

To the Lord Mayor and
Members of Dublin City Council

Report No.150/2023
Report of Assistant Chief Executive



**Draft Jamestown Masterplan
Chief Executive's Report on the Motions Received in response to the Chief
Executive's Recommendations in Report No. 142/23 regarding the Public Consultation
Process carried out on the Draft Masterplan**

June 2023

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1.0 Introduction

Dublin City Council (DCC) has prepared a draft Masterplan for circa 43 hectares of industrial lands situated between Jamestown Road, McKee Avenue and St Margaret's Road, Finglas, Dublin 11 (the draft Masterplan) pursuant to the requirements of SDRA 3 of the Dublin City Development Plan 2022-2028 (the Development Plan).

The draft Masterplan translates the high-level guiding principles contained within SDRA 3 of the Development Plan to ensure an integrated urban design-led solution to the re-development of the lands. The draft Masterplan is given statutory effect by SDRA 3 of the Development Plan.

1.1 Format of report

The purpose of this Report is to present the Chief Executive's response to the motions received from the elected members of DCC in response to the Chief Executive's recommendations in report no. 142/23 circulated on 8 June 2023, in relation to the public consultation process carried out on the draft Masterplan, and, where relevant, to make recommendations on amendments to the draft Masterplan, as appropriate.

The motion recommendations are categorised as follows:

1. The motion is agreed.
2. Motion is agreed as amended.
(i.e. when the motion is substantially agreed)
3. Motion noted.
(i.e. as the matter is already addressed in existing text)
4. Motion not agreed.
(as it is:
 - *Not based on a recommendation of the Chief Executive*
 - *Outside the scope of the Masterplan*
 - *An operational matter*
 - *Contrary to national policy)*

Any minor typographical errors or discrepancies, including references to any plans, policy documents or supporting documentation that has been updated will be amended in the final Masterplan.

Recommendations for amendments to the draft Masterplan are shown by way of bold green and underlined text. Recommendations for deletion are shown in bold red text with strike-through.

To assist those utilising a screen reader:

Amendments are enclosed with brackets with the following format: **{amendment}**

Deletions are enclosed with brackets with the following format: **~~{deletion}~~**

Please note, if you are using a screen reader, the level of punctuation may need to be amended throughout the text to identify these brackets correctly.

1.2 Strategic Environmental Assessment (SEA), Appropriate Assessment (AA and Strategic Flood Risk Assessment (SFRA)

In accordance with the SEA Directive (2002/42/EC) and the provisions of Schedule 2A of the Planning and Development (Strategic Environmental Assessment) (SEA) Regulations 2004-2011 (the SEA Regulations), SEA screening has been carried out. DCC as the competent authority has determined that the draft Masterplan would not likely have a significant effect on the environment and that SEA is not required in respect of the draft Masterplan.

A screening for Appropriate Assessment (AA) was carried out having regard to Article 6(3) of the Habitats Directive. DCC as the Competent Authority has determined that the draft Masterplan, individually, and in combination with other plans and projects, does not have the potential to give rise to likely significant effects on the Special Conservation Interests / Qualifying Interests and their respective Conservation Objectives of any Natura 2000 site, and does not require an Appropriate Assessment.

A Strategic Flood Risk Assessment (SFRA) was prepared and informed the draft Jamestown Masterplan.

The prescribed bodies were notified of the above determinations concerning SEA and AA, in advance of the publication of the draft Masterplan and no objections to the conclusions were received within the appropriate period.

Any material amendments that may be made to the draft Masterplan will be subject to further screening for SEA and AA prior to the finalisation of the Masterplan. DCC as the competent authority will publish final determinations on the requirement for SEA and AA upon the publication of the final Masterplan.

1.3 Next Steps

This Chief Executive's Report on the motions received is hereby submitted to the elected members of DCC for consideration.

This Report, along with the previously circulated Chief Executive's Report on the public consultation process (report no. 142/23) will be considered at the City Council Meeting on 3 July 2023.

Following this, the Chief Executive intends to commence a Variation to the Dublin City Development Plan 2022-2028, to update SDRA 3 by incorporating the Jamestown Masterplan.

2.0 Motions Received

A total of 37 motions were received from 4 elected representatives of DCC, listed in Table 1 in accordance with the order received.

2.1 List of motions received

Table 1: List of Motions

Motion Nos.	Name	Party
1-14	Councillor Keith Connolly	Fianna Fáil
15-21	Councillor Briega MacOscar	Fianna Fáil
22-31	Councillor Mary Callaghan	Social Democrats
32-37	Councillor Anthony Connaghan	Sinn Féin

2.2 Chief Executive's Response and Recommendations to the motions received

2.2.1 Councillor Keith Connolly

Motion 1

Chapter 1: Introduction & Vision

Development Capacity

Page: 2

Amendment:

Insert the below text in the third paragraph:

Approximately {24.6} ha of the lands are classified as immediately available, with the remaining lands expected to support their current industrial/employment uses over the medium to long term. In the context of the Dublin City Development Plan 2022-2028, it is anticipated that planning permissions facilitating up to 2,300 homes may be granted, at a ratio of approximately 65% residential, 20% employment/commercial, supported by approximately 15% community and education.

Chief Executive's Response

The development capacity of the lands is set out in Chapter 1 of the draft Masterplan. While the overall approximate ratio of residential envisaged on the lands is 65%, a higher proportion of residential is envisaged in phase 1 at 75%. This is due to the anticipated consolidation of existing business operations and redevelopment opportunities in Phase 1, with a higher quantum of employment and commercial uses remaining and/or consolidating in Phase 2. As stated in the draft Masterplan, this is intended to set out an approximate land use mix. These figures are not targets or caps. The changes proposed by the Chief Executive, as set out in the previously circulated report no. 142/23 are in response to proposed amendments to the phasing. By bringing two additional blocks into Phase 1, the completion of the Phase 1 open space network and the delivery of a community hub is achievable. The associated increase in residential yield is a result of this. These figures are based on the building envelopes, form and use mixes modelled. Changing these figures would be arbitrary and would not be based on any empirical evidence. Therefore, the motion proposed is not agreed. No change is recommended.

Chief Executive's Recommendation

Motion not agreed.

Motion 2

Chapter 2: Urban Structure

Page: 6

Amendment:

Insert the below text after the last paragraph:

A new through road for private vehicles will facilitate connecting Jamestown Road directly to St Margaret's Road and the relevant figures amended.

Chief Executive's Response

The draft Masterplan provides for a through road for private vehicles connecting Jamestown Road to St. Margaret's Road. The matter of providing an additional through route was addressed in the Chief Executive's Report No. 142/23 in section 2.3.2 Urban Structure. As noted in this report, the proposed urban structure has considered many factors, including filtered permeability, as set out in SDRA 3 of the Development Plan. This is also supported by the National Transport Authority (NTA). The provision of a more direct east-west route from Jamestown (Sycamore Road interface) to St. Margaret's Road was considered at the early SDRA design stage but was dismissed based on future public transportation options (Finglas Luas requirements), in addition to considering movement for existing businesses, while facilitating redevelopment opportunities across various landholdings. It was also not considered appropriate in the context of its proximity to Melville Road to the north. This provision would not constitute a sustainable solution to the redevelopment of these lands. As noted in the previous Chief Executive's Report in *'response to the submission from the National Transport Authority (NTA), it is accepted that further clarity is required regarding the anticipated future function of this key access street. While the level of detail required to facilitate controlled access, bus gates or other measures to control private vehicular movement and/or business traffic is a matter for detailed design and will not be addressed in the Masterplan, it is considered appropriate that the principles of future movement and future requirements for project level are strategically addressed by way of additional text in the Masterplan.'* It is considered that the matter raised is adequately addressed by the proposed text set out by the Chief Executive.

Chief Executive's Recommendation

Motion noted.

Motion 3

2.3.3 Green Infrastructure & Open Space

On page 12

Additional text after the third paragraph

Recreational green space will be required to provide playing pitches for various sports and clubs in the area, the allocation of which will be managed by the Local Authority.

Chief Executive's Response

The draft Masterplan has sought to provide a mix of open spaces that cater for different users, identifying potential sites for play, MUGA, gym equipment, community garden, alongside riparian zones, landscaped streets and SuDs landscaping. The 5.6 ha of dedicated public open space provision equates to 13% of the overall Masterplan lands. These spaces are spread throughout the Masterplan area to create different character areas amongst the open space provision. The specific details in relation to the design and amenities within the parks are matters for individual planning applications, best assessed based on up-to-date Community and Social Audit assessments, required under the Development Plan for all schemes of 50 + units, and thereby enabling identification of gaps in local amenity provision at the time of assessment.

In addition to the Community and Social Audit, all planning applications will be required to submit a Landscape Masterplan / Landscape Design Report, detailing the specific approach to the public open space of any given area, and providing details in relation to biodiversity and planting schemes. This level of detailed design is a matter for individual planning applications.

The central open space proposed in the draft Masterplan has not been designed to provide for GAA or football pitch provision to cater for existing clubs in the area, based on proximity to Poppintree Park to the immediate north-east and McKelvey Celtic FC to the immediate west. Poppintree Park is one of the City's 13 no. flagship parks, extending to 18.5ha and providing 5 no. Pitches (4 no. Soccer and 1 no. GAA), a cricket crease, changing facilities and a playground. It is also noted that the lands are proximate to the DCC Finglas Sports and Fitness Centre on Mellows Road, whose pitches are not currently maximised. While the open space within Jamestown is capable of providing several MUGAs, the focus on the open space here is more recreational and community-driven as opposed to field sports.

The lands are mostly in private ownership. Management and taking in charge is outside the remit of the Masterplan.

Chief Executive's Recommendation

Motion not agreed.

Motion 4

4 Urban Form and Design

On page 15

Text is amended:

Lower building heights are required along Jamestown Road, McKee Avenue and St Margaret's Court, to respect existing residential properties and to provide adequate transition, gradually increasing towards the centre and northwest of the lands. The height of buildings on Jamestown Road, McKee Avenue and St Margaret's Court will not exceed 2 stories and the relevant figures be amended to match the same.

On page 15 text is amended:

In general, building heights in the range of 3-4 storeys will be encouraged to provide a coherent street structure, with an appropriate sense of enclosure.

Chief Executive's Response

SDRA 3 of the Development Plan establishes that heights in the range of 4-6 storeys will be encouraged for the Jamestown lands to deliver a coherent street structure with an appropriate sense of enclosure. Changing this to 3-4 storeys without any rationale is not considered appropriate and would not be consistent with the Development Plan.

Reduced heights adjacent to existing single and two-storey residential properties are also required. Having regard to the existing Development Plan policy and the height strategy set out in the draft Masterplan, the Chief Executive considers that the draft Masterplan is consistent with the approach outlined in the Development Plan. This robust and evidence-based deviation in heights supports the creation of a coherent and legible urban framework

and avoids a blanket and monotonous approach to height that would have a significant negative impact, not only on the existing community but the future community of the area.

In keeping with this approach, heights generally up to 3 storeys are illustrated in figure 4.1 of the draft Masterplan along Jamestown Road and McKee Avenue, where the proposed built form would directly front existing residential properties and/or if separation distances were considered restrictive. Having regard to the required setbacks and streetscape improvements, this is considered appropriate to allow for a range of typologies and to encourage innovative designs as part of detailed design proposals, where it can be demonstrated that there would be no undue negative impact.

The draft Masterplan includes a provision for 'an additional floor, set-back, or amplified height on selected prominent corners above the ranges set out in figure 4.1'. In order to clarify the intent of the Masterplan, it is recommended to insert additional text stating that this will not apply where proposals front single storey dwellings.

Chief Executive's Recommendation

Motion agreed as amended.

Chapter 4: Urban Form & Design

Height

Page: 15

Amendment:

Insert text in last paragraph.

An additional floor, set-back, or amplified height on selected prominent corners above the ranges set out in figure 4.1 may be considered appropriate as part of a detailed design proposal, as long as the overall proposal complies with the overarching spatial principles and urban structure established throughout the Masterplan, having regard in particular to the potential impact on existing residential amenity, local height context, the land use function and legibility. **{In general, this provision will not apply where a proposal fronts single storey dwellings.}**

Motion 5

Chapter 5: Land Use & Function

Residential

Page: 21

Amendment

Insert new paragraph.

That the provision of affordable purchase housing will be looked upon favourably.

Chief Executive's Response

Under the provisions of the Affordable Housing Act 2021, DCC has provided an estimate of the amount of social, affordable purchase and cost rental housing required in the local authority area for the duration of the Development Plan period.

Part V of the Planning and Development Act 2000 (as amended) sets out the provision for social housing to be delivered through planning applications. 10% of all housing units for developments of five or more units, or on a site with an area greater than 0.1 hectares must provide for social housing. Additionally, pursuant to the Affordable Housing Act 2021, an additional 10% social, affordable purchase or cost rental provision may be required, subject to the requirements of the Act.

Minor changes are proposed in response to the submission received from the Land Development Agency, regarding social and affordable homes. Having regard to the requirements of the Affordable Housing Act 2021, the Dublin City Development Plan and in the context of the change proposed it is considered that the draft Masterplan adequately responds to the issue raised and no change is recommended.

Chief Executive's Recommendation

Motion noted.

Motion 6

Chapter 5: Land Use & Function

Primary School Site

Page: 21

Amendment:

*The location of the school is fixed to this location, as illustrated in Figure 5.1. {This location will be reviewed in accordance with the Development Plan or if circumstances considerably change, subject to the requirements of the Department of Education. Following a review, if this site is no longer required by the Department of Education to provide a primary school, it shall revert to **Z9 recreational use.**}*

Chief Executives' Response

The location of the proposed primary school site and the public open space network has been carefully considered. The primary school site is located proximate to the central open space and positioned along the proposed east-west linear park/pedestrian and cycle route. The built form has been carefully considered in this context to ensure that the proposed open spaces are adequately overlooked and framed. If the Department of Education consider that they do not wish to acquire a site for a primary school, it is not considered appropriate that this site reverts to open space or recreation use, considering its proximity to the proposed central open space and community hub.

Chief Executive's Recommendation

Motion not agreed.

Motion 7

Page 21

Amendment (insert new text after the last paragraph)

A secondary school site may be reserved in the northern phase 2 lands, subject to the requirements of the Department of Education. The location of this site will be subject to consultation with the Department of Education, Fingal County Council and impacted landowners. This requirement will be reviewed in accordance with the Development Plan or if circumstances considerably change, subject to the requirements of the Department of Education.

Chief Executive's Response

The matter of identifying a secondary school site was addressed in response to the submission received from the Department of Education, whereby a commitment is provided to address this need in consultation with the Department of Education and Fingal County Council. In the context of the current Development Plan and the development of the Jamestown Phase 1 lands the priority is for a primary school site to serve the needs of the emerging future population, and the Masterplan identifies a suitable site for such. As lands are redeveloped and a new emerging community establishes it is accepted that there may be a requirement for a second primary school and/or a secondary school in the Jamestown and environs area. It is also recognised that much of this demand will stem not just from the Jamestown redevelopment, but also from developments in the wider area, in particular within the Fingal County Council administrative area to the north. The school requirements for the area will be reviewed with the Department of Education prior to the next Development Plan coming into place, and in advance of Phase 2 developments for the Jamestown lands, to allow for future modifications should they be required. The recommendation of the CE report No. 142/23 that "a second primary school site may be reserved in the northern phase 2 lands" future, shall be amended to allow for either a primary school or secondary school, which will be based on empirical evidence from the Department of Education.

Chief Executive's Recommendation

Motion is agreed as amended.

Chapter 5: Land Use & Function

Primary School Site

Page: 21

Amendment:

{A second primary {or secondary} school site may be reserved in the northern phase 2 lands, subject to the requirements of the Department of Education. The location of this site will be subject to consultation with the Department of Education, Fingal County Council and impacted landowners. This requirement will be reviewed in accordance with the Development Plan or if circumstances considerably change, subject to the requirements of the Department of Education.}

Motion 8

Chapter 6: Phasing & Sequencing

Table 6.1

Page: 25

Amendment:

Insert the following:

<i>Phase</i>	<i>Key infrastructure/requirements</i>	<i>Stakeholder</i>
<i>Phase 2 (and Phase 3)</i>	<i>{Secondary school}</i>	<i>{Department of Education}</i>

Chief Executive's Response

As noted in response to motion 7, the provision of an additional primary school or secondary school site within Phase 2 lands will be reviewed with the Department of Education and Fingal County Council, prior to the making of the next Development Plan, to allow for adjustments that may be required, based on up-to-date empirical data. The City Council is committed to meeting the needs of the population and will continue to engage with the Department of Education and Fingal County Council on this matter.

Chief Executive's Recommendation

Motion agreed as amended.

Chapter 6: Phasing & Sequencing

Table 6.1

Page: 25

Amendment:

Insert the following:

Phase	Key infrastructure/requirements	Stakeholder
Phase 2 (and Phase 3)	<u>{Primary {or secondary} school}</u>	<u>{Department of Education}</u>

Motion 9

Page 26

Amendment (insert new text)

That no development in Phase 2 of this masterplan will proceed unless construction on the Luas to Finglas has commenced.

Chief Executive's Response

The delivery of Luas Finglas is a Government priority, supported by Project Ireland 2040 and the National Development Plan 2021-2030. The strategic redevelopment of the Jamestown Lands supports and is supported by future public transportation. As the regeneration of these strategic lands will occur over many years and requires significant essential infrastructure to be developed, some in advance of any development proceeding, it is considered that the Masterplan sufficiently encourages a sequential approach to development. However, in the interest of clarity, in order to ensure that essential enabling infrastructure is in place to support a sustainable community and support a modal shift to sustainable transportation and active travel, the Masterplan will be amended to state that redevelopment proposals for residential developments on phase two lands will only be granted planning permission if Luas Finglas is either under construction or operational.

Chief Executive's Recommendation

Motion agreed as amended.

Chapter 6: Phasing & Sequencing

Page: 24

Amendment

Amend, insert the following text:

Overall phasing is considered in ~~(three)~~ **{two}** phases with a number of sub-areas identified which considers landownerships and the delivery of essential infrastructure such as open space, surface water drainage and the street network.

{Phase One sites are expected to come forward for redevelopment in the short to medium term, in keeping with the Dublin City Development Plan 2022-2028 timeframe. Phase Two sites are expected to come forward for redevelopment in the medium to long term and will be subject to review as part of the next Dublin City Development Plan and will take account of proposals by Fingal County Council for a new Framework Plan on lands to the immediate north of the Masterplan}.

{Granting of planning permissions for residential developments on Phase Two sites is dependent on whether Luas Finglas is under construction or operational.} ~~(Should a Phase 2 site become available for redevelopment within the life of the current Dublin City Development Plan 2022-2028, its redevelopment can be considered providing it demonstrates sequential redevelopment, provides a quality environment for new residents/businesses and is in keeping with the context of the overall Masterplan.)~~

The First applications within each of the designated sub-areas **{as set out in Figure 6.3}** will be required to demonstrate compliance with this Masterplan, including the provision of public open space, surface water drainage, community and social infrastructure. **{These sub-areas are not indicative of sequential development.}** Where proposals are lodged for part of a sub-area, or on all or part of individual urban blocks within a landholding or sub-area, a detailed Masterplan will be required to demonstrate compliance with this Masterplan to ensure the coordinated delivery of essential community and social infrastructure and the urban structure.

Where the provision of the key access streets, public open space or SuDS extends across landownership boundaries, applicants will be required to demonstrate the coordinated delivery of this essential infrastructure as part of proposals. **{Minor deviations to the Masterplan or the installation of temporary arrangements may be permitted in limited circumstances where it can be demonstrated to the satisfaction of the planning authority that this is**

not achievable in the short term. Such an agreement must be agreed with the planning authority in advance of submitting a planning application.}

In general, the first planning applications lodged {for residential and commercial/employment mixed use development.} ~~{shall}~~ **(should)** include the provision of essential community infrastructure and public open space, to avoid the piecemeal build out of lands.

Chapter 6: Phasing & Sequencing

Page: 6

Amendment:

Page: 25

Amendment:

Insert the following:

Phase	Key infrastructure / requirements	Stakeholder
Phase 2	<u>{Luas Finglas either under construction or operational before the granting of planning permissions for residential developments.}</u>	<u>{NTA, TII}</u>

Motion 10

Page 26

Amendment (insert new text)

That no development on this site will impede an operational business.

Chief Executive's Response

This matter is comprehensively addressed in the draft Masterplan which sets out how existing businesses will be supported and has also been addressed in the Chief Executive's report.

Chief Executive's Recommendation

Motion noted.

Motion 11

Chapter 6: Phasing & Sequencing

Page: 6

Amendment:

Page: 25

Amendment:

<i>Insert the following: Phase</i>	<i>Key infrastructure/requirements</i>	<i>Stakeholder</i>
<i>Phase 1</i>	<i>{Preparation of a traffic impact study must be prepared in advance of any planning application, outlining the impact of additional traffic will have on the area etc}</i>	<i>{Developer/Landowner}</i>

Chief Executive's Response

The matter was comprehensively addressed in the Chief Executive's Report No. 142/23 in section 2.3.2 Urban Structure and response to the submission received from the NTA. As noted in this Chief Executive's Report, *'While the level of detail required to facilitate controlled access, bus gates or other measures to control private vehicular movement and/or business traffic is a matter for detailed design and will not be addressed in the Masterplan, it is considered appropriate that the principles of future movement and future requirements for project level are strategically addressed by way of additional text in the Masterplan.'* The Chief Executive has recommended additional text stating that a Mobility Management Plan be prepared as part of detailed design proposals. It is considered that the matter raised is adequately addressed by the proposed text set out by the Chief Executive and the provisions of the Development Plan.

Chief Executive's Recommendation

Motion noted.

Motion 12

Chapter 6: Phasing & Sequencing

Page: 6

Amendment:

Page: 25

Amendment:

<i>Insert the following: Phase</i>	<i>Key infrastructure/requirements</i>	<i>Stakeholder</i>
<i>Phase 1</i>	<i>{Preparation of a utility services study must be prepared in advance of any planning application, outlining how the proposed development will access electricity, water, and gas and if this will have any impact on existing dwellings}</i>	<i>{Developer/Landowner}</i>

Chief Executive's Response

The matter of future connections to water, gas and electricity is outside the remit of this Masterplan. This is a matter for individual development proposals to set out to inform future planning applications.

Chief Executive's Recommendation

Motion not agreed.

Motion 13

Chapter 6: Phasing & Sequencing

Page: 6

Amendment:

Page: 25

Amendment:

<i>Phase 1</i>	<i>{Preparation of an environmental impact assessment must be carried out for the whole site in advance of any planning application, outlining any impact the proposed development might have.</i>	<i>{Developer/Landowner}</i>
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Chief Executive's Response

This matter was addressed in the Chief Executive's Report No. 142/23 in section 2.3.7, subsection Development Management requirements and detailed design. For clarity, the response is included below, which is considered to adequately respond to the motion.

'An Environmental Impact Assessment (EIA) is the process of determining whether a proposed project will have anticipated effects on the environment. The requirement to prepare an Environment Impact Assessment (EIA) comes from EU environmental policy. The initial Directive of 1985 and its three amendments have been codified by Directive 2011/92/EU of 13th December 2011. Directive 2011/92/EU has been amended in 2014 by Directive 2014/52/EU. The EIA Directive is transposed into Irish legislation by the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). The draft Jamestown Masterplan is a land use plan. Land use plans are subject to Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) screenings. The draft Masterplan was subject to SEA and AA screenings and determinations, in consultation with the prescribed environmental authorities. These determinations were published and made available for public consultation. The Dublin City Development Plan 2022-2028 was subject to detailed SEA and AA. Individual planning applications will be considered in accordance with the legislative requirements to carry out an EIA. This can only be determined based on the scale and nature of a given proposal. The Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2002 (as amended) set out the thresholds for determining mandatory EIA and sub-threshold EIA. Determining whether an EIA is required is a development management matter.'

Chief Executive's Recommendation

Motion not agreed.

Motion 14

Chapter 6: Phasing & Sequencing

Page: 6

Amendment:

Page: 25

Amendment:

Phase 1	{Surveys of any adjoining properties within a 50-metre radius of the site must be carried out in advance of any planning application, to monitor the impact of construction.	{Developer/Landowner}
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Chief Executive's Response

This is not a matter for the Masterplan. Table 15-1 of the Development Plan states that a construction management plan is required to be submitted for proposals for 30 or more residential units or 1,000 sq. m or more commercial. It is considered that the provisions of the Development Plan adequately respond to the issue raised. The potential impact on any existing property or business will be assessed as part of detailed proposals.

Chief Executive's Recommendation

Motion not agreed.

2.2.2 Councillor Briega MacOscar

Motion 15

A mandatory Environmental Impact Assessment Report for the lands subject to the Masterplan should be prepared given the scale of development likely to occur during Phase 1. Currently, there is too much scope for each development to be deemed exempt from a full EIA during the EIA screening process.

Chief Executive's Response

This matter was addressed in the Chief Executive's Report No. 142/23 in section 2.3.7, subsection Development Management requirements and detailed design. For clarity, the response is included below, which is considered to adequately respond to the motion.

'An Environmental Impact Assessment (EIA) is the process of determining whether a proposed project will have anticipated effects on the environment. The requirement to prepare an Environment Impact Assessment (EIA) comes from EU environmental policy. The initial Directive of 1985 and its three amendments have been codified by Directive 2011/92/EU of 13th December 2011. Directive 2011/92/EU has been amended in 2014 by Directive 2014/52/EU. The EIA Directive is transposed into Irish legislation by the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). The draft Jamestown Masterplan is a land use plan. Land use plans are subject to Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) screenings. The draft Masterplan was subject to SEA and AA screenings and determinations, in consultation with the prescribed environmental authorities. These determinations were published and made available for public consultation. The Dublin City Development Plan 2022-2028 was subject to detailed SEA and AA. Individual planning applications will be considered in accordance with the legislative requirements to carry out an EIA. This can only be determined based on the scale and nature of a given proposal. The Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2002 (as amended) set out the thresholds for determining mandatory EIA and sub-threshold EIA. Determining whether an EIA is required is a development management matter.'

Chief Executive's Recommendation

Motion not agreed.

Motion 16

Chapter 2 urban structure

Figure 2.4 is amended to provide for the main street and through-road access to the site at Sycamore Road continuing towards St Margaret's Road.

This is to avoid increasing congestion on the southern portion of Jamestown Road and Finglas Village as well as to provide good access to the northern portion of the site.

Chief Executive's Response

The matter of providing an additional through route was addressed in the Chief Executive's Report No. 142/23 in section 2.3.2 Urban Structure. As noted in this report, the proposed

urban structure has considered many factors, including filtered permeability, as set out in SDRA 3 of the Development Plan. This is also supported by the National Transport Authority (NTA). The design and layout of the key access street as illustrated in the draft Masterplan has considered future public transportation options, in addition to considering movement for existing businesses, while facilitating redevelopment opportunities across various landholdings. The provision of a through route between Sycamore Road towards St Margaret's Road was considered at the initial SDRA development but was ruled out on the basis of these factors and the interface with Finglas Luas. Furthermore, it was not considered appropriate considering its proximity to Melville Road to the north. This provision would not constitute a sustainable solution to the redevelopment of these lands. As noted in the previous Chief Executive's Report in *'response to the submission from the National Transport Authority (NTA), it is accepted that further clarity is required regarding the anticipated future function of this key access street. While the level of detail required to facilitate controlled access, bus gates or other measures to control private vehicular movement and/or business traffic is a matter for detailed design and will not be addressed in the Masterplan, it is considered appropriate that the principles of future movement and future requirements for project level are strategically addressed by way of additional text in the Masterplan.'* It is considered that the matter raised is adequately addressed by the proposed text set out by the Chief Executive.

Chief Executive's Recommendation

Motion noted.

Motion 17

Chapter 4 Urban Form and Design

In the section 'Height' the second last paragraph is amended to read as follows:

Lower building heights are required along Jamestown Road, McKee Avenue and St Margaret's Court to respect existing residential properties and to provide adequate transition, gradually increasing towards the centre and northwest of the lands. Therefore, the height permitted along the aforementioned roads will be a maximum of 2 storeys.

Chief Executive's Response

SDRA 3 of the Development Plan establishes that heights in the range of 4-6 storeys will be encouraged for the Jamestown lands to deliver a coherent street structure with an appropriate sense of enclosure. Reduced heights adjacent to existing single and two-storey residential properties are also required. Having regard to the existing Development Plan policy and the height strategy set out in the draft Masterplan, the Chief Executive considers that the draft Masterplan is consistent with the approach outlined in the Development Plan. This robust and evidence-based deviation in heights supports the creation of a coherent and legible urban framework and avoids a blanket and monotonous approach to height that would have a significant negative impact, not only on the existing community but the future community of the area.

In keeping with this approach, heights generally up to 3 storeys are illustrated in figure 4.1 of the draft Masterplan along Jamestown Road and McKee Avenue, where the proposed built form would directly front existing residential properties and/or if separation distances were considered restrictive. Having regard to the required setbacks and streetscape improvements, this is considered appropriate to allow for a range of typologies and to encourage innovative designs as part of detailed design proposals, where it can be demonstrated that there would be no undue negative impact.

The draft Masterplan includes a provision for ‘an additional floor, set-back, or amplified height on selected prominent corners above the ranges set out in figure 4.1’. In order to clarify the intent of the Masterplan, it is recommended to insert additional text stating that this will not apply where proposals front single storey dwellings.

Chief Executive’s Recommendation

Motion agreed as amended.

Chapter 4: Urban Form & Design

Height

Page: 15

Amendment:

Insert text in last paragraph.

An additional floor, set-back, or amplified height on selected prominent corners above the ranges set out in figure 4.1 may be considered appropriate as part of a detailed design proposal, as long as the overall proposal complies with the overarching spatial principles and urban structure established throughout the Masterplan, having regard in particular to the potential impact on existing residential amenity, local height context, the land use function and legibility. **{In general, this provision will not apply where a proposal fronts single storey dwellings.}**

Motion 18

Chapter 6 Phasing and Sequencing

Change of text in the last paragraph to:

In general, the first planning applications lodged MUST include the provision of essential community infrastructure and public open space, to avoid the piecemeal build-out of the lands. Housing developments should take place sequentially to ensure the sustainable build-out of the lands.

Chief Executive’s response

While the draft Masterplan sets out the requirement for community infrastructure and open space, it is also emphasised that the provisions of the Development Plan will apply to any proposed development. As such, any proposals will be assessed comprehensively. However, in the interest of clarity, it is considered appropriate to amend the text.

Chief Executive’s response

Motion is agreed as amended.

Chapter 6: Phasing and Sequencing

Page: 24

Amendment:

Amend text in the last paragraph:

In general, the first planning applications lodged for residential and commercial/employment mixed-use development. ~~{shall}~~ **(should)** include the provision of essential community infrastructure and public open space, to avoid the piecemeal build-out of lands.

Motion 19

Chapter 6 Phasing and Sequencing

Insertion of the following text:

Developments in Phase 1 shall not exceed the 65% residential development ratio which is set as the approximate ratio of residential use across the entire masterplan site. This is to ensure the sites likely to be developed first do not have a higher proportion of residential development without the complementary employment, community and ancillary uses being built in tandem.

Chief Executive's Response

The development capacity of the lands is set out in Chapter 1 of the draft Masterplan. While the overall approximate ratio of residential envisaged on the lands is 65%, a higher proportion of residential is envisaged in phase 1 at 75%. This is due to many existing business operations consolidating and redeveloping in Phase 1, with a higher quantum of employment and commercial uses remaining and consolidating in Phase 2. The draft Masterplan has considered the implications of this and as such community uses, including the proposed community hub, primary school and public open spaces will be delivered in phase 1. It is considered that the draft Masterplan and the Development Plan contains satisfactory provisions that address the matter raised regarding the provision of employment, community and ancillary uses. No change is recommended.

Chief Executive's Recommendation

Motion not agreed.

Motion 20

Chapter 6 Phasing and Sequencing

Insertion of the following text:

Phase 1 developments shall not occur where sewers have a diameter of 150mm or less, or water mains have a diameter of 80mm or less unless upgrades of this infrastructure is included in the proposed development and covers the entire site under the same phase.

Chief Executive's Response

The issue of individual pipe sizing for sewers and water mains is a localised matter for each application to be addressed at the Development Management stage.

Chief Executive's Recommendation

Motion noted.

Motion 21

Insertion of the below but unsure where it fits:

The development contributions shall be earmarked for community development purposes in the Finglas area adjacent to the masterplan site and within the site itself. This is to ensure that

community facilities required under the masterplan site are funded as well as to make available a fund to the local community for improvements to the public realm, infrastructure and community facilities as the site becomes more developed.

Chief Executive's Response

On 6 March 2023, the elected members of DCC made a Development Contribution Scheme (DCS) in accordance with the provisions of Section 48 of the Planning and Development Act. This DCS is effective from 1 April 2023 until 31 March 2026 unless a new DCS is made in the interim or the current DCS is extended. Any contributions will be determined and spent in accordance with the provisions of this DCS and Capital Programme.

Chief Executive's Recommendation

Motion not agreed.

2.2.3 Councillor Mary Callaghan

Motion 22

That the City Council agrees to defer consideration of the Chief Executive's report on the Draft Jamestown Masterplan public consultation and agrees to extend the closing date for motions for a further two weeks in view of the fact that Councillors were only given one week to review the recommendations and submit motions.

Chief Executive's Response

The public consultation process for the draft Masterplan was extended by 3 weeks, to a total period of 7 weeks. During this time, Councillors and members of the public could review the documentation. 244 submissions were received during this period. The Chief Executive's Report circulated provides a concise summary of the key issues which emerged during the consultation, the response of the Chief Executive to these issues and a limited number of changes proposed for the elected members to now consider. The extended period provided to the public consultation has resulted in less flexibility at this stage to consider an extension to motions on the Chief Executive's recommendations. It is not recommended that the Council defer deciding on whether to agree to the draft Masterplan at the September Council meeting.

Chief Executive's Recommendation

Motion not agreed.

Motion 23

That the Jamestown Masterplan shall adhere to the strategic approach to building heights set out in Appendix 3, Achieving Sustainable Compact Growth Policy for Density and Building Height in the City, of the Dublin City Development Plan 2022-2028 which recognises that "Dublin City has an intrinsic quality as a predominantly low rise city" and the height strategy outlined for SDRA 3 which states "that building heights in the range of 3-6 storeys will be encouraged"; that developments along McKee Avenue and Jamestown Road are no more than 3 storeys in height; and that the development of houses and medium-rise apartment blocks is promoted, given the prevailing character of Finglas as a low-rise area.

Chief Executive's Response

SDRA 3 of the Development Plan establishes that heights in the range of 4-6 storeys will be encouraged for the Jamestown lands to deliver a coherent street structure with an appropriate

sense of enclosure. Reduced heights adjacent to existing single and two-storey residential properties are also required. Having regard to the existing Development Plan policy and the height strategy set out in the draft Masterplan, the Chief Executive considers that the draft Masterplan is consistent with the approach outlined in the Development Plan. This robust and evidence-based deviation in heights supports the creation of a coherent and legible urban framework and avoids a blanket and monotonous approach to height that would have a significant negative impact, not only on the existing community but the future community of the area.

In keeping with this approach, heights generally up to 3 storeys are illustrated in figure 4.1 of the draft Masterplan along Jamestown Road and McKee Avenue, where the proposed built form would directly front existing residential properties and/or if separation distances were considered restrictive. Having regard to the required setbacks and streetscape improvements, this is considered appropriate to allow for a range of typologies and to encourage innovative designs as part of detailed design proposals, where it can be demonstrated that there would be no undue negative impact.

The draft Masterplan includes a provision for 'an additional floor, set-back, or amplified height on selected prominent corners above the ranges set out in figure 4.1'. In order to clarify the intent of the Masterplan, it is recommended to insert additional text stating that this will not apply where proposals front single storey dwellings.

Chief Executive's Recommendation

Motion agreed as amended.

Chapter 4: Urban Form & Design

Height

Page: 15

Amendment:

Insert text in last paragraph.

An additional floor, set-back, or amplified height on selected prominent corners above the ranges set out in figure 4.1 may be considered appropriate as part of a detailed design proposal, as long as the overall proposal complies with the overarching spatial principles and urban structure established throughout the Masterplan, having regard in particular to the potential impact on existing residential amenity, local height context, the land use function and legibility. **{In general, this provision will not apply where a proposal fronts single storey dwellings.}**

Motion 24

That the City Council agrees to reduce the proposed number of residential units in the Jamestown Masterplan from 3,500-3,800 to approximately 2,220, as provided for in the Guiding Principles for the Jamestown Lands, Chapter 13 of the Dublin City Development Plan 2022-2028; and to ensure that at least 50% of all units are 2- and 3-bed own door units.

Chief Executive's Response

This matter has been comprehensively addressed in Section 3.2.1 of the Chief Executives Report No. 142/23. The quantum of development identified in SDRA 3 is based on an assumed density of 100 units per hectare (gross). This strategic and high-level approximation is consistent with the core strategy set out in the Development Plan but is not based on a detailed design or site-specific assessment. This figure represents the anticipated quantum of housing that can potentially be delivered within the life of the development plan. This does not take into account public open space, streets and the quantum of employment and community use anticipated and/or remaining on the lands.

The urban structure, block layouts, building envelopes and heights illustrated and modelled in the draft Masterplan have formed the basis of the revised quantum of development and the mix of uses that the Jamestown lands can likely support. The Masterplan is clear that this figure is anticipated. It is not a target and it is not anticipated that this figure will be delivered during the life of the Development Plan. However, this figure is considered consistent with the Development Plan and National and Regional planning policy. The net densities of individual sites and blocks will be consistent with those set out in Table 1 of Appendix 3 of the Dublin City Development Plan relating to SDRAs. Development capacity and density are only two such guides used to assess the impact of the proposed development on the built environment. The urban structure, built form, design and open space provide greater clarity on how the built environment will be shaped. The final development capacity and associated residential density are predicated on the quantum of employment uses remaining or staying on the site and the range of new community or commercial uses proposed. This means that a very different residential capacity could be achieved (greater or lower), with the identical built form achieved.

Having regard to the Masterplan process and urban design-led approach undertaken, it is not recommended that the number of anticipated residential units are reduced. This would not be based on any empirical evidence base. This would be contrary to the Masterplan process and would not be in keeping with the approach set out in the Development Plan. Furthermore, such an approach would provide reduced certainty over the likely quantum of residential units and thus the appropriate level of associated community and other support infrastructure required to support a new community.

In relation to building typologies, the purpose of any Masterplan is to establish the strategic blueprint and framework for development, setting out the guiding principles that will inform and guide detailed designs. A Masterplan is not intended to set out detailed design information. It is not intended that this Masterplan replaces the Development Plan. The development standards and other provisions of the Development Plan will apply to any proposed development in the Jamestown lands. Prospective applicants will be required to submit detailed design information to accompany individual planning applications that will be subject to detailed assessment under the development management process. The draft Masterplan establishes fixed and flexible structuring elements to provide clarity to the public and landowners as to how detailed designs should proceed. Detailed designs will be informed by the final Masterplan, in addition to the Development Plan. There is a requirement that detailed Masterplans shall accompany planning applications in certain instances, in order to demonstrate how the provisions of the Masterplan will be delivered.

Chief Executive's Recommendation

Motion not agreed.

Motion 25

That the City Council agrees that 50% of the housing units in the Jamestown Masterplan shall comprise a mix of affordable purchase homes, affordable rental homes and social housing, as well as an element of age-appropriate housing for which there is a high demand in Finglas.

Chief Executive's Response

Part V of the Planning and Development Act 2000 (as amended) sets out the provision for social housing to be delivered through planning applications. 10% of all housing units for developments of five or more units, or on a site with an area greater than 0.1 hectares must provide for social housing. Additionally, pursuant to the Affordable Housing Act 2021, an additional 10% social, affordable or cost rental provision may be required, dependent on when the land was acquired. After 31 July 2026, all planning applications granted for housing developments will have a 20% Part V requirement, regardless of when the land was purchased.

DCC as a local authority is responsible for delivering the planning service within the legislative and policy framework established by the Oireachtas. The City Council cannot act illegally by formulating or implementing planning legislation and policy independent of the Oireachtas.

Chief Executive's Recommendation

Motion is not agreed.

Motion 26

That the City Council agrees that there shall be no reduction in the 5.6 hectares of public open space currently provided for in the draft Jamestown Masterplan and engages with landowners to increase the provision of public open space in order to enhance the residential amenity of new and existing homes.

Chief Executive's Response

The Chief Executive has not recommended any reduction in the public open space proposed in the draft Masterplan. The public open space provision equates to 13% of the overall masterplan lands. This complies with the provisions set out in the Development Plan. Furthermore, proposed changes to the phasing as set out in report no. 142/23 of the Chief Executive increases the quantum of public open space provision in phase 1.

Chief Executive's Recommendation

Motion noted.

Motion 27

That the City Council agrees that a traffic management strategy for the entire Jamestown site shall be prepared and published as a matter of urgency; this strategy shall ensure that traffic is minimised in Finglas Village and the surrounding residential areas, following approval of the new arrangements for the five-arm junction in Finglas Village; and that all planning applications shall comply with this strategy.

Chief Executive's Response

The matter was comprehensively addressed in the Chief Executive's Report No. 142/23 in section 2.3.2 Urban Structure and response to the submission received from the NTA. As noted, *'While the level of detail required to facilitate controlled access, bus gates or other measures to control private vehicular movement and/or business traffic is a matter for detailed design and will not be addressed in the Masterplan, it is considered appropriate that the principles of future movement and future requirements for project level are strategically addressed by way of additional text in the Masterplan.'* The Chief Executive has recommended additional text stating that a Mobility Management Plan be prepared as part of detailed design proposals. It is considered that the matter raised is adequately addressed by the proposed text set out by the Chief Executive.

Chief Executive's Recommendation

Motion noted.

Motion 28

That the City Council agrees that sites for a second primary school and a post-primary school are reserved in the Jamestown Masterplan, in line with the Department of Education's requirements; and identifies an alternative location for the Multi-Use Games Area which addresses safety concerns raised by the Department of Education.

Chief Executive's Response

The matter of identifying a second primary school and a secondary school site was addressed in response to the submission received from the Department of Education, whereby a commitment is provided to address this need in consultation with the Department of Education and Fingal County Council. In the context of the current Development Plan and the development of the Jamestown Phase 1 lands the priority is for a primary school site to serve the needs of the emerging future population, and the Masterplan identifies a suitable site for such. As lands are redeveloped and a new emerging community establishes it is accepted that there may be a requirement for a second primary school and/or a secondary school in the Jamestown and environs area. It is also recognised that much of this demand will stem not just from the Jamestown redevelopment, but also from developments in the wider area, in particular within the Fingal County Council administrative area to the north. The school requirements for the area will be reviewed with the Department of Education prior to the next Development Plan coming into place, and in advance of Phase 2 developments for the Jamestown lands, to allow for future modifications should they be required. The recommendation of the CE report No. 142/23 that *"a second primary school site may be reserved in the northern phase 2 lands"* future, shall be amended to allow for either a primary school or secondary school, which will be based on empirical evidence from the Department of Education. The issue of MUGA facilities for the school site identified in Phase 1, is also addressed in the Chief Executive report to the Department of Education. The school site identified is capable of delivering a MUGA within the school grounds and is not dependent on using the more centrally located community MUGA facility shown in the central public open space.

Chief Executive's Recommendation

Motion agreed as amended.

Chapter 5: Land Use & Function

Primary School Site

Page: 21

Amendment:

{A second primary {or secondary} school site may be reserved in the northern phase 2 lands, subject to the requirements of the Department of Education. The location of this site will be subject to consultation with the Department of Education, Fingal County Council and impacted landowners. This requirement will be reviewed in accordance with the Development Plan or if circumstances considerably change, subject to the requirements of the Department of Education.}

Chapter 6: Phasing & Sequencing

Table 6.1

Page: 25

Amendment:

Insert the following:

Phase	Key infrastructure/requirements	Stakeholder
Phase 2 (and Phase 3)	<u>{Primary {or secondary} school}</u>	<u>{Department of Education}</u>

Motion 29

That the City Council agrees that an Environmental Impact Assessment for the entire Jamestown site shall be prepared and published before the submission of any planning applications to establish the cumulative impacts of the overall development and to ensure that the protection of the environment and biodiversity, as well as ensuring that the quality of life for new and existing residents is not overlooked by individual developers.

Chief Executive's Response

This matter was addressed in the Chief Executive's Report No. 142/23 in section 2.3.7, subsection Development Management requirements and detailed design. For clarity, the response is included below, which is considered to adequately respond to the motion.

'An Environmental Impact Assessment (EIA) is the process of determining whether a proposed project will have anticipated effects on the environment. The requirement to prepare an Environment Impact Assessment (EIA) comes from EU environmental policy. The initial Directive of 1985 and its three amendments have been codified by Directive 2011/92/EU of 13th December 2011. Directive 2011/92/EU has been amended in 2014 by Directive 2014/52/EU. The EIA Directive is transposed into Irish legislation by the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). The draft Jamestown Masterplan is a land use plan. Land use plans are subject to Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) screenings. The draft Masterplan was subject to SEA and AA screenings and determinations, in consultation with the prescribed environmental authorities. These determinations were published and made available for public consultation. The Dublin City Development Plan 2022-2028 was subject to detailed SEA and AA. Individual planning applications will be considered

in accordance with the legislative requirements to carry out an EIA. This can only be determined based on the scale and nature of a given proposal. The Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2002 (as amended) set out the thresholds for determining mandatory EIA and sub-threshold EIA. Determining whether an EIA is required is a development management matter.'

Chief Executive's Recommendation

Motion not agreed.

Motion 30

That the City Council ensures that the necessary water infrastructure upgrades are carried out to support the proposed increase in population, in view of concerns raised by Uisce Éireann.

Chief Executive's Response

This matter has been comprehensively addressed in response to the submission from Uisce Éireann. All proposals will be required to comply with all requirements of Uisce Éireann and DCC. Observations relating to detailed design considerations will form part of an assessment during the development management process.

Chief Executive's Recommendation

Motion noted.

Motion 31

That the City Council agrees that no planning applications for sites within SDRA 3 are granted planning permission until An Bord Pleanála has approved the Ballymun/Finglas to Dublin City Centre Core Bus Corridor.

Chief Executive's Response

The Planning Authority cannot legally delay the granting of any planning permissions on zoned land predicated on the approval of the BusConnects Core Bus Corridor. SDRA 3 of the Development Plan requires that a masterplan is prepared prior to the lodgement of any planning applications. Any application lodged will be assessed in accordance with the approved Jamestown Masterplan and the Development Plan.

Chief Executive's Recommendation

Motion not agreed.

2.2.4 Councillor Anthony Connaghan

Motion 32

That this Council supports a Publicly Owned Co-located facility which could consist of various service co-located on the same site and will work with other State Bodies to facilitate this. This would maximise the use of land and facilities. There has been similar facilities in Fingal County Council where schools, community centres and sports facilities are located on the same site.

Chief Executive's Response

The draft Masterplan sets out the overall land use function envisaged for the Jamestown lands and identifies a community hub which is located adjacent to the proposed central open space network and the proposed primary school. This land is privately owned. Specific uses,

including prospective operators and sharing agreements, are an operational matter and not a matter for the Masterplan. The strategy as set out, supports the co-location of community uses. Concerning the sharing of school facilities, Development Plan policy QHSN54 supports shared use, and this matter can be addressed at the design stage of the school, where issues of out-of-hours access can be addressed. While the draft Masterplan and the Development Plan supports the overarching matters raised in the motion, it is considered reasonable to insert additional text that emphasises this policy position.

Chief Executive's Recommendation

Motion agreed as amended.

Chapter 5: Land Use & Function

Primary School Site

Page: 21

Amendment:

Insert the following text:

{Dublin City Council supports the sharing of school/education facilities with other community uses and will explore opportunities for shared uses with the Department of Education.}

Motion 33

That this Council supports the provision of playing pitch provision within the site to assist with many local clubs who struggle to find areas to play or train on in particular during the winter evenings.

Chief Executive's Response

The draft Masterplan has sought to provide a mix of open spaces that cater for different users, identifying potential sites for play, MUGA, gym equipment, community garden, alongside riparian zones, landscaped streets and SuDs landscaping. The 5.6 ha of dedicated public open space provision equates to 13% of the overall masterplan lands. These spaces are spread throughout the Masterplan area to create different character areas amongst the open space provision. The specific details in relation to the design and amenities within the parks are matters for individual planning applications, best assessed based on up-to-date Community and Social Audit assessments, required under the Development Plan for all schemes of 50 + units, and thereby enabling identification of gaps in local amenity provision at the time of assessment.

In addition to the Community and Social Audit, all planning applications will be required to submit a Landscape Masterplan / Landscape Design Report, detailing the specific approach to the public open space of any given area, and providing details in relation to biodiversity and planting schemes. This level of detailed design is a matter for individual planning applications.

The central open space proposed in the draft Plan has not been designed to provide for GAA or football pitch provision to cater for existing clubs in the area, based on proximity to Poppintree Park to the immediate north-east and McKelvey Celtic FC to the immediate west. Poppintree Park is one of the City's 13 no. flagship parks, extending to 18.5ha and providing 5 no. Pitches (4 no. Soccer and 1 no. GAA), a cricket crease, changing facilities and a playground. It is also noted that the lands are proximate to the DCC Finglas Sports and Fitness

Centre on Mellows Road. While the open space within Jamestown is capable of providing several MUGAs, the focus on the open space here is more recreational and community-driven as opposed to field sports.

Chief Executive's Recommendation

Motion not agreed.

Motion 34

That this Council agrees to the provision of an Arts Office/Arts venue on the site similar to the Axis in Ballymun to provide a community hub for the Finglas area which could be utilised for various local groups as the Axis currently is.

Chief Executive's Response

While the Chief Executive supports the provision of a multi-functional community hub in the Jamestown lands and will actively support and explore all options in the context of detailed planning proposals lodged, any proposed arts venue must be considered in the context of its proximity to Finglas village to ensure that it complements and supports the village. The land is also privately owned. Notwithstanding this, DCC is committed to continued investment in community facilities in the wider Finglas area to serve the new and existing population, including the current construction of a new public library, and new sports facilities and supporting the provision of new infrastructure by other key state bodies such as the HSE. In this context, it is considered that while the text of the draft Masterplan does not preclude such a use, and that the provisions of Development Plan objective CUO25 will provide for new local arts and cultural facilities, it is nevertheless considered that a venue akin to Axis, would be better suited to Finglas Village, where it could strengthen and encourage more active day and night time activity.

Chief Executive's Recommendation

Motion noted.

Motion 35

That this Council agrees that the Masterplan height strategy along the edges of the site is tapered down to match the heights of residential properties which are located directly adjacent to the site.

Chief Executive's Response

SDRA 3 of the Development Plan establishes that heights in the range of 4-6 storeys will be encouraged for the Jamestown lands to deliver a coherent street structure with an appropriate sense of enclosure. Reduced heights adjacent to existing single and two-storey residential properties are also required. Having regard to the existing Development Plan policy and the height strategy set out in the draft Masterplan, the Chief Executive considers that the draft Masterplan is consistent with the approach outlined in the Development Plan. This robust and evidence-based deviation in heights supports the creation of a coherent and legible urban framework and avoids a blanket and monotonous approach to height that would have a significant negative impact, not only on the existing community but the future community of the area.

In keeping with this approach, heights generally up to 3 storeys are illustrated in figure 4.1 of the draft Masterplan along Jamestown Road and McKee Avenue, where the proposed built

form would directly front existing residential properties and/or if separation distances were considered restrictive. Having regard to the required setbacks and streetscape improvements, this is considered appropriate to allow for a range of typologies and to encourage innovative designs as part of detailed design proposals, where it can be demonstrated that there would be no undue negative impact.

The draft Masterplan includes a provision for 'an additional floor, set-back, or amplified height on selected prominent corners above the ranges set out in figure 4.1'. In order to clarify the intent of the Masterplan, it is recommended to insert additional text stating that this will not apply where proposals front single storey dwellings.

Chief Executive's Recommendation

Motion agreed as amended.

Chapter 4: Urban Form & Design

Height

Page: 15

Amendment:

Insert text in last paragraph.

An additional floor, set-back, or amplified height on selected prominent corners above the ranges set out in figure 4.1 may be considered appropriate as part of a detailed design proposal, as long as the overall proposal complies with the overarching spatial principles and urban structure established throughout the Masterplan, having regard in particular to the potential impact on existing residential amenity, local height context, the land use function and legibility. **{In general, this provision will not apply where a proposal fronts single storey dwellings.}**

Motion 36

That this Council agrees that the Masterplan should be used to try and assist with current traffic congestion and sustainable movement in the immediate and wider Finglas area.

Chief Executive's Response

This motion relates to matters outside the immediate scope of the Masterplan. The matter of traffic congestion has been comprehensively addressed in the Chief Executive's Report on the submissions received. It is also recommended that a Mobility Management Plan be prepared which should address the detailed control and management of traffic and the management of local and business access.

Chief Executive's Recommendation

Motion noted.

Motion 37

That this Council agrees to a tenure mix of 40% private, 30% Affordable or Cost Rental and 30% Social housing units and calls on the Minister to provide necessary funding to accomplish these targets.

Chief Executive's Response

Part V of the Planning and Development Act 2000 (as amended) sets out the provision for social housing to be delivered through planning applications. 10% of all housing units for developments of five or more units, or on a site with an area greater than 0.1 hectares must provide for social housing. Additionally, pursuant to the Affordable Housing Act 2021, an additional 10% social, affordable or cost rental provision may be required, dependent on when the land was acquired. After 31 July 2026, all planning applications granted for housing developments will have a 20% Part V requirement, regardless of when the land was purchased.

DCC as a local authority is responsible for delivering the planning service within the legislative and policy framework established by the Oireachtas. The City Council cannot act illegally by formulating or implementing planning legislation and policy independent of the Oireachtas.

Chief Executive's Recommendation

Motion not agreed.

3.0 Conclusion

Having regard to the motions received, the Chief Executive is recommending minor amendments to the proposed Jamestown Masterplan. The proposed recommendations set out in the previously circulated Chief Executive's Report No. 142/23 on the submissions received during the public consultation process for the draft Jamestown Masterplan and the recommendations set out in this report, will be screened for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). DCC as the competent authority will publish final determinations on the requirement for SEA and AA upon the publication of the final Masterplan.

4.0 Recommendation to the City Council

Having regard to the motions and submissions received and to the Chief Executive's Response to the issues raised therein, it is recommended that the City Council agree to the Proposed Jamestown Masterplan, made pursuant to SDRA 3 of the Dublin City Development Plan 2022-2028.

Dated this day 23rd June 2023

Richard Shakespeare
Assistant Chief Executive

5.0 Resolution on agreeing the Jamestown Masterplan

I recommend that the Elected Members adopt the following resolution:

'The members of the authority having considered the draft Jamestown Masterplan and the Chief Executive's Reports No. 142/23 and No. 150/23, and the issues raised, the proper planning and sustainable development of the City, the statutory obligations of the local authority and the relevant policies or objectives of the Government or any Minister of the Government; the City Council resolves that the Jamestown Masterplan, made pursuant to SDRA 3 of the Dublin City Development Plan 2022-2028 is hereby made and that the necessary notices of the making of the Jamestown Masterplan be published'.