



**Housing & Community Services
Housing Development**

Meeting 15th October
Item:5

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. 0.77 ha at the site of former Church of the
Annunciation, Cardiffsbridge Road, Finglas, Dublin 11**

APPLICATION NO.	4037/24
APPLICATION TYPE	Part 8 Local Authority Works (LAW)
APPLICANT	Dublin City Council Housing and Community Services
LOCATION	Site c. 0.77 ha at the site of former Church of the Annunciation, Cardiffsbridge Road, Finglas, Dublin 11

Proposal:

The construction of 110 residential units for 'Older Persons' at a site c. 0.77 ha at the site of the former Church of Annunciation on Cardiffsbridge Road, Finglas, Dublin 11, which will consist of the following:

- One apartment block ranging from 4 to 5-storeys, containing:
 - 110 residential units for 'Older Persons' comprising 106 no. 1-bed and 4 no. 2-bed; and
 - 434 sqm of community, arts and cultural facilities.
 - 15 no. car parking spaces and 87 no. cycle spaces.
 - 935 sqm of public open space and 609 sqm of communal open space.
 - One vehicular and pedestrian access and one dedicated pedestrian access off Cardiffsbridge Road.
 - Boundary treatments, public lighting, site drainage works, internal road surfacing and footpath, ESB meter rooms, plant rooms, stores, bin and bicycle storage, landscaping; and
 - All ancillary site services and development works above and below ground.

Table 1: Key Figures

Site Area	0.77ha
Number of units	110 apartments



Unit Mix	106, 1-bed (%) 4 no. 2-bed units (%)
Building Height	3-5 stories_
Density	154/ha net
Car Parking	15 spaces
Bicycle Parking	87 spaces
Private Open Space	Private balconies/terraces
Public Open Space	935 sq.m. 10% of site area
Communal Open Space	609sq.m
Dual Aspect	74 units, 67%
Community Facility	434sq.m of community, arts and cultural facilities
Other Uses	None proposed

Site Description:

The subject site is the site of the former Church of the Annunciation site on Cardiffsbridge Road in the centre of Finglas West which is approximately 8km north-west of Dublin City Centre. The site is bound to the north by the Cappagh Road and to the west by Cardiffsbridge Road. The former Church was demolished in 2021 and as such the site is now a 'brownfield site', currently made up of a combination of former tarmacadam surface parking and access paving to the church, and a rubble/rock fill ground mat resulting from the demolition of the



former church. The site is currently vacant with hoarding around it. The Church was a building of significant presence and which had capacity for 1,900 people. The site for the development is 0.77ha and this Part 8 relates to the middle section of the site. It is also noted that the site falls within DCCDP's Strategic Development Regeneration Area for Finglas (SDRA3). This designation it is noted is due to the strategic location of the area, the proposed new public transport network and the extent of available lands suitable for regeneration. The SDRA specifically identifies the former Church as suitable for providing a suitable site for providing Older Person's Housing. The site has been divided into three sections with the northern third being allocated for a more modest replacement church Ref. 3023/19 and was approved by the Council in 2020. The southern section is for a potential Primary Care Centre. It is also noted in the SDRA that there may be a requirement for access and permeability to the east and south of the proposed site to serve the future development of Fergal's field.

To the west of the site is low rise 2 storey housing, and in the immediate vicinity are a number of schools, Coláiste Eoin and St. Fergal's Boys National School to the east, St. Brigid's National School to the southeast, and Coláiste Ide College of further education and its associated Leisure Point Sports Complex to the south. St. Fergal's Field site is to the north of St. Brigid's National School. A neighbourhood centre with local shops and facilities is located approx. 0.2km to the north, with a large supermarket and local amenities approx. 0.6m further south along Cardiffsbridge Road. The urban village centre of Finglas (East) is approx. 1km to the east.

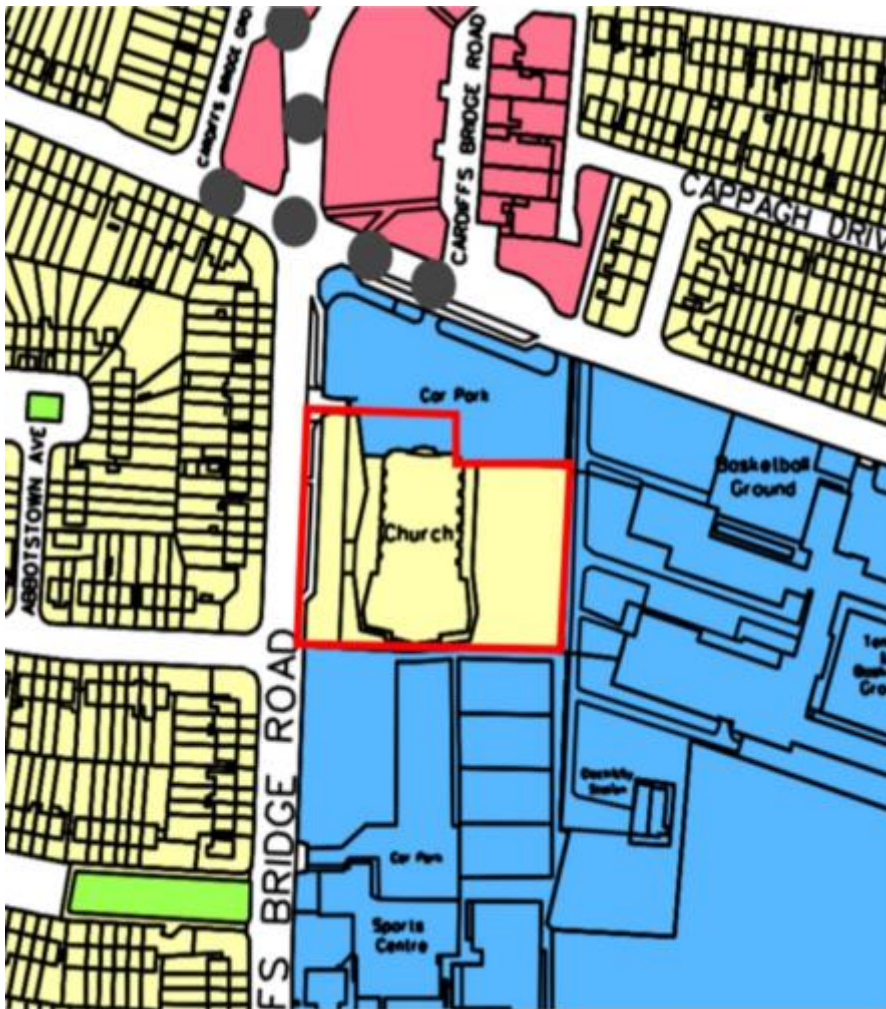
It is noted that the site avails of good public transport connectivity with Dublin Bus stops on Cardiffbridge Road consisting of the bus routes 40, 220 and N4 immediately adjacent. The adjacent regional R135 (Finglas bypass) road, immediately adjacent to Finglas village also features Bus Éireann national route connections for routes 103, 109 and 980.

Planning Context:

Zoning & Policy – Dublin City Development Plan 2022 - 2028

The site is governed by the Z1 Zoning Objective with the accompanying land use objective "To protect, provide and improve residential amenities" under the Dublin City Development Plan 2022 – 2028", and Z15 Community and Social Infrastructure (to protect and provide for community uses and social infrastructure)

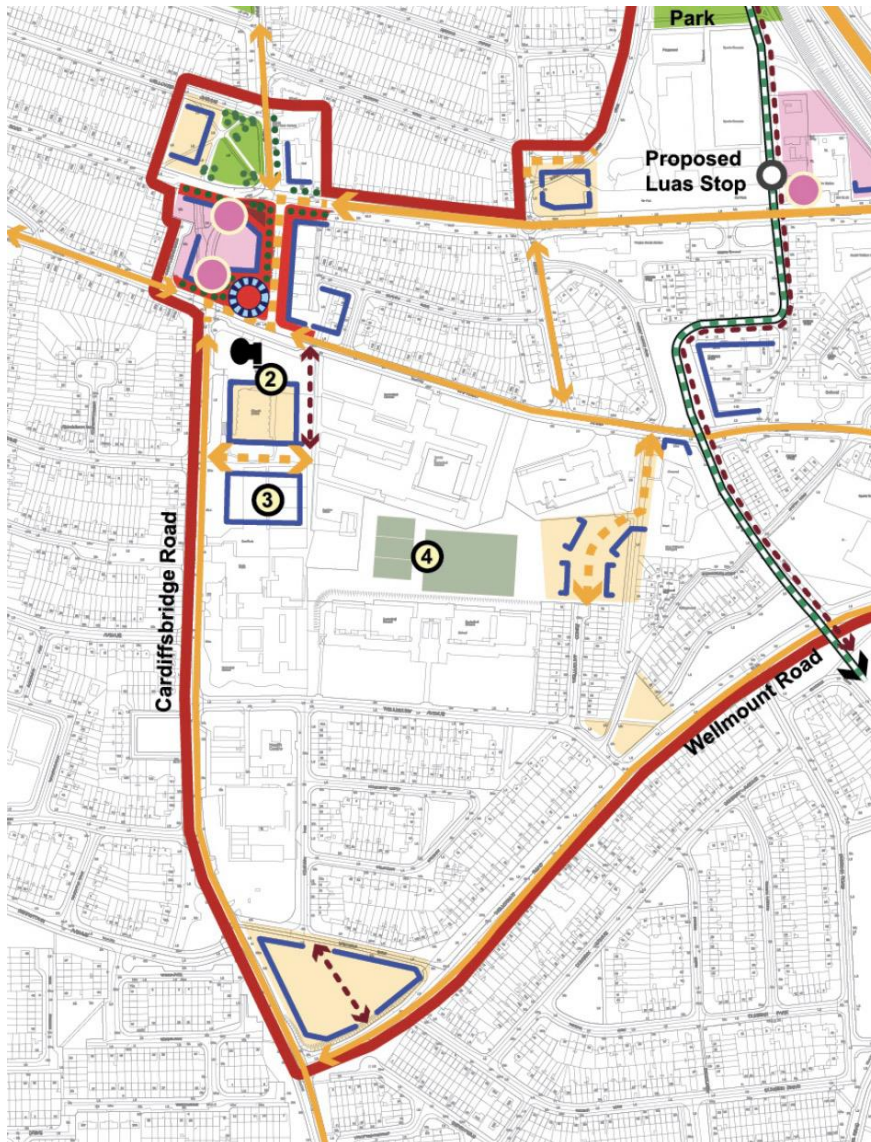
The site is also within the Strategic Development Regeneration Area i.e. SDRA 3 – Finglas Village Environs and Jamestown Lands, with this site specifically identified for older person housing.



As per Section 14.7.1 of the Dublin City Development Plan 2022 – 2028, the vision for residential development in the city is one where a wide range of high quality accommodation is available within sustainable communities, where residents are within easy reach of open space and amenities as well as facilities such as shops, education, and leisure and community services. The objective is to ensure that adequate public transport, in conjunction with enhanced pedestrian and cycling infrastructure, provides such residential communities good access to employment, the city centre and the key urban villages in order to align with the principles of the 15-minute city.

“Residential” is a land-use that is ‘Permissible’ under the Z1 zoning objective. As per Section 14.3 of the Development Plan a permissible use is one which is generally acceptable in principle in the relevant zone, but which is subject to normal planning considerations, including the policies and objectives outlined in the plan.

The site is located within the DCCP’s Strategic Development Regeneration Area for Finglas (SDRA3) due to the strategic location, proximity to the proposed new public transport network and the extent of available lands suitable for regeneration. The SDRA3 identifies the former Church of the Annunciation site as providing for a proposed new church/pastoral centre and also for older persons housing. The area is shown below and the parcel identified as 2 is the application site. Shown also in the plan below to the south of the site is an access route and for access to the east of the site. This is to allow for the wider lands to provide for connectivity and for adjoining lands to be developed. The site to the south is for a new HSE facility. It is considered that all necessary access and connectivity routes can be provided by the proposed site access and the site access provided at the HSE site as this will provide access to the lands further to the east of the site.



Policy:

National and Regional Strategies and Policy of Relevance include:

- Housing for All (2021)
- Project Ireland 2040 National Planning Framework
- Regional Spatial and Economic Strategy for the Eastern and Midland Region
- Climate Action Plan (2023)
- National Sustainable Mobility Policy (2022)
- Places for People – National Policy

Relevant Guidelines

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)
- Design Manual for Quality Housing (2022)



- Quality Housing for Sustainable Communities – Best Practice Guidelines for delivering Homes Sustaining Communities, DoEHLG, 2007.
- Design Manual for Urban Streets and Roads (DMURS) 2019 and the NTA Permeability Best Practice Guide 2015, in the making of sustainable neighbourhoods.
- Smarter Travel – A New Transport Policy for Ireland (2009-2020);
- The Planning System and Flood Risk Management (2009)

Dublin City Development Plan 2022 – 2028 Policies and Objectives

Relevant Policy / Objectives

Chapter 2 – Core Strategy Objective

Under the core strategy in Chapter 2 under Settlement Strategy it sets out that ‘Compact growth will be promoted throughout the city through appropriate infill development and consolidation of brownfield sites and targeted growth along key transport corridors.’

CSO10: Support the Development of Brownfield, Vacant and Regeneration Sites:

Chapter 3 – Climate Action

CA8: Climate Mitigation Actions in the Built Environment

CA9: Climate Adaptation Actions in the Built Environment

CA10: Climate Action Energy Statements

CUO44 Cultural and Artistic Space Audit

SC11: Compact Growth

SC12: Housing Mix

SC19: High Quality Architecture

SC20: Urban Design

SC23: Design Statements

QHSN1: National and Regional Policy

QHSN3: Housing Strategy and HNDA

QHSN6: Urban Consolidation

QHSN10: Urban Density

QHSN014 To carry out and maintain an audit of community infrastructure for Strategic Development and Regeneration Areas, where appropriate

QHSN17 Sustainable Neighbourhoods

To promote sustainable neighbourhoods which cater to the needs of persons in all stages of their lifecycle, e.g. children, people of working age, older people, people living with dementia and people with disabilities.

QHSN18 Needs of an Ageing Population

To support the needs of an ageing population in the community with reference to housing, mobility and the public realm having regard to Age Friendly Ireland's ‘Age Friendly Principles and Guidelines for the Planning Authority 2020’, the Draft Dublin City Age Friendly Strategy 2020-2025 and Housing Options for our Aging Population 2019.

QHSN37: Houses and Apartments

QHSN38: Housing and Apartment Mix

QHSN015: Community Safety Strategy

QHSN48 Community and Social Audit

QHSN55 Childcare Facilities:

Chapter 9 Sustainable Environmental Infrastructure and Flood Risk

Chapter 11 Built Heritage and Archaeology.



Chapter 13

13.5 SDR3 – Finglas Village Environs and Jamestown Lands

A: FINGLAS VILLAGE ENVIRONS

In **Land Use & Activity, it states:**

- A range of housing typologies will be required throughout the village environs, to include sheltered housing in proximity to key amenities and services, in order to foster the creation of a sustainable mixed community and support the consolidation of the village.

Chapter 14 Land Use Zoning

14.7.1 Sustainable Residential Neighbourhoods – Zone Z1

Chapter 15 Development Standards

Section 15.2.3 Planning Application Documentation – Planning Thresholds

Section 15.3.2 Appropriate Assessment

Section 15.4.1 Healthy Placemaking

Section 15.4.2 Architectural Design Quality

Section 15.4.3 Sustainability and Climate Action

Section 15.4.4 Inclusivity and Accessibility

Section 15.5.5 Density

Section 15.5.7 Materials and Finishes

Section 15.5.8 Architectural Design Statement

Section 15.6.3 Green / Blue Roofs

Section 15.6.4 Green Wall / Living Wall

Section 15.6.5 Urban Greening

Section 15.6.8 Landscape Plans and Design Reports

Section 15.7.3 Climate Action and Energy Statement

Section 15.9 Apartment Standards

15.13.7 Nursing Homes/Assisted Living

There is a continuing and growing need for nursing homes and in particular, due to the aging population. Such facilities should be integrated wherever possible into the established residential areas of the city.

Such facilities should be located in established neighbourhoods / residential areas well served by community infrastructure, and amenities. Future residents should expect reasonable access to local services.

In determining planning applications for change of use of a residential dwelling or other building to nursing/elder care home, the following factors should be considered:

- Compliance with standards as laid down in the Statutory Instrument No. 293 of 2016, Health Act 2007 (Care and Welfare of Residents in Designated Centres for Older People) Regulations 2016.
- Compliance with the Health Information and Quality Authority (HIQA) National Standards for Residential Care Settings for Older People in Ireland (July 2016), and any successor document.
- The effect on the amenities of adjoining properties.
- Adequacy of off-street parking.
- Suitable private open space.



- The design and scale of the facility proposed: the scale must be appropriate to the area.
- Proximity of high quality public transport links and provision of good footpath links.

Ancillary accommodation for staff of any such facility will be considered on a case by case basis.

15.13.9 Hostels / Sheltered Accommodation / Family Hubs

Appendix 3 Achieving Sustainable Compact Growth Policy for Density and Building Height in the City

Appendix 11 Technical Summary of Dublin City Council Green and Blue Roof Guide (2021)

Appendix 16 Sunlight and Daylight

Planning History:

3023/19 – Planning permission granted for the demolition of the existing Church of the Annunciation building (c.3166sqm) and construction of a new church/parish pastoral centre building on a smaller site of 0.44ha. The residual site area (0.72ha) will be subject of a separate future application. The new church/pastoral centre building has accommodation totalling 625sqm gross floor area on one level (maximum height 9.3 metres) and incorporates an external courtyard garden area and a storage shed (17sq.m). Vehicular access to a new car park (30 spaces) will be from existing access on Cappagh Road with the existing access from Cardiffsbridge Road to be closed. New pedestrian accesses are proposed from Cappagh Road and Cardiffsbridge Road to a hard and soft landscaped space around the new building which includes a cross sculpture (14 metres high). Permission is also sought for all associated site and development works.

5350/08 – Planning permission granted for a parish pastoral community centre located to the east of the existing Church of the Annunciation at Cappagh Road, Dublin 11.

The development will consist of the construction of a 3 storey building consisting of offices, meeting rooms, stores, toilets, multifunction hall, and tea room at the ground floor. offices, meeting rooms, gym, toilets & changing facilities and the balcony to the north east corner at the first floor offices, meeting rooms, stores, library, 2 no. priest accommodation units, kitchen, dining area and the balcony to the north east corner at the second floor together with internal, centrally located landscaped courtyard. Vehicular and pedestrian access will be from Cappagh Road (existing entrances). The development also includes existing car parking spaces located to the north and additional 14 no. car parking spaces to the rear (south). All associated with 5 no. roof lights to the flat roof and ancillary works to facilitate the development and landscaping.

Adjoining Site

4034/24 – submission on the 18/07/24 –decision pending

Site located to the west of Cardiffsbridge Road, Finglas, Dublin 11

Permission for development at a site located to the west of Cardiffsbridge Road, Finglas, Dublin 11. The overall site includes lands at Coláiste Ide Sports and Leisure, City of Dublin Education and Training Boards, Coláiste Eoin, and lands known as 'Fergal's Field'. The development will consist of: Part demolition of existing ESB substation/boiler house building on site. The removal of the existing sports pitches and demolition of the enclosures to the same. The construction of a 4 no. storey (plus roof plant level and associated access stair) Primary Care Centre with a total Gross Internal Floor Area of c. 10,517 sqm and associated landscaped courtyards and terraces; Provision of HSE and Tusla signage to the Primary Care Centre; The provision of 3 no. astro pitches (c. 1,970 sqm), accompanying fenced enclosures, public seating and landscaping. Provision of a GAA Pitch (c. 4,500 sqm) and walking track (c.



1,610 sqm) and accompanying flood lights and pedestrian pathway; Relocation of vehicle entrance from Cardiffsbridge Road and provision of a new access road through the site; Provision of a new car park comprising of 88 no. car parking spaces and set down area, 4 no. motorcycle spaces and 64 sheltered no. bicycle spaces for the new Primary Care Centre; Resurfacing of the existing car park (25 no. car park spaces) and extension to the car park, providing 46 no. additional car parking spaces to support City of Dublin Education and Training Board Campus and sporting facilities; Provision of 20 no. sheltered bicycle spaces adjacent to City of Dublin Education and Training Board facility; . Façade upgrades to the existing City of Dublin Education and Training Board Building, removal of existing Leisure Point signage and erection of proposed City of Dublin Education and Training Board and; All associated and incidental site development and infrastructural works including site clearance, incidental works/removal of existing boundary wall/railings, new boundary treatments and gates, pedestrian footpaths, plant at roof level, green roof, removal of trees, landscaping, bin stores and new signage.

4795/23 – St. Fergal's Boys National School, Cappagh Road, Finglas West, Dublin 11

Planning permission granted for a 2-storey extension to the rear of the existing school building including 3 no. classrooms, 2 no. SET rooms with ancillary accommodation, removal of 2 no. existing pre-fab buildings and all associated site works.

Observations:

Third party submissions have been submitted from the following:

1. Gerard Lyons – 40 Cardiffsbridge Road, Finglas West, Dublin 11
2. TODD Architects on behalf of the HSE First floor, 61 Thomas Street, Dublin 8
3. Joint submission from the following residents, Steven Marry of 43 Virginia Park, Finglas, Finglas, Sharon Hutch of D11W2W9 and Christopher Maher of 7 Delbrook Park, Dublin 16

The first submission is from the residents in the area and can be summarised as follows:

- Overcrowding and strain on infrastructure i.e. increase traffic, public services;
- Impact on community character i.e. aesthetic harmony, loss of community feel;
- Environmental concerns i.e. green spaces, local wildlife
- Infrastructure capacity i.e. water and sewage systems, utilities;
- Property values and economics impact i.e. property values, economic displacement;
- Noise and light pollution i.e. construction phase and post construction due to density of development;
- Parking and public transport i.e. parking shortages and public transport overload.
- Social cohesion i.e. community integration and safety concerns;
- Regulatory and planning compliance i.e. zoning laws and precedent setting;
- Consultation and community input i.e. lack of consultation and democratic process

The second submission has been received from TODD Architects who have been engaged by the HSE, the issues raised can be summarised as follows:

Alignment of proposal with the Fergal's Field Development Project information booklet May 2022 – the vision has been for - New Church and parish centre - Housing Provision - New Primary Care Centre (PCC) - New sporting facilities for the CDETb and local schools. It identifies that the Finglas Strategy recommends providing a range of housing typologies, including additional senior citizen and supported housing units and one- and two bed units in appropriate locations in response to changing population trends. This is vital to address Dublin



City Council's housing waiting list, address homelessness and to provide the range of housing options that can support mixed communities in Finglas. The third party notes that it is evident that DCC Housing were aware of the proposed building outline and massing for the PCC but choose not to consider its massing in the design of the Part 8 scheme. Concern over separations distances between this proposal and to the south of the site for a HSE multi-storey primary care centre building. The application makes reference to the SDRA 3 Finglas Village Environs and Jamestown.

Concerns about the permeability of the site and that there is no connection directly from north to south along the eastern boundary. There is a pedestrian path along the southern boundary but it is a gated entrance.

Concern that in the daylight and sunlight assessment does not take into account the future planned HSE Finglas PCC massing or building outline.

Concern over level changes between the two sites and requirement for a retaining wall.

The third submission is signed by three residents from the area where one notes concerns regarding the proposed parking, and the potential requirements for carers to attend to the residents, in addition to access for ambulance in addition to limited parking in the area and lead to traffic congestion. The second states that permission should be refused and the third is supportive of the application and the resultant densification and provision of community space and outdoor space. It further notes storage for active travel and that spaces be designed for people not cars and is support of the proposal.

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

Interdepartmental Reports:

Transportation Planning Division:

Report dated 30th August 2024 Conditions recommended.

"Site Location and Context

The proposed development is located at the former church of the annunciation, Finglas west, Cardiffsbridge road, Dublin 11. The site is located in Finglas West, at the corner of the Cappagh Road (R103) and the Cardiffsbridge Road (R103). The site is located immediately west of Coláiste Eoin and north of Coláiste Íde College of Further Education.

In terms of transportation, and proximity to centres, the site is:

Existing

- 6.7km from Dublin City Centre (O'Connell Bridge)
- 2.3km from Broombridge Green Line Luas / Rail station.
- 1.8km from Pelletstown rail station
- 1km from Finglas Village (Main Street Junction)
- 170m from Cardiffsbridge Road neighbourhood centre.
- 560m from Wellmount neighbourhood centre.

Permitted / Planned

- 650m from Planned Finglas Luas stop at Mellows Road.
- 1.1km from Ballymun / Finglas Bus Connects stop along the Finglas Bypass.

Under the Bus Connects network re-design, there are 2 routes along Cardiffsbridge Road (F3 & L62). Two stops are adjacent to the site. The city inbound side is on the application side while the outbound route is on the opposite side. There is no nearby formal crossing and persons are required to walk up to the signalised junction at Cappagh Road or at Wellmount Avenue.



Site and Road layout

Primary vehicular and pedestrian access is along the western boundary of the site. Changes along Cardiffsbridge Road are noted. No issues are raised with the proposed design subject to post planning agreement on details. Accordingly, prior to commencement of the development of any works to public road, footpaths and kerbs, road alignment including the provision set down area, shall be in accordance with the detailed requirements of the Planning Authority for such works and details of these shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. Materials shall be in accordance with the document Construction Standards for Roads and Street Works in Dublin City Council. Any works shall be carried out at the developer's expense. A condition, should be attached.

Taking in charge drawings have been submitted - the contents of the drawings are noted. There is no issue at this stage however, all works within the public road shown in the drawing shall be agreed post planning.

Service Delivery Strategy

Section 9 of the TMMP outlines the principles of service delivery to the site for residential and community use. It is recognised that off-street space is available for vehicles to temporary loading. The principals set out in the document align with SMT15 within Chapter 8 of the Dublin City Development Plan 2022 - 2028. On this basis, Transportation Planning Division raise no further issues with the proposed.

Bus Stop

While no direct changes appear to be made to nearby bus stop (1585), alterations are proposed south to facilities access into the site. It is noted that the new access is further south than the previously access onto Cardiffsbridge Road. A submission on file from the NTA is noted. A condition, should be attached.

Car Parking & Management

The application site is located within Zone 2. Based on the 'Elderly persons' category within table 2, the maximum number of car spaces is 1 per 2 dwellings. Community Floor space is also proposed, where the standard is 1 per 275 sqm. The development is for a total of 110no. units and 434sq.m of community floor space. The maximum standard is 57no. spaces.

3no. car parking spaces are proposed along Cardiffsbridge Road in lieu of the existing setback pull in area. These spaces are for public use only. Therefore, the proposed development comprises 15no. car parking spaces (a car parking ratio of 0.26).

Section 5.2 of the submitted Traffic Mobility Management Plan (TMMP), provides a rationale for reduced car parking in the context of the Development Plan and Compact Settlement Guidelines. It is noted that car parking spaces are not designated to any residential apartment, and will be managed by the appointed Mobility Manager for the site.

Section 5.0 of Appendix 5 indicates requirements for EV charging infrastructure. The submitted EV charging plan indicates the location of proposed and infrastructure for future proofing. 1no. motorcycle space is proposed along the northern boundary of the site in accordance with Section 6.0 of Appendix 5. 2no. accessible spaces are proposed, representing 13% of the total car parking on site. This exceeds the minimum standards under Section 4.2 of Appendix 5.

Bicycle Parking

Quantity

The reduced car parking provision on site is noted (discussed above) and must be supported by high quality alternative mobility infrastructure, in particular bicycle parking. The minimum



standard for bicycle parking under the Development Plan is 1 bicycle parking space per 5 staff, 1 space per 5 residents (Long Term) and 1 per 10 residents (Short Term). For a community centre, the standard is for 1 bicycle parking per 5 staff. The minimum requirement under the Development Plan is 73no. spaces while the proposed includes 87no. bicycle parking spaces.

Quality

Having regard to the submitted documentation, drawings provided and dimensions for bicycle parking, this Division raises no issue with the quality of the spaces.”

Environmental Health Officer: Report dated 01/08/24 no objection subject to conditions

Drainage Planning and Development Control Section:

Report dated. No objections subject to conditions

Archaeology, Conservation and Heritage Division: Report dated 28/08/24. Notes that the development is outside the zone of archaeological constraint for the recorded monument. It is noted that a desktop archaeological assessment has been submitted by John Purcell Archaeological Consultancy. The impact assessment recommends archaeological assessment of the site, by way of testing, due to the scale of the development. This office concurs with this recommendation, as it reflects Policy BHA26.4 (Section 11.5.5) of the Dublin City Development Plan 2022-28, which states that sites over 0.5ha will be archaeologically assessed in consultation with the City Archaeologist. Condition therefore recommended.

Parks, Biodiversity and Landscape Division: e-mail comments received 03/08/24

Comments:

Landscape & Arboriculture: Landscape proposals and arboricultural proposals are considered acceptable.

Biodiversity: Appropriate Assessment Screening conclusions noted and considered acceptable, Biodiversity enhancement measures included within scheme and considered acceptable.

Conclusions:

Park Services advise that they have no objections to the application subject to the inclusion of the attached draft conditions.

External Consultees

Irish Water: – 22/08/24 No objection provided specific requirements complied with.

NTA: 31/07/24– require that the applicant is required to liaise with the NTA during construction in order to ensure that the bus stop Cardiffsbridge Road can continue to operate without disruption.

Assessment

Principle

Residential development and an associated community/communal room are ‘Permissible Uses’ under the Z1 zoning which applies to the site.

The Planning Report submitted details that the Finglas Strategy which fed into the definition of the principles and policies of the Strategic Development and Regeneration (SRDA) for Finglas noted that the area had an older population that the rest of Dublin City with 14% over the age of 65 and that the housing stock owned by DCC in the area is not reflective of the population composition, which primarily consists of 3 bed units (55.7%) and 2 bed units



(23.3%). Only 11.7% of the stock consists of single bed units. The scheme put forward here is therefore after consultation within the community to accommodate senior citizens and is based on supporting evidence derived from the DCC housing waiting lists which indicate a strong demand for this typology at this location.

Principle of 'Older Persons' as a justification for the imbalance in the mix has been put forward as the proposed development must be considered appropriate for the area providing for balanced and integrated housing tenure for this area of the city.

The Report details that much consideration has been given to the layout and design of the scheme with particular focus on providing high quality residential development which will create a sense of place for residents while integrating into the existing environs. The aim is to retain as many natural features on the site as possible with particular regard to the trees along the western and southern site boundaries which has helped to inform the location of the public open space. The aim was also to have an active frontage along Cardiffsbridge Road. They further note that the Architectural Design Statement provides an overview of 3 alternatives considered for the site.

Plot Ratio and Site Coverage

The indicative site coverage and plot ratio standards are set out Appendix 3 of the Dublin City Development Plan 2022 – 2028 where the indicative site coverage standard is 50%-60% and indicative plot ratio standard is 1.0 - 3.0 for 'Outer Employment and Residential Area'.

The proposed development has a stated site coverage of 27.7% and the proposed plot ratio is 1.30.

Both are acceptable to this department.

Density

Dublin City Development Plan 2022 - 2028 Density Standards are also set out in Appendix 3 and as a 'general rule' support for a density range of 100 – 250 unit per hectare for sites in SDRA's.

The site size is stated as 0.77ha. With 110no. units proposed on the site this would result in a density of 154 units per hectare. The Planning Report submitted with the application states that the proposed density aligns with the Dublin City Development Plan and puts forward that in Section 5 of the Apartment Guidelines 2020 that it sets out locations that are for suitable for increased densities and with 5.7 focusing on development of brownfield sites.

In terms of density the Dublin City Development Plan 2022-2028 promotes higher density development in appropriate urban locations in accordance with the NPF, RSES, and Section 28 Guidelines. The Plan states that there will be a general presumption against schemes in excess of 300 uph and that density within the ranges of 60-120 uph will be promoted within the outer suburbs. It further states that schemes in excess of this density will only be considered in exceptional circumstances where a compelling architectural and urban design rationale has been presented.

Having regard to the percentage of one-bed units given the use proposed i.e. to accommodate senior citizens, the proposed density is considered reasonable in an established residential area, which is a well serviced site, with reasonable public transport links and in very close proximity and within short walking distances of local services and indoor and outdoor amenities / recreational spaces.

Height, Design, Massing and Layout



Policy SC23 (Design Statements) of the development plan requires that Design Statements shall be submitted for all large scale residential (+50 units) in accordance with the principles set out in Chapter 15. It is noted that a Planning Report prepared by McCabe Durney Barnes has been submitted and an Architectural Design Statement from Sean Harrington Architects.

The Planning Statement submitted and the Architects Design Statement can be considered in combination as constituting a 'design statement'. The Architects have stated that the development of a masterplan for the subject site is not required as per Appendix 3 of the DCCDP as the proposed development is not deemed to be of increased density, scale or height.

The prevailing context in the immediate area is predominately 2 storeys and whilst the subject site at 5 storeys is not necessarily a significant departure from this height, it is considered prudent that the proposals be 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 immediate surrounding development, the setbacks provided by the existing road network to the west and by the provision of a public open space ensures the overall height of the building appears an appropriate transition in scale from this site to the residential uses to the west.

Objective 2

To provide appropriate legibility

The siting of the building facing Cardiffsbridge Road effectively defines this stretch of road and the building will be legible on approach from north and south.

Objective 3

To provide appropriate continuity and enclosure of streets and spaces

The proposed development will create a more defined street edge on the overall re-developed former lands of the church and will provide for an effectively scaled development which will enhance the nearby residential neighbouring properties.

Objective 4

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

The proposal provides for an area of high quality landscaped public open space fronting onto Cardiffsbridge Road and for community use on the ground floor of the new block overlooking the space, which will facilitate in activating the space further.

Objective 5

To provide high quality, attractive and useable private spaces



The proposal provides for an internal courtyard for the residents of the block which will be landscaped and provide for a quality environment for the residents, which has been detailed in the Landscape Report submitted with the application.

Objective 6

To promote mix of use and diversity of activities

The development provides for much needed purpose built accommodation for 'older persons' in the area in addition to the community use space at ground floor and the public open space.

Objective 7

To ensure high quality and environmentally sustainable buildings

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 considers that the site is well served by public transport and the location is particularly suitable for 'older persons', given the re-development of the lands into three separate sites allowing for a new church and for a proposed primary healthcare centre.

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

Servicing details are included in the application documentation and it is believed that the development can be adequately serviced.

The proposed development has a maximum height of 18.8m (including parapet). Whilst the proposed height is higher than the predominant heights in the immediate area, noting the two storey residential development to the west and 2/3 storey school developments to the east, it is noted that the area is undergoing change in response to the objectives and guiding principles of the SDRA which envisages "building heights in the range of 3-6 storeys, will be encouraged in order to provide a coherent street structure with an appropriate sense of enclosure, while responding to the existing character of the village".

The Planning Authority has assessed the proposals against the relevant criteria set out in Table 3 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 brownfield site.

Section 15.4 of the Dublin City Development Plan also sets out Key Design Principles which developments should be assessed against.

- Healthy Placemaking
- Architectural Design Quality
- Sustainability and Climate Action



- Inclusivity and Accessibility
- Safe and Secure Design

The proposal consists of 1 large block with a courtyard at the centre where the block ranges in height from 5 stories on the northern side to 3 on the southern side and 5-storeys on the western and eastern elevations, with a maximum height of approx. 18.8m at the 5 stories. The block measures 64m by 50m and will have overhanging standardised 5sq.m balconies on the western, eastern and southern sides. The prevailing height in the immediate area is predominantly two-storey as Finglas West was developed in the 1950's onwards for residential purposes on previous agricultural land. The SDRA seeks to provide for more varied and intense mix of uses within the area and the requirement for SDRA's to have a density in excess of 100uph

The 5-storey/19-m height is not considered excessive on this site which is located at a reasonable distance from the closest two-storey dwellings on Cardiffsbridge Road. The separation distance from the front of the block to the front of the houses is 48m. This large separation distance is due in part to the position of the proposed public open space for the scheme which is positioned to the front of the block fronting onto Cardiffsbridge Road, and has a width of approximately 25m and will adjoin the proposed community space at ground floor.

The Planning and Property Development Department considers the height as proposed acceptable.

The design and layout of the proposed development is essentially a 3 to 5 storey apartment block with deck access surrounding a communal amenity space in the centre of the development. The layout with 4 no. blocks is on a centralised courtyard with the access to the units from deck access for the northern, eastern and southern blocks. This has meant that some of the main living rooms face out rather than in towards the courtyard, this is so as to ensure that the applicants have their main aspect and private open space, not abutting the deck. This issue was noted in pre application discussions but 'the courtyard type layout with deck access was considered the more efficient layout for the site and this is considered to be acceptable given that the units will be dual aspect.

It should be noted that the SDRA plan did show that the site should provide links/permeability on the eastern side of the site and to the south of the site. The proposed layout in a block form, allows for both of these things, but it should be noted that the route on the southern boundary is for emergency access only with a gate and will have reinforced grass but this does not extend the full length of the boundary as the site narrows at this section. The implementation of it on the eastern side would have potential but again the landscape drawings show a reinforced grass and the development will have boundary treatment. The boundary treatment for the eastern and southern sides is a 1.6 to 1.8m low retaining wall with railings. The site to the south is to be utilised by the HSE and below that is a leisure facility. Coláiste Eoin is to the east of the site.

Materials and Expressions:

As per details of the planning report submitted with the application the choice of materials was chosen in a response to the existing palette of materials in the Finglas West area which is one of painted or peddle dash render, but it was considered in response to this that the predominant finish material is clay brick finish, in 2 no. off white/buff-multi colours. This is considered to be sufficiently robust and durable for longevity and will also appear sympathetic to the existing rendered finishes. The separate brick colours which have been chosen are to provide articulation to the design, with each colour used to break up the building massing.



The materials chosen are of complementary colour palettes, with precedents for both brick shades being used successfully in other projects.

The design will also involve the use of different brick bonding patterns. A rusticated pattern is typically proposed at ground floor or plinth level to provide both additional robustness but also to provide separate articulation to that of flush stretcher bond brick used to the levels above. The Architects have noted that when combined with an expressed parapet capping detail this provides for a distinctive top, middle and bottom to the building façade in the classical architectural tradition.

The entrance cores the Architects state are designed to have a bold statement of colour to assist with orientation, and walls immediately adjacent to the entrances to common cores are also finished in colour and feature a generous canopy to help denote the importance of these entrances. These walls are to be finished in a glazed brick. Balconies are to be finished with PPC vertical metal railings with a timber handrail. Windows and doors are to be aluminium or alu-clad with a painted or PPC coating for longevity and to minimize maintenance. Window cills and string courses are to be light coloured reconstituted stone/concrete or in aluminium pressing offering. They note brick detailing will also be used too adjacent to windows in certain circumstances to imply a large opening, to assist with compositional arrangement of the façade, which could also be utilised adjacent to walls but a change in bond pattern is utilised as a subtle variation in texture. The canopies to the main entrance doors will feature a flat roof and will be finished with a green roof build up. To the street edge where indicated plinth walls are to be finished in the darker buff multi clay brick with off white mortar topped with galvanised mild steel railings.

The materials proposed in addition to the design is therefore considered to be acceptable.

Visual Assessment

The architects have submitted photomontages with CGI's of the proposal. The chosen views are:

View 01 – looking east from Abbotstown Avenue towards proposed development.

View 02 – looking east from Cardiffsbridge Road towards proposed development.

View 03 – looking south east towards proposed development

View 04 – looking north east toward proposed development

View 05 – looking south toward proposed development

The views show the trees (retained and proposed) in each of the images. The applicant has stated in their planning report that the proposed development is part of a large regeneration for the Cardiffsbridge Road which will include a new church and a proposed primary care centre, all of which they consider will revitalise the community and area, given at present it is a brownfield site. It is further noted that the proposed public open space will benefit the streetscape with existing mature trees, new railings and planting and improvements to pavements and car parking. The report also notes that the new building is a similar height to the former church and that the massing is broken up with changes of material and parapet height and the long façades have been broken up with changes of material and detailing at stairwell or where there is otherwise a change in building height.

From a Planning Authority perspective it is considered that the CGI's show how the development will provide for high quality materials that are low maintenance i.e. brick, which will complement the existing streetscape and local environs. The proposed public open space to the front of the site will also align with the new community space, will also help to activate the street and provide for passive surveillance.



Separation Distances / Overbearance / Overlooking

As per Section 15.9.17 of the development plan traditionally a minimum distance of 22m is required between opposing first floor windows. In taller blocks, a greater separation distance may be prescribed having regard to the layout, size, and design. In certain instances, depending on orientation and location in built-up areas, reduced separation distances may be acceptable. Separation distances between buildings will be assessed on a case by case basis. The recently issued Section 28 Guidelines Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, January 2024– SPPR 1 (Separation Distances) reduces this to a 16 metre distance, or below in certain circumstances.

In this proposal separation distances between opposing windows of apartment blocks on all levels are far in excess of 16 metres with between circa 38m and over 33m. The distances are very generous allowing for enhanced privacy and residential amenity levels for all units.

As per Section 15.9.18 of the development plan, 'overbearance' in a planning context is the extent to which a development impacts upon the outlook of the main habitable room in a home or the garden, yard or private open space service a home. In established residential developments, any significant changes to established context must be considered. Relocation or reduction in building bulk and height may be considered as measures to ameliorate overbearance.

Distances between opposing windows from the apartments and the closest two-storey houses on Cardiffsbridge Road are over 48 metres approximately and will have the new public open space with trees and landscaping. Privacy levels currently enjoyed by existing dwellings in the area will, therefore, not be impacted upon as a result of this development.

As a result of the design, layout, and set-backs of the 5 storey height and generous separation distances between the new scheme and the adjacent residential housing is considered to be reasonable given that there will be no negative impacts in terms of overbearance or undue overlooking of private residential spaces.

The site is also positioned with other uses along the boundaries which also require consideration as to the suitability to its layout and appropriateness in height. To the north as identified earlier will be the new smaller church. To the south, the site has been identified for a new Primary Health Centre. A pre planning consultation took place and they were provided with the layout and proposals for this site. The lands to the east consist of Coláiste Eoin which fronts onto Cappagh Road.

The set-backs of the block from the northern boundary range from 8m at its tightest to over 18m. From the eastern boundary the separation distance of the block is 9m and from the southern boundary the separation distances range from 10.3m to 7.5m.

The separation distances are considered to be reasonable but it should be noted that given the deck access that some of the main living spaces face out rather than into the courtyard. The deck access requires that the bedrooms and living spaces should not front onto the deck given concerns for privacy. This then means that adequate separation distances are required from the boundaries to protect the adjoining land uses and as noted above a church will be located to the north, there is an existing secondary school to the east and now a planning application for a new HSE Primary Health Centre to the south Ref. 4034/24. There is concern in relation to the proposed layout of the new HSE primary health centre to the south, it is proposed to be positioned in very close proximity to their northern boundary (at the narrowest point just over 2m) which causes concerns in relation to overbearing impacts, overshadowing and overlooking of the units in the southern side of the block. Given these concerns further information is being sought on these issue by way of further information. The position of this block and the resultant set-backs from their site are considered to be acceptable and should allow for a residential development which provides for a reasonable quality of accommodation.



Unit Mix

Section 15.9 of the development plan sets out the standards for apartments, including unit mix (15.9.1). The residential mix of 96% of units designed as 1-bedroomed units, 4% 2 bed, can only be considered in certain circumstances including where there is a verified need for a particular form of housing e.g. for older persons, subject to the adjudication of the Housing and Community Services Department.

The predominance of one-bed units throughout the proposed development aligns with the provisions of the Apartment Guidelines which allows for divergence from SPPR1 for purpose-built developments such as the proposed development which is aimed at persons aged +60. In addition, the Local Authority Housing Strategy indicates a need for alternative accommodation for older persons in local communities.

The unit mix as proposed is acceptable in this instance having regard to the Housing and Community Services Department's need for such a mix as identified in the Finglas Strategy which noted that the area had an older population and it was identified the increasing need to provide for the housing needs of older people. They note the housing stock owned by DCC in the area is currently not reflective of the population composition, with only 11.7% of the stock as single beds. It is therefore put forward that the proposed development must be considered as appropriate to the area providing for balanced and integrated housing. It should be noted that while SPPR1 has specific requirements on mix, it also states that the mix does not apply to purpose built student accommodation or certain social housing schemes such as sheltered housing.

The development serves to address a growing need for an aging population cohort by means of a purpose built sheltered housing development.

SPPR 2 notes that all standards in relation to mix of units allows for scope for a planning authority to exercise discretion on a case-by-case basis, having regard to the overall quality of the proposed development. The development has specifically been identified in the public notices as residential units for 'Older Persons'.

Housing Quality Assessment / Schedule of Accommodation

All proposals for residential development should include a schedule of apartment accommodation that details the number and type of apartments and associated individual floor areas and also identify the proposed floor areas that are 10% bigger than third minimum floors areas; the detail of the proposed amenity space and storage space associated with each apartment; the detail of the aspect of each apartment

A Housing Quality Assessment has been provided with the documentation and provides the breakdown of each of the units and how they are in compliance. This is considered to be acceptable.

Floor areas:

The proposed development is for 106 no 1 bed, 2 person and 4 no.2 bed units for 3 persons. All units meet the floor area requirements. As all 1B2P apartments exceed minimum area plus 10% (49.5m²), the minimum provision of 50% plus 10% apartments is achieved. The proposed apartments have a standards gross floor area of between 50.4sq.m to 55.7sq.m and with the UD apartments at 53.6sq.m to 55.6sq.m. The 2 bed apartments measure 70.2sq.m.



In addition to the minimum floor areas of 50% of all apartments in new schemes having to exceed minimum floors areas by 10% it is an Objective of Dublin City Council, as per QHSNO11 Universal Design, *that 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*

The requirement for a minimum of 25% Universal Design apartments has also been exceeded, with the scheme providing for 33% of the units.

The planning authority welcomes same.

Communal Amenity Space

For a residential apartment scheme 5 sq.m. per each one bed apartment is required as per Appendix 1 of Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities (DoHLGH, December 2022). In this instance a minimum of 554 sq.m. of communal amenity space would be required.

A single communal open space is provided within the internal courtyard which they state is clearly defined by the 4 sides of the perimeter building. It has been detailed that the proposed communal amenity space measures some c600sq.m. (This figure excludes the proposed defensible space for the ground floor residential units). It has been put forward that this courtyard type space helps to ensure that the communal courtyard is an engaging space and that all residents pass through or overlook it, and ensures that the communal is clearly defined and secure with access for residents and invited guests. There is an additional internal community room of 433 sq.m. proposed on the ground floor on the western side of the block fronting onto the public open space.

In order to meet recommended minimum standards a new amenity space should experience in excess of two hours sunlight on March 21st for at least 50% of its area.

In terms of sunlight penetration into this central courtyard the Daylight Sunlight Report which has been submitted by Digital Dimensions has identified that the communal open amenity space exceeds the 2 hours of sunlight over 50% of the amenity space.

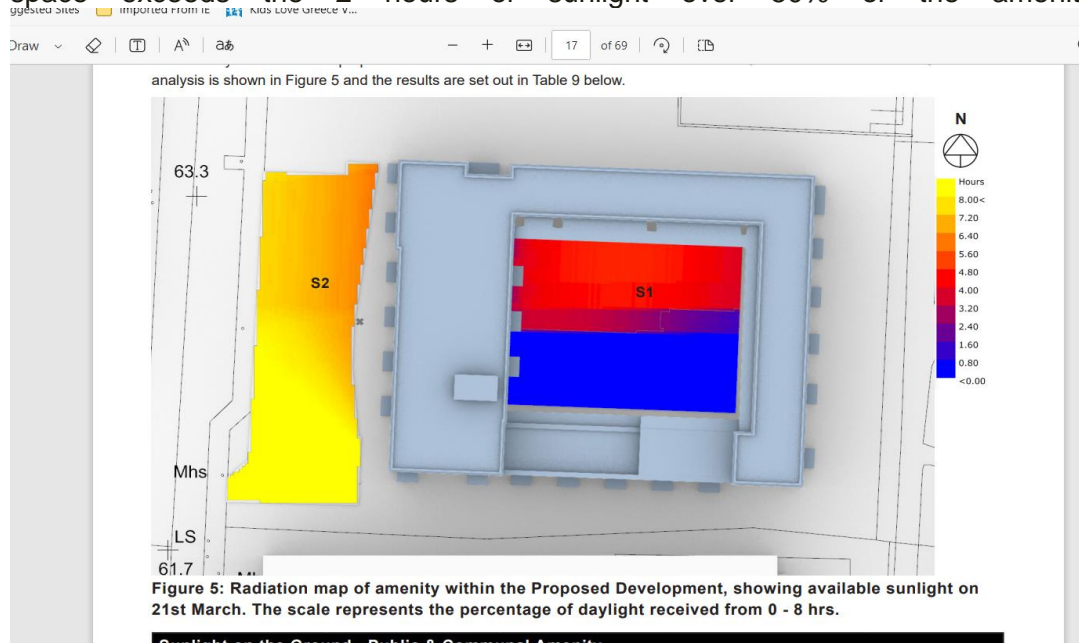


Fig 5 show the radiation map of amenity within the proposed development, showing available sunlight on the 21st of March. Below it states that the courtyard meets the minimum 2 hours of sunlight.

61.7
Figure 5: Radiation map of amenity within the Proposed Development, showing available sunlight on 21st March. The scale represents the percentage of daylight received from 0 - 8 hrs.

Sunlight on the Ground - Public & Communal Amenity				
Area ID	Use	Assessment plane area	Proposed: % Area receiving 2 hours sunlight on 21st March	Meets criteria of >50% area
S1	COS	1015 m2	52%	Yes
S2	POS	868 m2	100%	Yes

Table 9: Calculation of Sun on the Ground to amenity spaces within the development

The Parks, Biodiversity and Landscape Services have reviewed the application and state that the Landscape proposals and arboricultural proposals are considered acceptable. The central courtyard is designed to provide formal and informal recreation. The space is designed to be predominantly a green space with some amenity pockets to ensure that future residents can engage in several activities and contribute to the overall communal feeling. A paved pocket within the lawn area with loose furniture and an integrated outdoor grill will provide the opportunity for residents to use. Mobility equipment is also proposed and is framed by hedging and semi-mature tree planting. Grow your own planters are also proposed to be included with the circulation route within the lawn area.

Park Services advise that they have no objections to the application subject to the inclusion of the conditions. The only other potential concern is that the proposed HSE building at 4 stories, given the lack of separation distances from their site boundary would increase the level of overshadowing on the communal courtyard. Further information has been requested in relation to the HSE application on the limited separation distances from their northern boundary.

Public Open Space:

The following are the requirements for Public Open Space as set out in the city development plan. The published Section 28 guidelines stipulate the same requirements for public open space.

Policy GI 28 New Residential Development – of the Dublin City Development Plan

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 15.6.12 - *The planning authority will seek the provision of public open space in all residential schemes (see Section 15.8.6) and commercial developments in excess of 5,000 sq. m.*

Table 15-1: Public Open Space Requirements for Residential Development

Landuse / Zoning	Requirement (minimum)
Residential development (Z1, Z2, Z3, Z4, Z5, Z6, Z8, Z10, Z14)	10%

The application is proposing to provide for the required public open space as per the zoning objective for the site. The proposal is to have it on the western edge of the site so that it is directly accessible from Cardiffsbridge Road and also from the development itself. They put forward that the arrangement allows for good passive surveillance from both the existing and proposed dwellings and apartments and passing traffic. It is noted that the space benefits



from existing mature trees. The Landscape Report notes that new semi-mature and multi-stem trees allowing sightlines into the space and that the space will be delineated with a low wall and railing boundary along the public footpath with openings to ensure circulation and a retaining wall behind the existing trees to provide a backdrop. The public realm within the scheme is configured to cater to different types of mobility.

The Parks, Biodiversity and Landscape Services Section had noted that the management of the space will be PPP and not TIC. They recommend that the POS has a boundary.

The space measure 935sq.m and this amounts to 13% of the total site area, which is acceptable.

Arboricultural Report

This report notes that the site includes a key group of trees with a north-south orientation set off from the western boundary and part of the original church landscape, which are prominent in the local urban landscape. A total of 43 trees are recorded with a proposed removal of 19 trees (44%). This consists of 4 moderate quality trees (B category), 10 low quality (C category) and 4 trees that are poor quality (U category). The report notes that this will have an initial moderate visual impact on the immediate surrounding landscape, which they consider not to be significant as the trees to be retained will continue to provide amenity value within the local area and the new tree planting will mitigate these impacts in addition to the landscaping proposals.

Tree protection measures have been specified in accordance with best practice and are sufficient to safeguard retained trees during construction. The Parks and Biodiversity Dept. have reviewed the application and raise no objections provided specific conditions are complied with.

Communal Room and Compliance with CUO25:

As per Policy QHSN48 (Community and Social Audit) of the city development plan *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 (Section 15.8.2 of Chapter 15: Development Standards also refers). Community, Arts and Cultural Spaces*

Objective CUO25 (SDRAs and large Scale Developments) of the Dublin City Development Plan requires that "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".*

The calculation of the 5% figure referred to above is based on useable spaces i.e. net space; and not circulation spaces, lift shafts etc. that do not constitute active spaces in the scheme. Having regard to the figures provided 5776sq.m above, Objective CUO25 does not apply to this proposal given that the total floor area is 5776sq.m and as such it is below the requirement. In any event that application has proposed a community space with an area of 434 sq.m. at



ground floor overlooking the public open space. The applicant is utilising this space to offset requirements at an adjoining Park 8 development at Wellmount Road. This large space is capable of adapting to a multitude of uses and activities. The space will be opened to the wider community, creating pedestrian movement in and out of the site. The space will be managed by a public private partnership and has been designed to be flexible in nature to allow for a range of activities and needs as they arise. A booking system will be developed during the operation of the scheme to facilitate activities and meeting spaces requirements as the needs arise.

The Social Infrastructure Audit states that the proposed development cannot be looked at in isolation from the communities that adjoin it. This notes the site is located within a Strategic Development Regeneration Area (SDRA) 3 Finglas Village Environs and Jamestown Lands. This report details the existing community facilities. It concludes that the proposed development is expected to increase the population however it is not deemed to have a detrimental impact of service provision and facilities. The subject site it is noted is in a location that has a reasonable access to the neighbourhood's extensive array of services and facilities. It further details that the proposal is for housing for older persons and as such the subject site is well serviced by two health care centres operated by the HSE and there are an extensive range of GP Clinic and pharmacies located in the area. The Planning Authority consider this to be an acceptable use for the site.

Micro Climate

As per 15.9.16 Microclimate (Daylight and Sunlight, Wind and Noise) of the development plan all apartment schemes should be accompanied by an assessment of the microclimatic impacts including daylight and sunlight, noise and wind. The assessment should outline compliance with the relevant standards and ensure a high level of residential amenity is provided both within the apartment unit and within the surrounding residential properties.

The proposing department has submitted a Daylight and Sunlight Assessment. No assessment of wind or noise has been submitted. The planning authority would not have concerns regarding noise and it is considered highly unlikely wind will be a problem.

As per Section 15.9.16.1 (Daylight and Sunlight and Appendix 16 - A best practice guide for the assessment) of the Development Plan it is stated that good daylight and sunlight contribute to making a building energy-efficient; it reduces the need for electric lighting, while winter solar gain can reduce heating requirements. Daylight animates an interior and makes it attractive and interesting, as well as providing light to work or read by.

A daylight and sunlight assessment is required for apartment schemes to assess the impact of the proposed development on the surrounding properties and amenity areas outside the site boundary and assess the daylight and sunlight received within each individual unit and communal areas of a proposed scheme.

As Per Section 5.3.7. of Sustainable Residential Development and Compact Settlement Guidelines (January 2024) "The provision of acceptable levels of daylight in new residential developments is an important planning consideration, in the interests of ensuring a high quality living environment for future residents. It is also important to safeguard against a detrimental impact on the amenity of other sensitive occupiers of adjacent properties. (b) In cases where a technical assessment of daylight performance is considered by the planning authority to be necessary regard should be had to quantitative performance approaches to daylight provision outlined in guides like A New European Standard for Daylighting in Buildings IS EN17037:2018, UK National Annex BS EN17037:2019 and the associated BRE Guide 209 2022 Edition (June 2022), or any relevant future standards or guidance specific to the Irish context. In drawing conclusions in relation to daylight performance, planning authorities must



weigh up the overall quality of the design and layout of the scheme and the measures proposed to maximise daylight provision, against the location of the site and the general presumption in favour of increased scales of urban residential development. Poor performance may arise due to design constraints associated with the site or location and there is a need to balance that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.

A Sunlight Daylight Assessment has been submitted (prepared by Digital Dimensions) with the documentation. In terms of performance of the development the study submitted assessed the following metrics:

- Vertical Sky Component
- Daylight Factor
- Annual Probable Sunlight Hours
- Sunlight to gardens and Open Spaces (SOG)
- Shadow studies showing existing and proposed

With following results:

There will be minimal reduction to the available daylight and sunlight levels to the adjacent buildings.

The apartments have been designed in line with the recommendations of the BRE guidelines, which included a detailed study with the existing deciduous trees.

100% of the living, dining and kitchen and bedroom spaces within the proposed development achieve the target values set out in BS EN 17037.

Of the 110 units, 91 (82%) units have a living space that achieves the minimum recommended 1.5 direct sunlight hours, when the 8 retained trees are included in the assessment model it is 86 units (78%). This is in line with the BRE Guidelines.

Both the public and communal amenity spaces achieve sunlight levels that exceed 2 hours sunlight over 50% of the amenity space on the 21st March and meet the BRE guidelines.

The report finds that there will be no reduction in sunlight to any of the neighbouring amenity spaces with a requirement for sunlight and the proposed development meets the requirements of the BRE Guidelines (2022).

It is considered that where rooms, do not comply with the minimum requirements that it details compensatory measures to off-set this. The Housing Quality Assessment submitted with the application details that all of the apartments exceed the minimum floor area and the floor to ceiling heights above ground floor are 2.6m, and as such provide for compensatory measures where some small number of rooms to not meet the minimum standards.

It should be noted that the results have not taken into account the HSE application Ref. 4034/24, to the south which is a 4 storey building and is positioned close to the boundary.

Aspect

In relation to dual aspect the scheme is providing for 67% dual aspect i.e. 74 of the units. The reason the scheme has been able to provide for this number is in part due to the deck access for the apartments on the north, southern and eastern blocks. The design allows for the kitchen to be facing onto the deck along with the bathroom and for the bedrooms and living space to be situated on the external facades to allow for better privacy. This second aspect facing onto a deck access / circulation gallery which is bounded with metal steel railings of mid-rise height will allow for greater levels of sunlight and daylight to penetrate onto the deck



access and windows of the apartments facing into it. It is considered that a defensible space should be provided to the windows facing directly onto the deck access. Having regard to the age profile of the residents and the overall layout and design of same, the deck access arrangement is acceptable in this instance.

Private Amenity Space:

15.9.7 of Dublin City Development Plan and Appendix 1 of Apartment Guidelines state that 5 sq.m. of private amenity space (minimum) is required for 1 bed apartment units. A minimum depth of 1.5 metres is required for balconies in one useable length.

Each of the units complies with their private open space requirement with the provision of a balconies above ground floor at 5sq.m for 1 bed units and 7sq.m for 2 bed units where the second bedroom is a single bedroom. The applicants have submitted a Housing Quality Assessment with the application which details compliance. The terraces and the windows facing onto the deck have defensible landscaping so as to provide for some level of barrier to these spaces. This has been further detailed in a drawing by the Architects identified as 'site boundaries'.

The balconies fully project from the façade of the building it would be preferable for some element of these spaces to be recessed into the frame of the building to allow for better shelter and some level of privacy. Consideration should be given to this aspect of the design.

The proposing department should satisfy themselves that private open space for all units complies with the above standards and also confirm that all balcony floors are solid and self-draining.

Floor to Ceiling Heights

Ground floor units are required to have a floor to ceiling height of a minimum of 2.7m in height and upper floors a minimum of 2.4metres (3.20 – 3.25 and SPPR 5 of the apartment guidelines and 15.9.4 of the city development plan refers). The apartments exceed these standards in all cases.

Community Safety Strategy

As per Objective QHSNO15 (Community Safety Strategy) of the development plan all housing developments over 100 units shall include a community safety strategy for implementation.

In response to this as part of the Architects Design Statement they have detailed how the development has been designed to have regard to the above.

The first issue they note is that the publicly accessible spaces, including the perimeter streets and the public open space to the building frontage are overlooked by multiple apartment windows, patio doors and balconies, which they consider creates passive surveillance. They note a perimeter pedestrian access street wraps the north, east and south edges of the building. The pedestrian street serves the development and is not designed for through traffic. The main access to the ground floor units will be from the external facades rather than the courtyard which will have secondary access. The ground floor defensible space to these ground floor units is therefore paramount in providing for the privacy and security to these units. It is recommended that the proposing department also highlight in this report that the safety and security of the future residents occupying the residential units at ground floor has been considered. Section 15.9.11 (Security); 15.9.12 (Access and Services) and Table 15-1 Thresholds for Planning Applications refer.

The city development plan also explicitly states that gated communities will be resisted within the city and there is a general presumption against same in order to promote permeability and accessibility in the urban area. The development given the public open space and the internal community space is therefore not gated. The ongoing management and maintenance of the



development will need to be demonstrated to avoid any situations where the mechanism malfunctions.

Climate Action and Energy Statement

Dublin City Council (table 15-1 refers) requires that a Climate Action and Energy Statement (Including District Heating) be submitted as part of any application for 30 or more residential units.

The applicant has submitted a Climate Action and Energy Statement, which details recommendations for the development in relation to heating, hot water, lighting and renewable energy.

Childcare Facility / Schools

Section 15.8.4 (Childcare) of the city 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.

However, having regard to the age profile of the residents (older persons) and the percentage of one-bed units in the scheme (96%) the scheme is discounted for the purposes of the provision of a childcare facility. For the same reasons, no issues with schools/educational facilities arise in the area as a result of the development

Lifecycle Report

The Sustainable Urban Housing; Design Standards for New Apartments – Guidelines for Planning Authorities were published in March 2018 (hereafter referred to as the Apartment Guidelines). The Apartment Guidelines introduced a requirement to include details on the management and maintenance of apartment schemes.

Section 6.13 of the Apartment Guidelines 2018 requires that apartment applications:

“... include a building lifecycle report, which in turn includes an assessment of long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.”

This Building Life Cycle Report which has been prepared by the Architects, sets out to address the requirements of Section 6.13 of the Apartment Guidelines, the details of which are considered to be acceptable.

Glint and Glare Assessment

This Glint and Glare Assessment was carried out by Macro Works Ltd to determine the potential for solar reflectance effects upon aviation receptors in respect of proposed roof-mounted solar PV installations on the roof. The proposed panels will be mounted on the top floor of the proposed development and will remain in a fixed position throughout the day and year (i.e. they will not rotate to track the movement of the sun).

The report concluded that there will not be any significant nuisance effects from glint and glare at the proposed development, as a result of the proposed roof mounted solar PV panels.

EIA

This Environmental Impact Assessment (EIA) screening report has been prepared by MacCabe Durney Barnes on behalf of Dublin City Council, to accompany a Part 8 proposal for the development.



This document has been prepared in order to assist Dublin City Council in the determination of the proposed development at the subject site. The purpose of this EIA Screening Report is to assess the possible impacts on the environment of the proposed residential apartment development.

The EIA screening assesses the proposed scheme with reference to the relevant EIA legislation including the EIA Directive, and Planning and Development Regulations. The methodology has particular regard to the '3-Step' assessment process set out in the Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note PN02 (June 2021). Regard is also had to European and National guidance documents.

There are no designated sites within the subject site or directly adjoining the subject site. The features of interest on each European site are detailed in the report. SPA's and SAC's proximate to the subject site are seen in the figure below.

- South Dublin Bay and River Tolka Estuary SPA (4024) - 6.4 km south-east
- North Dublin Bay SAC (site code 206) 9.1 km east
- North Bull Island SPA (2006) 9.1 km east

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 screening report concludes that the proposed development would not be likely to have significant effects on the environment.

The Planning Department, 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.

Appropriate Assessment

This Screening for Appropriate Assessment report has been prepared by NM Ecology Ltd. In accordance with their obligations under the *European Communities (Birds and Natural Habitats) Regulations 2011* (SI 477/2011), the competent authority must assess whether the proposed development could have 'likely significant effects' on any European sites. The document provides information to support an Appropriate Assessment screening exercise, including: 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, and a screening conclusion.

Having considered the particulars of the proposed development, they have concluded that this application meets the first conclusion, because there is no likelihood of significant impacts on any European sites. This is based on three key conclusions:

- The Site is not within or adjacent to any European sites, so there is no risk of direct effects
- There are no surface water (or other) pathways linking the Site to any European sites, so there is no risk of indirect effects
- Habitats within the Site are unsuitable for any of the birds associated with nearby SPAs.



There is no risk of direct impacts on European sites. Potential pathways for indirect impacts were considered, but none were found to be feasible. Habitats within the Site are unsuitable for Brent geese or any other species associated with nearby SPAs. Therefore, with regard to Article 42 (7) of the *European Communities (Birds and Natural Habitats) Regulations 2011*, it can be concluded that the proposed development will not be likely to have a significant effect on any European sites.

Under Article 6 (3) of the EU Habitats Directive and Regulation 30 of SI NO.94/1997 “European Communities (Natural Habitats) Regulations (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site must be subject to an Appropriate Assessment. This requirement is also detailed under Section 177 (U) of the Planning and Development Act 2000 (as amended).

A screening report for Appropriate Assessment has been submitted. The report identifies that there is no hydrological, physical or ecological links between the subject site and any European/Natura 2000 sites and therefore concludes that the potential effects from the project on surrounding European Sites are negligible and not likely to occur.

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.

Preliminary Ecological Appraisal

This document has been prepared by NM Ecology Ltd. The site is not within or adjacent to any designated sites. There are four designated sites within 5 km of the site, but none are connected by surface water (or other) pathways, so any risk of indirect impacts can be ruled out. A *Screening for Appropriate Assessment* report accompanies the application, in which it was concluded that the proposed development will not be likely to have a significant effect on any European sites.

Habitats within the proposed development site include buildings / artificial surfaces, recolonising bare ground, a tree line and dry meadow. All are considered to be of negligible importance. The landscaping proposals for the site include the planting of native trees, hedgerows, meadows and green roofs. When compared to the baseline environment, the proposed development is considered to provide a net gain in biodiversity.

The site does not contain any suitable habitat for otters, badgers, hedgehogs or other mammals. A bat survey was carried out, and bat foraging / commuting activity was very low. Some common and widespread bird species were recorded at the Site, but no species of conservation importance. To avoid impacts on nesting birds it is recommended that site clearance works take place outside the nesting / breeding season, or that a pre-clearance survey is carried out.

As the site is of low baseline ecological importance, and no ecological impacts are currently envisaged, it is not necessary to carry out an Ecological Impact Assessment.

The Parks Division have reviewed the documentation and have noted that in the Preliminary Ecological Appraisal, executive summary it describes a tree line as of negligible habitat importance requires review, these trees would be of local importance supporting bird nesting and bat foraging. Requesting that specific data /mapping of bat activity from the completed survey should be included in an appendix.



Archaeological Impact Assessment

A pre planning archaeological impact assessment was undertaken by John Purcell Archaeological Consultancy to assess the cultural heritage impact of a development. A review of the archaeological evidence for the area has shown that the site does not include any historic structures or archaeological remains. The site has been largely disturbed the potential for historic remains to exist at the site is low. As a result no further input is required for cultural heritage. The report has been reviewed by the Archaeology Section of DCC who noted that: *“The submitted archaeological impact assessment recommends no further archaeological requirements are needed, as the construction of the present buildings likely had an impact on any archaeological material which may have survived within the site. The assessment does not discuss the Dublin City Development Plan 2022-28, specifically policy; BHA26.4 (Section 11.5.5), which states that sites over 0.5ha will be archaeologically assessed in consultation with the City Archaeologist. It is the recommendation of this office that pre-application archaeological testing, as described below, should take place. This is recommended as the site comprises a large area, at 0.77ha. As such, there is potential that archaeological material may be impacted by groundworks associated with the proposed development and artefacts may be present in disturbed material. Further, archaeological testing serves to assess the nature/lack of archaeological deposits at the pre-development stage and in advance of the main contract”*

The proposing department is therefore required to have regard to this. The Archaeological Dept. have reviewed the information submitted and has recommended standard conditions

Conclusion

The proposed development is considered consistent with the Dublin City Development Plan 2022-2028; and SDRA 3 – Finglas Village Environs and Jamestown Lands, and with the proper planning and sustainable development of the area. It is recommended that the proposed development be submitted for the approval of the elected members.

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

Recommendation:

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

1. **In relation to drainage the developer shall have regard to the following:**
 - (i) The development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.
 - (ii) Records of public surface water sewers are indicative and must be verified on site.
 - (iii) 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.
 - (iv) 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.



- (v) All surface water discharge from this development must be attenuated to Qbar, in accordance with the requirements of the DCC's Sustainable Drainage Design and Evaluation Guide 2021. The flow control device should be situated in the final outfall manhole.
- (vi) 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.
- (vii) 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.
- (viii) 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.
- (ix) 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.

2. The following Environmental Health Section requirements are as follows:

- The final Construction Environmental Management Plan (CEMP) should be furnished by the final awarded contractor before works commence. The CEMP 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. The development shall comply with the measures contained in the Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition.
The guidance document can be found at the following link - <https://www.dublincity.ie/residential/environment/air-quality-monitoring-and-noise-control-unit/good-practice-guide-construction-and-demolition>
- Due to the proximity to local residents and the likely use of generators to provide power to the cranes, the generators should be located at the least intrusive location. The generators shall have acoustic barriers/enclosures built around them in order to reduce sound levels at the nearest noise sensitive receptors. This can be included within the Construction Management Plan for the site.
- The hours of operation during the demolition and construction phase shall be restricted to 7.00am to 6pm, Monday to Friday, and 8.00am to 2.00pm on Saturdays. Permission to work outside of these hours must be subject to the approval of Dublin City Council.

3. The following Archaeological requirements are as follows:

- (i) In the event that the application is granted, we recommend that the proposing department contact the Archaeology Section regarding the appropriate archaeological resolution of the site.

4. The following Transportation Divisions requirements are as follows:



- (i). Prior to commencement of development, the Council shall liaise with the NTA during construction in order to ensure that the bus stop on Cardiffsbridge Road can continue to operate without disruption.
- (ii). 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 developer shall contact the Environment and Transportation sections of DCC to ascertain their requirements regarding all works along Cardiffsbridge road. 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.
- (iii). 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:
 - (iv). 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.
 - (v). No part of the proposed building, either above or below ground level (including foundations or balconies) shall overhang the existing or proposed public road.
 - (vi). All bicycle spaces shall be placed in a sheltered and secure location and designed to allow both frame and wheel to be locked. All bicycle infrastructure shall be in place prior to occupation of the proposed units.
 - (vii). 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.
 - (viii). The developer shall be obliged to comply with the requirements set out in the Code of Practice.

5. The Parks Biodiversity & Landscape Services

(i) Open Space Management

The operator shall be responsible for maintenance and management of the public open spaces. The public open spaces will operate as public park/public realm in perpetuity, with public access and use operated strictly in accordance with the management regime, rules and regulations including any byelaws for public open space of the Planning Authority at all times.

(ii) Landscape scheme to be implemented

The developer will retain the professional services of a qualified Landscape Architect throughout the life of the site development works. The landscape scheme accompanying the application shall be amended with the inclusion of external



seats/benches with back and arm rests and shall be implemented fully in the first planting season following completion of the development or completion of any phase of the development, and any vegetation which dies or is removed within 3 years of planting shall be replaced in the first planting season thereafter. The submitted Landscape Management Strategy shall be deployed for the subsequent maintenance of the completed landscape works.

The Landscape Architect will submit a Landscape Completion Report to the planning authority for written agreement, as verification that the approved landscape plans and specification have been fully implemented and for bond release, if any.

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.

(iii) Tree Protection

Prior to the commencement of development, the developer will retain the professional services of a qualified Arboriculturist throughout the life of the site development works. The Arboriculturist will advise and supervise all works associated or in proximity to the existing trees to ensure their retention and condition. 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).

(iv) Biodiversity Mitigation, Monitoring & Enhancement

Biodiversity mitigation and enhancement shall be carried out in accordance the Preliminary Ecological Assessment. No tree felling shall occur within the bird nesting season. A pre-construction inspection for bat roots shall occur for all trees to be felled and if found the applicant will notify the NPWS. All biodiversity enhancement measures within the Biodiversity Management Plan shall be implemented.

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

- Irish Water, Colvill House, 24 - 26, Talbot Street, Dublin 1.
- 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.
- Mick MacAree. Head of Planning and Data Analysis, National Transport Authority. Dún Scéine, Iveagh Court, Harcourt Lane, Dublin 2.
- Conor O' Hanlon. Conservation Section, Block 3, Floor 4, Civic Offices, Wood Quay, D8.

Third Party Submissions

- Gerry Lyons and Others.
- Todd Architects o.b.o. Damian Comiskey.
- Steven Marry
- Sharon Hutch
- Christopher Maher



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. A number of briefings were also held with members of the North West Area Committee, as the scheme design development 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

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

- 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 provided to the front of the development 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.
- 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.
- DCC retain nomination rights and the allocations will be in accordance with the Scheme of Letting Priorities. DCC Allocations and Area Office will consider the financial contribution scheme for this development.
- The PPP Project Manager will engage with the Area Office to ensure that there is a point of contact for the local community throughout construction phase, there will also be a site liaison manager to answer day to day queries from the residents.
- Housing Development consulted with the HSE and provided proposed plans at various points in time. The proposed connectivity routes can be provided by the proposed site access and the site access provided at the HSE site as this will provide access to the lands further to the east of the site in accordance with the Development Plan objectives and unlocking the lands known as Fergal's Field. The respective stakeholders will continue to engage, as both projects move forward.
- Housing Development also consider the proposed plans for the church site to the north of this development and have allowed for connectivity to the north should it be required.
- 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

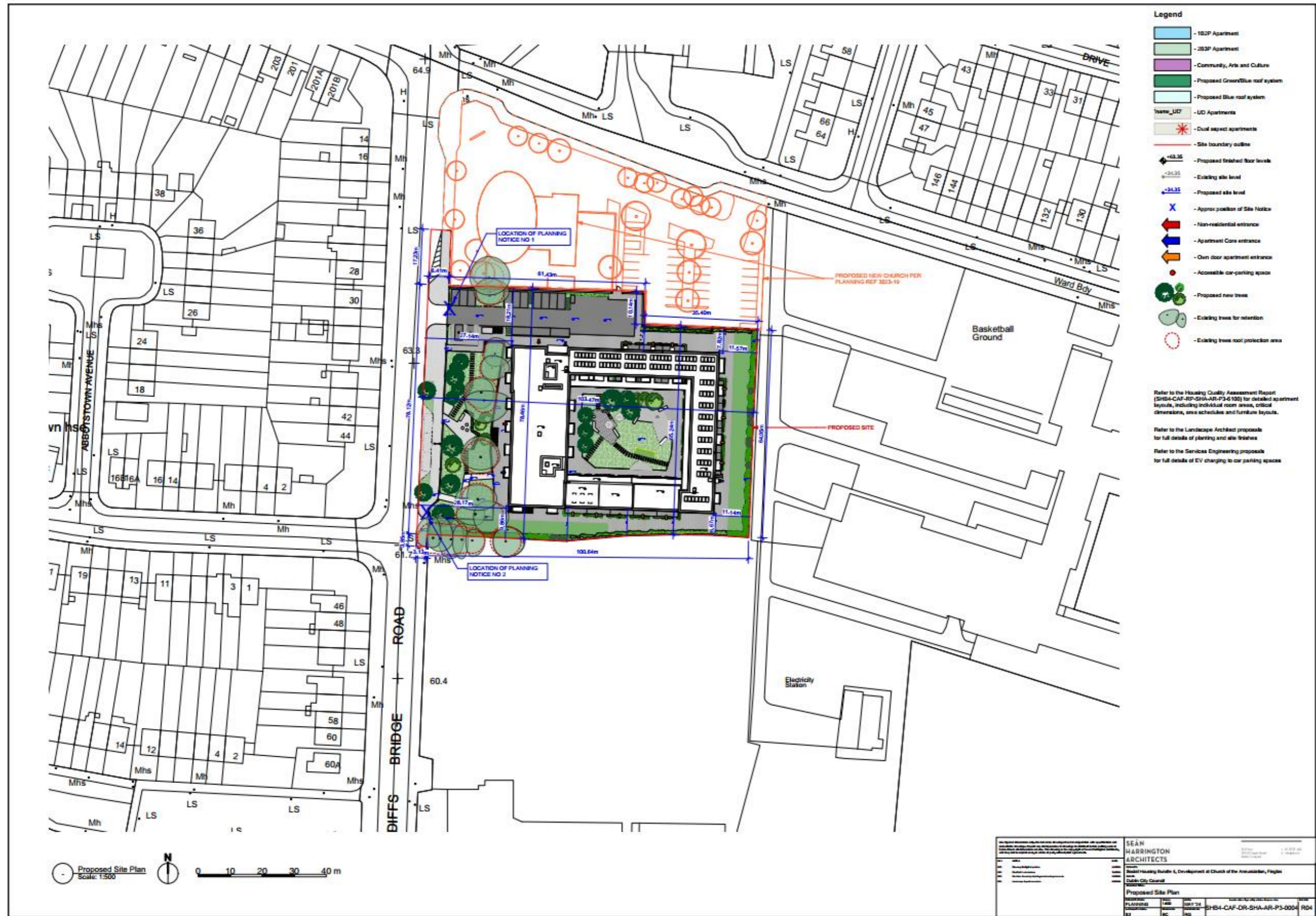


Figure 1: Proposed Site Plan



02 – View Looking East from Cardiffsbridge Road

Figure 3: Computer Generated Image (CGI)- Front Elevation



Figure 4: (CGI) View Looking South-East Towards Public Open Space from Cardiffsbridge Road



Figure 5: (CGI) View Looking North-East