissible envelopes of the Dublin City Development Plan, specifically SDRA 3 which encourages building heights in the range of 3-6 storeys.

SPPR1 of the Guidelines states that:

In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.

SPPR 2 states that:

In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy.

Assessment criteria for buildings taller than the prevailing height in an area are set out in Section 3 of the guidelines. Section 3.2 states that *“In the event of making a planning application, the applicant shall demonstrate to the satisfaction of the Planning Authority/An Bord Pleanála, that the proposed development satisfies the following criteria...”*

The Planning Authority has assessed the proposals against the relevant criteria set out in Section 3.2 and the development is broadly in compliance with the criteria demonstrating that the increased height above the prevailing height in the area can be accommodated effectively on this Greenfield site.

Compliance with SDRA3 - Finglas Village Environs and Jamestown Lands

The site is located in the Finglas Village Environs and Jamestown Lands Strategic Development and Regeneration Area (SDRA) 3. The Development Plan sets out site specific guiding principles for each SDRA, as well as sets out objectives common to all of them. Response to the objectives is provided in the table below.

Section 13.2.1 Overarching Principles and Vision sets out overarching principles/objectives under the following headings common to all SDRA's in the city:



- *Architectural Design and Urban Design:* The proposed development is of a high quality reflected in the overall material specification and treatment of communal and open space areas.
- *Phasing:* The overall development of the site will be in two phases. The application documentation includes a masterplan for the overall site to enable the wider site redevelopment to be considered.
- *Access and Permeability:* Permeability is shown through the site as required within the Finglas Map Figure 13.6
- *Height:* The development has been assessed against the performance criteria set out in Appendix 3.
- *Urban Greening and Biodiversity:* Green and blue roofs, Suds and other greening measures are incorporated into the development.
- *Surface Water Management:* Surface Water Management has been considered and the Drainage division have raised no objection to the development subject to a number of requirements.
- *Flood Risk:* The site is not located in a flood zone A or B. A desktop Flood Risk Assessment was undertaken.
- *River Restoration:* n/a
- *Sustainable Energy:* A Climate Action Energy Statement has been submitted.
- *Climate Change:* The Building Lifecycle report states that PV Solar Panels have been considered as part of the planning application and are shown on the roof plan.
- *Cultural Infrastructure:* All new regeneration areas (SDRAs) and large-scale development above 10,000 sq. m. in total area must provide at a minimum 5% community, arts and culture predominantly internal floor space as part of their development. Community/cultural space is provided and is discussed further in this report.

Specific guiding principles are set out for the Finglas Village Environs together with a detailed Guiding Principles Map under the following headings:

- *Urban Structure* - Key building frontages will be provided as per figure 13.6 along the western and part of the northern and southern boundaries together with access and permeability through the centre of the site in the form of a north/south pedestrian route.
- *Land Use & Activity* – The proposed development will contribute towards a mix of housing typology through the provision of apartments where the predominant housing type is semi-detached dwellings.
- *Height* – Building heights of 3-6 storeys are encouraged in the SDRAs and between 4-6 storeys are proposed.
- *Design* - Improvements to the streetscape and public realm will be actively encouraged and explored and this will be achieved through the redevelopment and formalisation of the public open space.
- *Green Infrastructure* – Enhanced tree planting is proposed as the proposed development will require the removal of 7 trees of low quality and value (C Category) and 2 trees of poor quality (U Category).

Compliance with Objective CUO25

CUO25 states that all new regeneration areas (SDRAs) must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floor space as part of their development at the design stage.

The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity.



An area of 269sqm for community/cultural use is required based on a net internal development area of 53,772sqm which results in a shortfall of 134sqm.

The Planning Statement states that the remaining 2.5% has been reallocated to a nearby concurrent Part 8 development at Cappagh Road/ Cardiffsbridge Road in order to deliver a larger space that is capable of adapting to a multitude of uses and activities. This is permissible by CUO25 where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity.

The Planning Statement justifies that by stating that arts and cultural facilities were identified in the Social Infrastructure Audit as being deficient as this will provide a broader offering in more locations and therefore provide more accessible community/cultural uses, this is deemed to be an acceptable approach in the subject application.

The Statement considers that the subject site should be viewed in conjunction with other Social Housing Bundle sites in the Finglas areas and reference is made to the Church of Annunciation site which proposes 434sqm of community and arts floor space. The site at Barry Road is also referenced however no parameters have been provided for this development.

Traffic, Access and Parking

Car parking

Car parking is provided to the north and south of the site, in two separate surface level areas accessed from Cardiffbridge Road and Wellmount Road respectively. The car parks provide a total of 28 spaces and a car parking ratio of 0.36 is proposed. The site is located within parking zone 2 due to its location along key transport routes and the maximum car parking standards are 1 per dwelling.

SPPR 3 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 states that in urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling. The development accords with this whereby the car parking provision is minimised noting the accessibility of the site.

The site is located adjacent to the Bus Connects F-Spine serving Finglas-City Centre-Kimmage which was granted planning permission for this route on 12th March 2024. The site will also be located c. 700m from the preferred new Luas stop at St Helena's. The site is currently well served by a number of bus routes including Dublin Bus no. 40 and 40E routes and Go-Ahead Bus Service Bus no. 220.

Bicycle Parking

The Planning Statement states that 130 long-stay spaces are required for the development (38 to serve the 1-bed units, 100 to serve the 2-beds and 70 to serve the 3-beds) and 38.5 short-stay spaces are required. 134 long stay spaces are provided and 41 short stay spaces are provided. This equates to an overall quantum of 175 no. spaces.

Bicycle stores are in the form of secure indoor rooms within the ground floor of the main building. Visitor bicycle parking in the public realm is well overlooked from apartments above.



The Transportation Planning Division have raised no issues with regard to the car/bicycle provision or access arrangements. The development is in accordance with SPPR 4 Cycle Parking and Storage of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 which requires a general minimum standard of 1 cycle storage space per bedroom and visitor cycle parking is provided.

Pedestrian and cycle access is provided by direct footpath access to the communal open space, independent of the car parking areas.

Biodiversity

An Ecological Impact Assessment has been submitted which aims to 'to identify and evaluate the impacts of the proposed development on ecosystems and their components, including designated sites, habitats, flora and fauna'. The report considers the development parameters and details specific features of the proposed receiving environment as well as any predicted impacts of the proposed development on the receiving environment.

The report confirms that there is no connection to any watercourses from the site and confirms that the site is not within or adjacent to any designated Nature 2000 sites, so there is no possibility of direct effects.

A Phase 1 habitat survey was undertaken with no rare or protected plants were encountered or invasive plant species listed on the third schedule of the *European Communities (Birds and Natural Habitats) Regulations 2011* were recorded within the Site.

In terms of Fauna, the report recognises that there are two large SPAs in Dublin Bay – the *North Bull Island* SPA and the *South Dublin Bay and River Tolka Estuary* SPA – both of which were designated to protect a range of over-wintering migratory birds. Light-bellied brent geese are specified as special conservation interests for both and black-headed gulls for North Bull Island SPA.

Surveys were undertaken at the site and Brent Geese were recorded on four occasions: 24 geese on 23 November, 5 geese on 16 January, 83 geese on 29 January and 3 geese on 29 February. The flock of 83 geese fed on the Site for 1.5 hours, but on the other three occasions the geese were only present for a maximum of 30 minutes before being disturbed by pedestrians / dogs and leaving the Site. No geese were recorded during the other ten surveys. Black-headed gull was regularly recorded at the Site, with a peak count of 38 individuals.

The report concludes that the Site is used on an occasional basis by Brent Geese, usually only in flocks of moderate importance and they define the site as being of Local importance. The report recognises that the development of the Site would substantially change the extent and character of grassland at the Site, which would reduce it below the 0.7 ha threshold suggested by Benson (2009). It further states that the site was not identified in a large-scale study by Scott Cawley in 2017 which identified 161 inland sites used by Brent Geese in Dublin. The report therefore considers that its loss will not substantially reduce the known feeding network for this species in Dublin.

The report continues to state that 'Geese displaced from the Site would have alternative feeding sites in the broader surroundings' and 7 potential grassland sites within 1.5 km of the Site are outlined.

In respect of the Black-headed gull, the report considers that they will continue to use the Site following the construction of the proposed development and there will therefore, there will be no impact on this species.



No buildings or mature trees are located within the site therefore the site was considered to be unsuitable for roosting bats.

In relation to the Brent Geese the report concludes that *'the proposed development will have an imperceptible impact on this species, because the Site is only used by relatively low numbers and on an occasional basis, and there are several alternative sites nearby of higher foraging value. Black-headed gulls were also present, but they are generalists that will continue to use the Site following the proposed development, so they will not be significantly affected'*.

In summary, it can be concluded that the proposed development will not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance.

It is noted that a number of submission have raised concerns regarding the impact of the proposed development on Brent Geese. It is acknowledged however that the site was not identified in the 2017 study as being an inland feeding site and that alternative sites in the area are available, particularly during construction periods. A large portion of the site will be retained as open space which offers future opportunity for the use of the space for Brent Geese and other birds and the Parks department consider that a final winter bird survey count should be completed by an ecologist for the site following completion of the apartments with survey results submitted to the planning authority.

Winter Bird Survey Report

Dublin City Council identified the subject site as having the potential for wintering birds. In order to screen the proposal out from having to be accompanied by a Natura Impact Assessment (NIA) the Planning Authority appointed NE Ecology to conduct a number of surveys on the subject site. The survey concluded the following:

- The site is used by Brent Geese and black-headed Gulls (SCI Species) and assorted native species
- 14 surveys wintering birds conducted between September 2023 and April 2024,
- Geese present during 28.5% of surveys –'occasional use' in ;
- Geese present predominantly in in 'moderate' flock size (1-50 birds)

The Parks Department considered the Winter Bird Survey and accompanying Appropriate Assessment Screening Report. The assessment is based on 12 winter bird feeding surveys carried out between September 2023 and April 2024. The surveys, in summary, indicate that the site is used occasionally by Brent Geese and in low numbers with the maximum count indicated at 83 geese. The report states that it is unlikely that the geese will use the site area after development due to land take for development and local disturbance. The level of importance of the bird feeding site is not high and the counts do not reach threshold of National importance > 350 or International importance > 400. Gulls are also included in the assessment and Black Headed Gulls in low numbers are using the site.

A recommendation has been included for a final winter bird survey count to be completed by an ecologist for the site following completion of the apartments with survey results submitted to the planning authority. This is deemed to be reasonable.

Appropriate Assessment

A Stage 1 Screening Assessment has been prepared by NM Ecology Ltd.



The report includes a description of the proposed development, a map and list of European sites in the surrounding area, a review of potential source-pathway-receptor links, an appraisal of the suitability of the habitats for birds associated with nearby SPAs/SAC's, and a screening conclusion.

The applicant considers that there is no likelihood of significant effect for the following reasons:

- i. The site is not within or adjacent to any European sites,
- ii. There are no surface water or other pathways linking the subject site and any European sites
- iii. The proposed development would have an imperceptible impact on Brent Geese and associated species

The report concludes that there is no risk of direct impacts on European sites and whilst potential pathways for indirect impacts were considered, none were found to be feasible.

The report does consider the potential for the site as an occasional inland feeding site for moderate numbers of Brent Geese (which are a qualifying interest of SPAs in Dublin Bay) however this report and accompanying Ecological Impact Assessment states that the development will not cause any significant negative impacts on such legally protected species or any other features of ecological importance.

As noted above, the Parks Department reviewed the Appropriate Assessment Screening Report and Winter Bird Survey. They consider that the level of importance of the bird feeding site is not high and the counts do not reach threshold of National importance > 350 or International importance > 400.

They also noted that there are no direct impacts on Natura Sites and no pathways identified that may cause impacts and that the screening assessment concludes that there is no likelihood of significant impact on European sites. The Parks Department in their report considered that the conclusion of the AA Screening by NM Ecology was reasonable.

Therefore, with regard to Article 42 (7) of the *European Communities (Birds and Natural Habitats) Regulations 2011*, the report concluded that the proposed development will not be likely to have a significant effect on any European sites. The assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.

The Planning Department, as the competent authority, has considered the screening report, has undertaken the Appropriate Assessment screening of the development and has determined that progression to Stage 2 of the Appropriate Assessment process (i.e. preparation of a Natura Impact Statement) is not considered necessary. It is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

Environmental Impact Assessment

The applicant has submitted an Environmental Impact Assessment (EIA) screening report prepared by HRA Planning and MacCabe Durney Barnes on behalf of Dublin City Council

Schedule 5 (Part 1) of the Planning and Development Regulations 2001-2023 (as amended) sets mandatory thresholds for Annex I projects. The proposed development does not meet or exceed the mandatory threshold for projects set out in the Schedule therefore a mandatory EIA is not required.



Schedule 5 (Part 2) of the Planning and Development Regulations 2001-2023 (as amended) sets out national thresholds none of which the proposed development appears to fall under. Class 15 in Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended states that:

“Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.”

The report therefore assessed the development as a sub-threshold development as it did not appropriately fall under any of the other relevant classes.

Sub-threshold development comprises development of a type that is included in Part 2 of Schedule 5, but which does not equal or exceed a quantity, area or other limit (the threshold) In Part 2 of Schedule 5, the following is relevant to the assessment of a sub-threshold development:

10. Infrastructure projects

(i) Construction of more than 500 dwelling units.

(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

(iv) An Urban development, which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

(“business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

As the project is sub-threshold development with reference to the above thresholds and under Step 1(c) of the OPR guidance a preliminary examination is required under Step 2

The report states that preliminary examinations must consider at least the following:

- The nature of the development including the production of wastes and pollutants;
- The size of the development; or
- The location of the development including the potential to impact on certain ecologically sensitive sites and the potential to affect other environmentally sensitive sites in the area.

Following the preliminary examination, the report concluded that ‘there are doubts regarding the likelihood of significant effects on the environment arising from the proposed development in relation to use of grassland including brent geese’. As a result there is a requirement to proceed to a Step 3 assessment as per the OPR Guidelines.

As the requirement to carry out an EIA has not been excluded at preliminary examination stage a screening determination must be carried out in line with Schedule 7 of the Planning and Development Act 2000-2023.

The report considers the criteria set out in Schedule 7 in order to determine whether development should be subject to an environmental impact assessment. The screening determination concludes that the proposed development would not be likely to have significant effects on the environment and it is concluded that an environmental impact assessment report is not required.

The proposed development, would not exceed the specified quantity, area or limit set out under Schedule 5 of the Regulations, by reason of Characteristic of development, Location



and Characteristic of potential impacts scale and character (Criteria for Determining whether a Development would or would not be likely to have a significant effect on the Environment) and is unlikely to have significant effects on the environment as set out under Schedule 7 and Schedule 7A of the Regulations.

The report concludes that having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- The scale, nature and location of the proposed impacts
- The potential impacts and proposed mitigation measures
- The results of the any other relevant assessments of the effects on the environment

The Planning Authority as the competent authority has considered the content and conclusion of the EIA Screening report and determines that the proposed development would not result in a real likelihood of significant effects on the environment arising from the proposed development and therefore an Environmental Impact Assessment is not required.

Dublin City Development Plan 2022-2028 Compliance

It is considered the proposed development does not materially contravene the relevant policies and objectives of the Dublin City Development Plan 2022-2028.

Conclusion

The subject site is located on the western part of a largely triangular site between Wellmount Road, Wellmount Drive and Cardiffsbridge Road, Finglas. The proposed development would provide 77 quality homes for people in the area. The proposed development would provide a range of one, two and three bedroom apartments each of which achieves the required standards for such development as set out under the *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, (DoHLGH, December 2023)*.

The subject site is located in proximity to extensive areas of public open space, public transport (including DART and LUAS eventually) and an established and active village centre at Finglas Village. The subject site is located adjacent to schools, shops and employment centres.

The Planning Authority appointed NE Ecology to conduct a number of surveys on the subject site to screen the proposal for Appropriate Assessment. The report states that the site is used by Brent Geese and black-headed Gulls (SCI Species) and assorted native species. The ecology report concluded however that Brent Geese were present 28.5% of the survey time and the site was an 'occasional use' site. In response, the Parks, Bio-diversity and Landscape Services Division concurred with the AA Screening outcome and subject to recommendations, have no objections to the application.

The proposed four to six storey structure would be taller than prevailing development in the immediate area, however the structure has been set into sloping ground to minimise its visual impact. The quality design and materials proposed would ensure that the structure would provide a positive aesthetical feature in the landscape. It is considered that the scale of the proposed structure would be in accordance with the guidance regarding building height as set out in Appendix 3 of the Dublin City Development Plan 2022-2028.



The subdivision of the structure into four separate modules with ground floor entrances facing Cardiffsbridge Road would animate the public realm, promoting passive surveillance and personal security. The provision of 135 sq. metres of community/arts and cultural uses on site would further enhance the interaction of the structure with its immediate environment and surrounding community. The proposed structure would be set a minimum of 35 metres from nearby residences, across busy roads, ensuring no excessive overlooking, overbearing or overshadowing of existing houses. The proposed development is considered consistent with the Dublin City Development Plan 2022-2028, the Finglas Village Environs and Jamestown Lands Strategic Development and Regeneration Area (SDRA) and with the proper planning and sustainable development of the area.

Recommendation

It is recommended that the Elected Members approve the proposed development and the Proposing Department should have regard to the following recommendations:

1. Archaeology

- a) The proposing department and the design team should engage with the city archaeologist in preparation of the contracts following a grant of permission.
- b) The Archaeology section agrees with the recommendations of the archaeological report submitted in support of the application. This report recommends predevelopment archaeological testing of the site. Testing strategy to be designed and carried out in consultation with the City Archaeologist and under licence from the National Monuments Service.
- c) A report on the assessment should be forwarded by the proposing department to the city archaeologist on completion for comment. This report will inform the contract documentation and sufficient budget and time should be allocated to allow for archaeological resolution.
- d) If archaeological material is encountered during testing, the City Archaeologist in consultation with the National Monuments Service, Dept. of Housing, Local Government and Heritage, shall determine the further archaeological resolution of the site.

2. Environmental Health Division & Air Quality Monitoring & Noise Control Unit

- a) This unit would request that a Construction Management Plan (CMP) be furnished by the final awarded contractor before works commence. The CMP shall be developed with reference to the Good Practice Guide for Construction and Demolition produced by the Air Quality Monitoring and Noise Control Unit of Dublin City Council (attached). This site should be classed as “High Risk” as stated in this units Good Practice Guidance Document, and as such all the measures outlined for High Risk sites shall be implemented by the awarded contractor.

3. Drainage Planning, Policy and Development Control Section (DPPDC)

- a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.
- b) Records of public surface water sewers are indicative and must be verified on site. The developer must carry out a comprehensive site survey to establish all public surface water sewers that may be on the site. If surface water infrastructure is found that is not on public records the Developer must immediately contact the DPPDC section to ascertain their requirements. Detailed “as-constructed” drainage layouts for all



diversions, extensions and abandonment of public surface water sewers; in an approved format are to be submitted by the Developer to the DPPDC Section for written approval. Please refer to Section 5 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

- c) There is an existing public surface water sewer running through the site. A clear minimum distance of three metres shall be maintained between sewers and all structures on site. The exact location of this pipeline must be accurately determined onsite prior to construction work commencing. No additional loading shall be placed on this sewer. Any damage to it shall be rectified at the developer's expense.
- d) The development is to be drained on a completely separate foul and surface water system with surface water discharging to the public surface water sewer network.
- e) A connection from this development to the public surface water network will only be granted when the developer has obtained the written permission of the DPPDC section. All expense associated with carrying out the connection work is the responsibility of the developer. Any unauthorised connections shall be removed at the developer's expense. Permission of DCC Roads Maintenance Services must also be obtained for any work in the public roadway. All surface water discharge from this development must be attenuated in accordance with the requirements of the DCC's Sustainable Drainage Design and Evaluation Guide 2021. The flow control device should be situated in final outfall manhole.
- f) The development shall incorporate Sustainable Drainage Systems (SuDS) in the management of surface water. The proposed green-blue roof shall be implemented in full. Full details of the surface water management proposals shall be submitted for approval prior to commencement of the development.
- g) The design of the detention basin, including inlets/outlets, depth of water, shall be in accordance with best practice as set out in the CIRIA 753 guidance document.
- h) Full details of any drainage works required to facilitate the upgrade of existing public footpaths and carriageways (relocation of existing gullies, installation of new gullies, etc.) shall be agreed with the DPPDC section prior to commencement of the development.
- i) The outfall surface water manhole and the outfall pipe from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0. The outfall manhole shall be located within the final site boundary.
- j) All private drainage infrastructure such as, downpipes, gullies, manholes, Armstrong junctions, etc. shall be located within the final site boundary. Private drainage infrastructure is not permitted in public areas, or areas intended to be taken in charge.

4. Transportation Planning Division

- a) Prior to the commencement of the development, the works within the existing or proposed sections of public road shall be submitted to and agreed in writing with the planning authority. The applicant shall contact the Environment and Transportation sections of DCC to ascertain their requirements regarding all works including alterations to the junction of Cardiffsbridge Road/Deanstown Road and the provision of a pedestrian footpath on Wellmount Drive. Materials in public areas shall be in accordance with the document Construction Standards for Roads and Street Works in Dublin City Council. All works shall be completed prior to the occupation of the development and shall be carried out at the expense of the applicant.
- b) Prior to commencement of development, and on appointment of a main contractor, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall be implemented in full during the course of construction of the development, shall provide details of: Intended construction practice for the development, demolition, including traffic management, hours of working, noise and



dust management measures and off-site disposal of construction waste and access arrangements for labour, plant and materials, including location of plant and machine compound etc. The Traffic Management Plan for construction shall seek to minimise impact on the public road and potential conflict with pedestrians, cyclists and public transport. The Construction Management Plan, including Traffic Management Plan, shall be agreed prior to commencement of development. The appointed contractor shall liaise with DCC Road Works Control Division during construction period.

- c) No part of the proposed building, either above or below ground level (including foundations or balconies) shall overhang the existing or proposed public road.
- d) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.
- e) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

5. Parks, Biodiversity and Landscape Services

- a) The developer will retain the professional services of a qualified Landscape Architect as a Landscape consultant throughout the life of the site development works. The landscape scheme accompanying the application as amended below, shall be implemented fully in the first planting season following completion of the development or completion of any phase of development and vegetation which dies or is removed within 3 years of planting shall be replaced in the first planting season thereafter. The landscape scheme will include:
 - i. An active recreational zone within the communal open space
 - ii. A feasibility review of the extension of the green roof system
 - iii. Four units of play equipment for younger children and safety surfacing complying with EN 1176 & 1177 in the designated play space.
 - iv. Additional active recreational elements e.g. external gym/half basketball to be included in the communal open space.

The landscape scheme shall have regard to the Guidelines for Open space Development and Taking in Charge, copies of which are available from the Parks and Landscape Services Division.

- b) All trees shown to be retained on the site and adjacent to the site shall be adequately protected during the period of construction as per BS 5837, such measures to include a protection fence beyond the branch spread, with no construction work or storage carried out within the protective barrier. (The tree protection measures shall have regard to the Guidelines for Open space Development and Taking in Charge, copies of which are available from the Parks and Landscape Services Division).
- c) The retained public open space lands will be protected from the impacts as a result of the development works, except for permitted landscape works in accordance with the agreed landscape scheme. Prior to construction, site hoarding, painted green, shall be erected along the public open space boundary with the apartments and storage of materials, vehicular access and parking, work compounds, burning, disposal or dumping of materials/waste/spoil, liquid run-off, soil excavation and vegetation clearance will be prohibited within the protected area. The applicant shall maintain the public open space and allow public access during the apartment construction period. A final winter bird survey count shall be completed by an ecologist for the site following completion of the apartments with survey results submitted to the planning authority.
- d) The applicant/developer shall be responsible for the maintenance and management of the public open spaces. The public open spaces will operate as a public park/public realm in perpetuity with public access and use operated strictly in accordance with the



management regime, rules and regulations including any bylaws for public open space of the Planning Authority at all times.

- e) All trees proposed to be felled shall be surveyed for the presence of nests and all felling shall take place outside of the bird nesting season (March 1st to August 31st inclusive).

This project is being funded through the National Social Housing Public Private Partnership programme. This site is one of five DCC sites in the National Social Housing Bundle 4 with the Department of Housing, Local Government & Heritage, as the Approving Authority, Dublin City Council as Sponsoring and Lead Authority, and the National Development Finance Agency (NDFA) are acting as the procuring authority, financial and legal advisors.

This report is to be submitted to the December 2024 City Council meeting pursuant to Section 179 of the Planning and Development Act, 2000 (as amended).

There is no objection to the proposal, subject to the recommendations set out above:

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 December 2024 Council Meeting for formal approval.

David Dinnigan
Executive Manager



Appendix A Consultees and Third Party Submissions/Observations

Consultees

- Paul Rutherford. Senior Environmental Health Officer, Environment and Transportation, Civic Offices, Wood Quay, Dublin 8.
- Leslie Moore / Lorraine Bull. City Parks Superintendent. Parks and Landscape Services Division, Ground Floor, Block 4, Civic Offices, Wood Quay, Dublin 8.
- Kieran O'Neill. Senior Landscape Architect. Parks and Landscape Services Division, Culture, Recreation & Amenity Department, Civic Offices, Wood Quay, Dublin 8.
- Archaeology Department. Archaeology / Heritage Division, Block 3, Floor 3, Civic Offices, Wood Quay, Dublin 8.
- Irish Water, Colvill House, 24 - 26, Talbot Street, Dublin 1.
- Conor O' Hanlon. Conservation Section, Block 3, Floor 4, Civic Offices, Wood Quay, D8.

Third Party Submissions

Jonathan Lyons
Graham ward
Zara Ward
Janice Ward
Tim O'Sullivan
Jacqueline Reilly
Leon Bradley
Craig Grogan
Keith Kidd
Anon
Alan Rogers
Glen Fowler
Jacqueline Reilly
Mary Howard
Phyllis McCluskey
Lorraine Fitzgerald
Rachel Dunne
Natalie Kiernan
Rhonda Thomas
Debra Kearns
Elaine Travers
Sinead Beresford



Kalib

Nicola Doyle

Keith Kidd

Jack doyle

Olivia Hosey

Tiegan Hutch

Amy McGivney

Nicole parker

Lorraine Doyle

Cathrina Hyland

Stacey Cummins

Fiona Hanna

Matthew Smyth

Tara smyth

Stacey Maguire

Shelly

Kristina Cregan

Shannon

Amanda Reilly

Karina Kelly

Nicola Donaghy

Deborah OBrien

Caroline o'Cconnell

Yvonne Donaghy

Niamh Lambert

Barbara Clarke

Linda Hosey

Michael O'Brien

Leanne Edmonds

Steven Marry

Laura

Susan Leonard

Susan Fitzgerald

Niall Gunning

Vicky Thornton

David Murphy

Rose Abbey

Sheila Finnegan

Claire Murphy

Elaine Lynch

Donna O'Connell

Natalie Rooney

Niamh

Nuala Cuffe

Shantelle

Katherine McDonnell



Susan Murphy
Andrew Finnegan
Eddie Dunne
Jenny Ryan
Nickola Smyth
Nicole Corcoran
Sophie Brady
John Corcoran
Sharon Flanagan
Orla
Christian Barrett
Sharon Bradley
Mandy Nolan
Mandy Nolan
Teresa Hannon
Christine Phoenix
Georgia
John Murray
Melissa Kiernan
Caroline Bradley
Anna Tyson
Sharon Hutch
Mags O'Brien
Lynsey Carthy
Meghan Manning
Tammy Donaghy
Jade O'Connor
Chelsea Lyons
Corrie Simpson
Nicole Noone
Mary Kennedy
Chantelle
Marian Kennedy
Niamh Lynch
Darragh
Jordan Ryan
Michael Barrett
Joyce Campbell
Joan Carroll
Emma
Lorna Doyle
Terry Dillon
Debbie Kane
Adam Rooney
Cody
Martin Wolohan



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Stephen Redmond

Angela McDonnell

Daryl Stokes

Eddie Lynam

Jean Lynam

Maria Conroy

Angela McDonnell

James Bradley

Angela McDonnell

Adam Kane

Christopher Maher

Anthony McDonnell

Cllr Anthony Connaghan



Appendix B PPP Project Manager Summary Report

The PPP Project Manager can confirm that consideration was given to the observations raised during the public consultation for local residents on the 28th November 2023. The project manager also held a meeting with local residents in relation to the proposal. A number of briefings were also held with members of the North West Area Committee, as the scheme design development and evolved.

The Planners Report addresses in detail the issues raised during the public consultation and outlines same in the report to the area committee and also the draft Chief Executives report to be brought to full council. There were 127 observations submitted on the planning web portal.

The summary below outlines the issues raised at the public consultation and the response to same.

- The PPP Project Manager will engage with the Area Office to ensure that there is a point of contact for the local community throughout the construction phase, there will also be a site liaison manager to answer day-to-day queries from the residents.
- Community, Cultural and Arts spaces will be available for the wider public to use. This space will be owned and managed by Dublin City Council in partnership with the appointed Approved Housing Body. The Area Office will lead on identifying the appropriate users/local groups.
- Public Open space will be open and available to all members of the public. The PPP Company will manage and maintain this space for the licensed 25 year period. Following on from the public consultation, the design team have amended plans for the public open space and have removed the MUGA that was proposed at that time. The design team have also introduced outdoor exercise equipment and introduced perimeter pavements while reducing areas for congregation.
- The public open space provides for open, natural spaces, which facilitate exercise, recreation, and free play. The design incorporates wildlife considerations in the retention, protection, management, and reinforcement of areas of grasslands. Existing trees on the site will be protected where possible in line with the objectives of the Landscape Masterplan and brought back into a managed state, reinforced with new native planting and providing a net gain across the site to further develop biodiversity and in response to the observations received at the public consultation.
- Car Parking will be managed by the appointed Approved Housing Body and will implement the measures outlined in the Mobility Management Plan, and Car Parking Management Strategies to ensure that future occupants of the proposed development comply with these strategies. A Mobility Manager will also be appointed to oversee and co-ordinate the plan. Following on from the public consultation the design team have not proposed cars accessing the development from Wellmount Drive and proposed car access from Cardiffsbridge Road and Wellmount Road.
- DCC retain nomination rights and the allocations will be in accordance with the Scheme of Letting Priorities.
- Housing development will continue to engage with all relevant stakeholders.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Appendix C Proposed Site Plans and Elevations



Figure 1: Proposed Site Plan



Figure 2: Proposed Landscape Plan



Figure 3: Computer Generated Image (CGI)- Public Open Space and Rear Elevation



Figure 4: (CGI) View Looking South on Cardiffsbridge Road



Figure 5: (CGI) View Looking North up Cardiffsbridge Road