

To the Lord Mayor and
Members of Dublin City Council

Report No. 14/2024
Report of the Chief Executive



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Proposed Variation (No. 4) of Dublin City Development Plan 2022-2028

Chief Executive's Report on the submissions received during the Public Consultation Process for Proposed Variation No. 4 of the Dublin City Development Plan 2022-2028:

SDRA 3 Finglas Village Environs and Jamestown Lands and incorporation of Jamestown Masterplan 2023 into the Development Plan by way of new appendix.

12th February 2024

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1.0 Introduction

Pursuant to Section 13 of the Planning and Development Act 2000, as amended, Dublin City Council (DCC) proposes a variation to the Dublin City Development Plan 2022-2028 (the Development Plan) in respect of SDRA 3 – Finglas Village Environs and Jamestown Lands and the incorporation of the Jamestown Masterplan 2023 into the Development Plan by way of a new appendix.

It is proposed to vary the Development Plan to incorporate the recently approved Jamestown Masterplan 2023 regarding 43 hectares of Jamestown Industrial Estate lands at Jamestown Road, St Margaret's Road / McKee Avenue, Finglas, Dublin 11 by:

- Deleting section B 'Jamestown Lands' of SDRA 3 and inserting new text referencing the approved Jamestown Masterplan 2023.
- Modification of Figure 13-3 to reflect the approved Jamestown Masterplan.
- Incorporation of Jamestown Masterplan 2023 into the Development Plan by way of a new appendix.

DCC's Planning and Property Development Department published the Jamestown Masterplan on 21 September 2023, made according to the requirements of SDRA 3 of the Development Plan. The Masterplan is a detailed refinement of the SDRA framework set out in the Development Plan for 43 hectares of Jamestown Industrial Estate lands at Jamestown Road, St Margaret's Road / McKee Avenue, Finglas, Dublin 11.

Following a public consultation process from 27 March to 15 May 2023 (both dates inclusive), the Masterplan was approved at the monthly council meeting on 3 July 2023. Changes to the content of the Draft Masterplan were made following the public consultation process, as set out in report nos. 142/2023 and 150/2023 of the Chief Executive and as amended by motions agreed at the Council Meeting on 3 July 2023.

The Jamestown Masterplan represents an urban design-led and evidence-based approach to the regeneration of this strategic land bank, capitalising on significant state investment in public transportation in accordance with national and regional policy objectives relating to compact and sustainable growth. Accordingly, it has the capacity to deliver new homes, create new and support existing jobs, along with the provision of associated community and educational uses, all underpinned by exemplary urban design principles.

While the Masterplan is given statutory effect by SDRA 3 of the Development Plan, it is proposed to incorporate the approved Masterplan into the Development Plan. This will give full legal status to the Masterplan and provide an enhanced level of detail to inform a coordinated approach to the redevelopment of these lands.

1.1 Proposed Variation

Recommendations for amendments to the Dublin City Development Plan 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 in order to identify these brackets correctly.

CHAPTER 13: STRATEGIC DEVELOPMENT AND REGENERATION AREAS
13.5 SDR A 3 – Finglas Village Environs and Jamestown Land

B: Jamestown Lands

Page: 427 - 432

Amendment:

Delete all text in section 'B: Jamestown Lands' and replace with the below text.

B: JAMESTOWN LANDS

{The Jamestown Masterplan was approved by the elected members of Dublin City Council on 3 July 2023 following a public consultation process. The Masterplan is a detailed refinement of the SDR A framework for 43 hectares of Jamestown Industrial Estate lands at Jamestown Road, St Margaret's Road / McKee Avenue, Finglas, Dublin 11.

The Jamestown Masterplan represents an urban design-led and evidence-based approach to the regeneration of this strategic land bank, capitalising on significant state investment in public transportation in accordance with national and regional policy objectives relating to compact and sustainable growth. Accordingly, it has the capacity to deliver new homes, create new and support existing jobs, along with the provision of associated community and educational uses, all underpinned by exemplary urban design principles.

The Jamestown Masterplan, included in Appendix 20 of the Development Plan, constitutes section B of SDR A 3.}

~~(To ensure that the development of the subject lands occurs in a sustainable and coherent manner, a masterplan shall be prepared for the Jamestown lands by all major landowners, which complies with the guiding principles above, to be agreed with the Planning Authority, before the lodgement of any planning application. Consultation on the masterplan shall take place with key stakeholders including Fingal County Council, the Eastern and Midland Regional Assembly, the National Transport Authority, Transport Infrastructure Ireland, Irish Water, the Department of Education and Skills, and others as necessary to ensure that supporting infrastructure delivery for these lands and the immediate surrounding area is coordinated sustainably and comprehensively. The Masterplan will be presented to the North West Area Committee and made available for public comment.~~

~~All planning applications in the Jamestown lands of this SDR A will be required to comply with the Masterplan and the guiding principles outlined above. Minor deviations will only be considered where the change supports the implementation of the principles and provides an improved solution.~~

~~This Masterplan shall detail how it will deliver the guiding principles outlined below, and will not be limited to, but shall include the following details:~~

- ~~• Agreed approach to the public realm and street design, including details on how the~~
- ~~• development will integrate with the existing streetscape along St. Margaret's Road/~~
- ~~• McKee Avenue and Jamestown Road.~~
- ~~• Agreed approach for housing delivery on the lands.~~
- ~~• Prepare a local Housing Needs Demand Assessment (HNDA) for the SDR A which~~
- ~~• identifies parameters that shall address:~~
 - ~~○ Mix~~

- ~~Affordability~~
- ~~Social/affordable housing~~
- ~~Housing for vulnerable groups~~
- ~~Demonstrate the incorporation of a range of housing typologies, and avoid the overproliferation of a single housing tenure in any one character area, to create a sustainable community.~~
- ~~A Green Infrastructure Strategy that provides for:~~
 - i) ~~retention of existing open watercourses with an appropriate riparian zone~~
 - ii) ~~the exploration of opportunities to de-culvert existing watercourses and their~~
 - iii) ~~incorporation into the Masterplan where possible,~~
 - iv) ~~extensive tree planting including along street avenues;~~
 - v) ~~biodiversity planting;~~
 - vi) ~~play.~~
- ~~An Integrated Surface Water Management Strategy for the entire Jamestown development lands shall be prepared to ensure necessary public surface water infrastructure and nature based SuDS solutions are in place to service new development and shall include a modelling exercise to determine the extent of existing flood zones.~~
- ~~Future developments on the subject lands shall allow for the control of outflow to the River Tolka, with surface water discharges limited to 0-2l/s/ha for the 1 in 100-year storm event, including an additional 20-30% to allow for climate change.~~
- ~~A Mobility Management Strategy (MMS) shall be prepared for the subject lands and inform the preparation of the masterplan. The MMS shall:~~
 - i) ~~Promote the principle of filtered permeability to provide a competitive advantage for users of sustainable modes and restrict private cars through trips.~~
 - ii) ~~Identify the location of a number of modal filters to enable pedestrians, cyclists, and public transport access, but restrict private car access.~~
 - iii) ~~Seek high quality, well-lit and safe pedestrian/cycling link connecting the Jamestown lands to Finglas Village via Gofton Hall.~~
- ~~The Planning Authority will engage with the NTA concerning the planning and design of Luas Finglas. This ongoing engagement shall inform the Masterplan for these lands.~~
- ~~The requirement for a Traffic Impact Assessment will be determined on a case by case basis by the Planning Authority, in respect of planning applications lodged for the subject lands.~~
- ~~All new multiple unit and commercial developments are encouraged to be district heating enabled and must demonstrate how they comply with national and development plan policies on climate change and renewable energy.~~
- ~~Each planning application shall submit a statement demonstrating how the proposal accords with the guiding principles established in the SDRA and how it complies with the Masterplan.~~
- ~~It is anticipated that the re-development of the subject lands will occur incrementally and over an extended period. As such all development proposals shall occur sequentially and contiguous to existing residential development.~~
- ~~The masterplan shall include detailed information on the delivery of the new community facilities identified in the SDRA. The community space shall extend over the entire ground floor of the designated block and shall be completed to full fit out standard so it is enabled for immediate use for community purposes. Proposed uses for the space shall be agreed with DCC, informed by a community audit, carried out by the applicant.~~

Guiding Principles for the Jamestown Lands Urban Structure

- ~~The proposed urban structure provides a strategic blueprint for the future development of the Jamestown lands, identifying key connections, public open spaces, and building frontages that will inform an urban design-led approach to the regeneration of this strategic area.~~
- ~~The movement framework and street structure, as illustrated in the SDRA Guiding Principles Plan (Figure 13.3), introduces permeability through the lands, based on proposed key east-west and north-south links and several proposed local access streets. A strategic pedestrian/cycle amenity link crosses the lands, which is aligned with key desire lines to the proposed Luas extension and forms part of the green infrastructure network, providing a key link between proposed open spaces.~~
- ~~The movement framework provides a structure for urban blocks and open spaces. The proposed urban block structure provides a coherent framework for future developments that can respond to a range of uses and activities. In accordance with best practice principles, urban blocks shall generally be between 60m-80m in size but shall not be more than 100m in width/length to ensure that an optimal level of permeability is achieved at an appropriate scale.~~
- ~~The SDRA Guiding Principles Plan identifies indicative key building frontages, within the proposed urban block structure. In general, built form shall limit the use of setbacks on the key internal links, are required to provide a tree planted verge and quality footpath, and, where appropriate, privacy strips, to form an edge with the streetscape, provide animation and passive surveillance. Exceptions shall apply, where required to facilitate the Luas and also for the existing boundary roads at Jamestown and McKee Avenue / St. Margaret's Road, where the set-back shall be provided to
 - i) ~~protect the amenities of the single and two-storey houses opposite;~~
 - ii) ~~ensure an enhanced urban realm with tree planting along the full extent of the boundary and~~
 - iii) ~~to accommodate an off road cycle track to link to the village and other amenities and services. Building frontages shall respond to the movement framework and street hierarchy and address all key streets, which will enhance legibility and ensure that a strong sense of enclosure with tree lined streets is achieved throughout the SDRA.~~~~

Land Use & Activity

- ~~The area will primarily support residential and employment-generating uses, complemented by community, education, and public open space, and shall be developed at an approximate ratio (gross) of:
 - ~~50% residential;~~
 - ~~30% employment/commercial;~~
 - ~~10% public open space and;~~
 - ~~10% community/education.~~~~
- ~~Assuming an average density of 100 units per hectare this land bank has the potential to deliver an indicative c. 2,220 residential units.~~
- ~~Having regard to the lands' proximity to Finglas Village and Charlestown, and the overall aim to support the revitalisation of commercial activity in the village, retail development will be limited throughout the SDRA lands. Retail will only be considered, at an appropriate scale to support local communities, in proximity to the Luas corridor, to the north-west of the lands.~~
- ~~A range of housing typologies will be required throughout the SDRA, to serve the existing and future population of the area. All character areas shall avoid the~~

~~overproliferation of any single housing typology. Having regard to the size, scale, and location of the subject lands, this is to ensure that the future development of sites are sustainable and contains mixed communities.~~

- ~~• The SDRA Guiding Principles Map has identified three character areas, based on the above analysis.~~

~~The Village Character Area~~

- ~~• The village character area is contiguous to Finglas village and is adjacent to existing residential properties. This character area shall be developed at an approximate ratio of 70% residential (gross) and 30% employment/commercial (gross) to foster the creation of a sustainable community that can support the economic revitalisation of Finglas village.~~
- ~~• The scaling of development in this area must be sympathetic to the adjoining housing, lower in scale and net density (range of 60-90 units per hectare), and accommodate a range of unit types.~~

~~Luas Character Area~~

- ~~• The lands to the north-west are situated within the walking catchment of the proposed Luas green line extension (Luas Finglas) and proposed Bus Connects Core Bus Corridor.~~
- ~~• These lands shall be developed at an approximate ratio of 70% residential (gross) and 30% employment/commercial (gross), complemented by education, community, and open space, at an appropriate scale and density (with a net density range of 80-120 units per hectare) to support and avail the proposed public transport infrastructure and the development of a sustainable and compact urban form.~~

~~Jamestown Road Character Area~~

- ~~• The lands situated to the north-east, along Jamestown Road, shall be developed at an approximate ratio of 70% employment/commercial (gross) and 30% residential (gross), to support the continuation of a sustainable working community in the area. Net densities for residential plots will have a range of 80-100 units per hectare.~~

~~Note: deviations in use mix and in relation to density ranges within individual sites and quarters to meet design requirements will be open for consideration during the Masterplan preparation process, and accepted if the change supports overall compliance with the guiding principles, and where a joint agreement is proposed between landowners to accommodate certain uses within a particular area, such will be considered where the overall principles are retained and the use and typology is delivered.~~

~~Height~~

- ~~• The SDRA Guiding Principles Map identifies opportunities for additional building height on corners/façades of certain proposed urban blocks and potential locally higher buildings, as a tool to enhance urban design and legibility. A masterplan shall be required for the Jamestown lands which will establish and detail an overall height strategy.~~
- ~~• Notwithstanding this, in general, building heights in the range of 4-6 storeys will be encouraged in order to provide a coherent street of structure, with an appropriate sense of enclosure.~~

- ~~Where opportunities for locally higher buildings are identified, this shall be to enhance the overall urban structure in a coherent way, e.g. at prominent corners, to close vistas, or as features, and shall not apply to the overall block. This is to avoid the proliferation of monolithic ‘slab’ blocks. Additional height, where appropriate, should be no more than 1/3 of the overall length/width of the urban block.~~
- ~~Height shall respond to the existing context and respect existing residential properties along McKee Avenue, Jamestown Road and St. Margaret’s Court. Having regard to the proposed Luas, in general, there is potential for locally higher buildings towards the north-west of the lands, subject to design and amenity safeguards.~~
- ~~Opportunities for additional height also exist to frame the proposed centrally located open space and to enhance the legibility of the built environment.~~

Design

- ~~The existing established residential amenity of properties along Jamestown Road, McKee Avenue, and St. Margaret’s Road shall be respected. As such, the masterplan will be required to demonstrate integration with the surrounding streetscapes. Opportunities exist to upgrade the streetscape along Jamestown Road, McKee Avenue, and St. Margaret’s Road, by providing a high-quality public realm and landscaping.~~
- ~~The masterplan shall also address the interface to the adjoining Fingal County Council employment lands to the north of the lands, in terms of protecting and enhancing visual and residential amenity. Opportunities for additional connections shall be explored.~~
- ~~Architectural design and form shall respond to the identified character areas to enhance legibility and provide visual interest. As such, Dublin City Council will strongly encourage architectural variety in terms of design, materials, and finishes. It shall be a requirement of the masterplan that architectural design, materials, and finishes be detailed, and correspond to the identified character areas in the SDRA.~~

Green Infrastructure

- ~~The green infrastructure and open space network forms a key structuring element to the SDRA Guiding Principles Map. As such, a Green Infrastructure Strategy must be prepared and agreed with DCC prior to any planning application being lodged. This Strategy must provide for the retention of existing open watercourses with an appropriate riparian zone and include the de-culverting of existing watercourses as part of the design.~~
- ~~The masterplan must address the integration of Sustainable Drainage Systems (SuDS), utilising an integrated nature-based solutions response and not rely on hard infrastructure (storage) as the dominant solution.~~
- ~~The masterplan must set out a play strategy, setting out what active sports and play will be provided for within the larger open space, and how the needs of younger children will be accommodated within each local area.~~
- ~~All vehicular streets and green links shall be planted with an avenue of trees along their length, and on the landscaped set-back for Jamestown and McKee Roads.~~
- ~~Planting and landscaping must be framed on a policy of promoting biodiversity, with a high proportion of native species and those which support this aim, and specific areas of parkland identified for biodiversity purposes.)~~

Amendments to Figure 13-3, shown on the map include:

- Removal of all detail from within the Jamestown lands.
- Jamestown Masterplan area highlighted.
- Associated changes to the legend to reflect amendments to Jamestown lands.

DUBLIN CITY DEVELOPMENT PLAN 2022-2028, VOLUME 2: APPENDICES

Amendment:

Insert new Appendix 20: Jamestown Masterplan.

{Appendix 20: Jamestown Masterplan 2023}

Please refer to: Appendix 20: Jamestown Masterplan.

JAMESTOWN MASTERPLAN 2023

Chapter 1: Introduction & Vision

Figure 1.1 SDRA 3 Finglas Village Environs and Jamestown Lands, Dublin City Development Plan 2022-2028

Page 2

Amendment:

Replace with updated Figure 13-3, as above.

Any minor typographical errors or discrepancies, including references and formatting may be amended to reflect the above changes.

1.2 Environmental Assessments

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), the approved Masterplan was screened for Strategic Environmental Assessment (SEA). A screening for Appropriate Assessment (AA) was carried out having regard to Article 6(3) of the Habitats Directive. DCC as the Competent Authority, having considered the SEA and AA Screening Reports prepared by DCC, and having consulted with the prescribed environmental authorities, has published final determinations along with the approved Masterplan. A Strategic Flood Risk Assessment (SFRA) and Surface Water Management Strategy was also prepared.

In accordance with the provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended, the proposed variation was subject to further SEA and AA screenings and determinations have been made.

As required by legislation, Dublin City Council carried out consultation with prescribed bodies including:

- The Environmental Protection Agency.
- The Minister of Housing, Local Government and Heritage.
- Development Applications Unit of the Department of Housing, Local Government and Heritage.
- The Minister of Environment, Climate and Communications.
- The Minister of Agriculture, Food and the Marine.
- Adjoining planning authorities (South Dublin County Council, Fingal County Council, Dún Laoghaire-Rathdown County Council).

The prescribed bodies were notified of the above determinations concerning SEA and AA, in advance of the publication of proposed Variation No. 4 and no objections to the conclusions were received within the appropriate period.

The proposed variation is accompanied by SEA and AA screening reports and determinations.

The following reports have informed the proposed variation and the screenings/determinations.

- Strategic Flood Risk Assessment
- Surface Water Management Strategy

Dublin City Council as the Competent Authority, having considered the SEA Screening Report prepared by DCC, makes a determination that the proposed variation is not likely to have significant impacts on the environment, therefore a Strategic Environmental Assessment is not required.

Having regard to Article 6(3) of the Habitats Directive, the Planning and Development Act 2000 (as amended), the guidance contained in the Department of Housing, Planning, Community and Local Government's (DHPCLG) "Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities" (2010) and based on the objective information provided in the Appropriate Assessment Screening Report, DCC as the Competent Authority determines that the proposed variation, 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 submission was received from the Environmental Protection Agency after the statutory public consultation process ended. No objection was raised to the determinations made. The Planning Authority is satisfied that the issues raised have been considered in making the determinations.

1.3 Process

Pursuant to Section 13 of the Planning and Development Act 2000, as amended, the proposed variation was placed on public display for a period of 4 weeks from 7 November to 5 December 2023 (both dates inclusive). During this time members of the public and interested parties were invited to make submissions.

Information on the proposed variation and environmental reports (Strategic Environmental Assessment (SEA) Screening Report, Appropriate Assessment (AA) Screening Report, and Strategic Flood Risk Assessment (SFRA)) were disseminated to the public as follows:

- The Elected Members from the North West Area were notified of proposed Variation No. 4 to the Dublin City Development Plan 2022-2028 on 17 October 2023, in advance of the commencement of the public consultation process.
- The Lord Mayor and Members of Dublin City Council were notified of proposed variation no. 4 to the Dublin City Development Plan 2022-2028 in Report No. 224/2023 of the Assistant Chief Executive.
- Letters that provided notification of proposed Variation No. 4 consultation programme and an invitation for submissions were distributed to, inter alia, the Minister for Housing, Local Government and Heritage, and relevant prescribed authorities.
- Notification of the display of proposed Variation No. 4 and environmental reports for public consultation was placed in the Irish Times on 7 November 2023 with information on the public consultation programme and an invitation for submissions.
- A copy of the proposed variation together with the accompanying Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) screening reports and determinations and Strategic Flood Risk Assessment (SFRA) was displayed at:
 - the offices of Dublin City Council, Ground floor, Block 4, Civic Offices, Wood Quay, Dublin 8 during public opening hours, Monday – Friday 9.00 am to 4.30pm.

and

- at the Dublin City Council Finglas Area Office, Finglas Civic Centre, Mellows Road, Finglas, Dublin 11, during public opening hours.
- Submissions were invited by one of two options:
 - Online via the DCC consultation portal <https://consult.dublincity.ie/>.
 - By post.

The final date for the receipt of all submissions was 4.30 pm on 5 December 2023.

The planning process is an open and public one. In that context, all submissions/observations are a matter of public record and were placed on the City Council's consultation portal. The Planning Authority reserves the right to redact any submission or part thereof that contains vexatious, libellous or confidential information, including confidential information in relation to a third party (in respect of which the third party has not, expressly, or impliedly in the circumstances, consented to its disclosure).

1.4 Format of report

The purpose of this report is to present the Chief Executive's response to the issues raised in the submissions/observations received during the public consultation process carried out on proposed Variation No. 4 and, where relevant, to make recommendations on amendments to the proposed Variation, as appropriate. The issues raised by prescribed bodies and state agencies are summarised individually. All other issues are generally categorised and are addressed thematically.

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

Recommendations for amendments to the proposed variation 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 in order to identify these brackets correctly.

1.5 Next Steps

A Chief Executive's Report on the submissions received during the public consultation process is hereby submitted to the Elected Members of DCC for consideration. The consideration of the proposed variation and the Chief Executive's Report shall be completed not later than 6 weeks after the submission of the Report to the elected members. In accordance with Section 251 of the Planning and Development Act, the period between 24 December and 1 January (both dates inclusive) shall be disregarded when calculating appropriate periods or other time limits referred to in the Act or in any regulations made under the Act. The members, having considered the proposed variation and Chief Executive's report, may, by resolution as they consider appropriate, make the variation, with or without modifications, or they may refuse to make it. The proposed Variation and this Chief Executive's report will be considered at the City Council Meeting in February 2024.

2.0 Submissions Received

A total of 10 submissions were received by DCC during the consultation period¹. The purpose of this report is to briefly summarise the **issues** raised in these submissions and present the Chief Executive's response and recommendation. Those issues raised by prescribed bodies or state agencies are summarised individually in section 2.2, while all other submissions are summarised in section 2.3 grouped thematically.

2.1 List of submissions received

The following persons or bodies made submissions or observations during the statutory consultation process, listed in the order received.

Table 1: List of Submissions

Submission No.	Submission type	Name	Unique Reference Number
1	Prescribed body / state agency	National Transport Authority	DCC-C53-1
2	Prescribed body / state agency	Transport Infrastructure Ireland	DCC-C53-2
3	Prescribed body / state agency	Uisce Éireann	DCC-C53-3
4	Member of public / interested party	Burgess Galvin & Co. Limited	DCC-C53-4
5	Prescribed body / state agency	Eastern and Midland Regional Assembly	DCC-C53-5
6	Prescribed body / state agency	Office of Public Works	DCC-C53-6
7	Member of public / interested party	Development 8	DCC-C53-7
8	Member of public / interested party	An Post	DCC-C53-8
9	Prescribed body / state agency	Office of the Planning Regulator	DCC-C53-9
10	Prescribed body / state agency	Department of Education	DCC-C53-10

2.2 Summary of issues raised by prescribed bodies / state agencies and the Chief Executive's response and recommendations

2.2.1 Office of the Planning Regulator

Summary

The Office of the Planning Regulator acknowledges the considerable and evident work that Dublin City Council has put into the preparation of the proposed Variation. The submission strongly welcomes the proposed Variation to provide a statutory basis for the regeneration and development of the Jamestown lands and in particular emphasises that the Masterplan provides a policy framework that supports the delivery of housing on a strategically located site. The Regulator acknowledges that the proposed Variation is strongly aligned with the National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES)

¹ A submission was received from the Environmental Protection Agency (EPA) after the statutory consultation period ended. In the interest of clarity, this submission is addressed in section 1.2.

and Chapter 13 of the Dublin City Development Plan and it considers that the proposed Variation is consistent with the core strategy.

The Regulator particularly welcomes the ‘fixed’, ‘flexible’ and ‘indicative’ elements which are described in the introduction to the Masterplan, which is considered ensures the delivery of important infrastructure while allowing for landowners/developers to address detailed design as part of the planning application process.

The Regulator notes that there is opportunity for more detailed co-ordination between Dublin City Council and Fingal County Council in relation to the redevelopment of the wider Jamestown lands. It is also considered that such engagement include the Eastern and Midlands Regional Assembly.

The Regulator notes that based on their evaluation and assessment, no recommendations or observations are warranted on the proposed Variation and looks forward to continued positive engagement regarding the implementation of the Development Plan.

Chief Executive’s Response

The Chief Executive notes the submission from the Office of the Planning Regulator and in particular the Regulator’s acknowledgement of the considerable and evidence-based work which has informed the proposed Variation. The support expressed for the overall strategic approach taken in proposing the incorporation of the approved Jamestown Masterplan into the Development Plan by way of a variation is noted. It is also noted that the evaluation and assessment of the proposed Variation concludes that no recommendations or observations are warranted.

In acknowledging the Regulator’s commentary regarding opportunities for more detailed coordination between Dublin City Council and Fingal County Council and engagement with the Eastern and Midland Regional Assembly, the Chief Executive strongly supports continued engagement and coordination to ensure that the regeneration of this strategic land bank occurs sustainably, while ensuring the delivery of critical infrastructure. The Chief Executive wishes to emphasise that considerable engagement has taken place as part of the preparation of the Masterplan and Dublin City Council is committed to continued future engagement. The Chief Executive also supports continued positive engagement with the Office of the Planning Regulator regarding the implementation of the Development Plan.

Chief Executive’s Recommendation

No change is recommended.

2.2.2 National Transport Authority

Summary

The submission received from the National Transport Authority (NTA) makes a number of observations based on the Transport Strategy for the Greater Dublin Area 2022-2042 (the Transport Strategy). The submission acknowledges the close cooperation between Dublin City Council and the NTA in making the Jamestown Masterplan and welcomes the changes that were introduced to the approved Masterplan arising from the public consultation process. The NTA is satisfied that the final Masterplan is consistent with the Transport Strategy.

The NTA considers that the incorporation of the Masterplan into the Development Plan will provide clarity to the development management process and would also formally tie the masterplan to the Development Plan Review process. The NTA recommends that the Council make the proposed Variation.

Chief Executive's Response

The Chief Executive notes the submission from the NTA and acknowledges the ongoing support and cooperation with Dublin City Council in making the Jamestown Masterplan. In particular the Chief Executive notes the support for the strategic approach in proposing this Variation which will provide enhanced clarity and will ensure that any future review will be aligned with the Development Plan process. This will ensure that the redevelopment of this strategic land bank aligns with wider policies including the Transport Strategy for the Greater Dublin Area 2022-2042 and supports the delivery of existing and proposed transport infrastructure such as Luas Finglas and BusConnects. The Chief Executive acknowledges the support expressed by the NTA for the proposed Variation.

Chief Executive's Recommendation

No change is recommended.

2.2.3 Transport Infrastructure Ireland

Summary

A submission was received from Transport Infrastructure Ireland. No observations were made. It was stated that future Luas, Metro and BusConnects alignments are a matter for the National Transport Authority.

Chief Executive's Response

The Chief Executive notes the submission from Transport Infrastructure Ireland.

Chief Executive's Recommendation

No change is recommended.

2.2.4 Uisce Éireann

Summary

A submission was received from Uisce Éireann (UE) that welcomes the proposed Variation to the Development Plan. It is noted that the inclusion of the Jamestown Masterplan in the Development Plan will provide clarity on policy and development management of the Masterplan Area.

It is noted that as development progresses, early engagement is requested to ensure that public water services are protected and access is maintained and to enable UE to plan works accordingly to minimise disruption to the public.

Chief Executive's Response

The Chief Executive notes the support expressed by Uisce Éireann in proposing the Variation. The Chief Executive accepts the requirement for early engagement as individual proposals progress, which will form part of the development management process.

Chief Executive's Recommendation

No change is recommended.

2.2.5 Eastern and Midland Regional Assembly

Summary

The submission from the Eastern and Midland Regional Assembly (EMRA) supports the principle of incorporating the Jamestown Masterplan 2023 into the Dublin City Development Plan 2022-2028, acknowledging the importance of this strategic brownfield regeneration site

and noting that this aligns with the Regional Spatial and Economic Strategy (RSES) and the Dublin Metropolitan Area Spatial Plan (MASP) guiding principles for the growth of the Dublin Metropolitan Area. In particular it is noted that the proposed Variation compliments RPO 4.3 (consolidation and re-intensification of infill/brownfield sites) and supports the Dublin Metropolitan Area Development Strategy as outlined in Section 5.4 of the RSES having regard to the strategic development corridor within the M50 and supporting Luas Finglas. Furthermore, it is noted that the proposed Variation aligns with Regional Strategic Outcomes 2 and 6 of the RSES and Regional Policy Objectives 3.3 and 4.3. EMRA has no objection to the proposed Variation and considers that it is consistent with the RSES for the Eastern and Midland Region 2019-2031.

Chief Executive's Response

The Chief Executive notes the submission from the Eastern and Midland Regional Assembly and acknowledges the support for the proposed Variation having regard to the RSES for the Eastern and Midland Region 2019-2031 and the Dublin MASP. The Jamestown lands represent a strategic land bank that the Executive considers significant in implementing the policies and objectives of the RSES and MASP and is fundamental in supporting the delivery of Luas Finglas. Furthermore, the proposed Variation will provide enhanced clarity that will guide future development proposals that will support the delivery of housing and promote placemaking, further supporting Regional and National policies. The Chief Executive notes the support from EMRA in acknowledging that the proposed Variation is consistent with the RSES for the Eastern and Midland Region 2019-2031.

Chief Executive's Recommendation

No change is recommended.

2.2.6 Office of Public Works

Summary

A submission was received from the Office of Public Works (OPW) in their capacity as lead agency for flood risk management in Ireland with specific reference to flood risk and the application of The Planning System and Flood Risk Management: Guidelines for Planning Authorities (2009) (the Guidelines). The OPW welcomes the preparation of a Strategic Flood Risk Assessment (SFRA) and Surface Water Management Strategy and the continued commitment to adhere to the appropriate application of the Guidelines. The submission acknowledges that the modelling carried out is indicative and notes the requirement that a detailed integrated catchment/drainage model and further on-site survey will be required as part of an updated flood risk assessment.

Chief Executive's Response

The Chief Executive welcomes the submission from OPW.

Chief Executive's Recommendation

No change is recommended.

2.2.7 Department of Education

Summary

A submission was received from the Department of Education. Acknowledgement is given to the amendments introduced to the approved Jamestown Masterplan, following the public consultation process. The Department welcomes the potential reservation of an additional school site in the northern phase 2 lands. The submission notes that the Department will engage with the relevant stakeholders at the appropriate time if and when further school place provision in the form of a new school becomes a requirement.

Chief Executive's Response

The Chief Executive notes the submission from the Department of Education which supports the approach to future school provision within the Masterplan lands. The commitment for future engagement between the Department and the relevant stakeholders is welcomed.

Chief Executive's Recommendation

No change is recommended.

2.3 Summary of issues raised by members of the public / interested parties and the Chief Executive's response and recommendations

Summary

While the submissions received from Burgess Galvin and Development 8 are broadly supportive of the Masterplan and the proposed Variation, the submission from An Post expresses concerns relating to the continuation of their existing Delivery Service Unit in the context of the interface with potential adjacent sites coming forward for redevelopment. The issues raised in the submissions relate to:

- Land use
- Phasing

Land use

The submission received on behalf of Burgess Galvin expresses the broad support for the key themes and objectives set out in the Variation. Their submission suggests that the inclusion of their lands as commercial/employment uses will preclude the future sustainable development of the lands. It is further claimed that their lands are sequential to existing and established residential neighbourhoods to the east of Jamestown Road and future residential-led mixed use lands to the south. It is requested that figure 5.1 of the Jamestown Masterplan is amended to identify the Burgess Galvin lands for 'residential led mixed use' development. The submission also requests that in the event that the lands remain as employment/commercial led mixed use that greater clarity is sought relating to the flexibility of lands along the northern edge, with an emphasis placed on individual merits of a given site. It is requested that the following text be included at the penultimate sentence of paragraph 2 under the subheading 'Employment/commercial led mixed use' at page 20:

"Should an 'Employment/commercial led mixed use' site along the northern edge become available for redevelopment in the medium term, its redevelopment for residential development can be facilitated on its own merits in the context of the overall Masterplan, in order to provide for the regeneration of the Masterplan area, in accordance with the objectives of the City Development Plan, in a timely manner."

This is sought as it is suggested that the lands may become available for redevelopment earlier than previously anticipated.

The submission received on behalf of Development 8 is supportive of the Masterplan and its incorporation into the Development Plan. In relation to land-use it is requested that figure 5.1 be amended to remove 'community/culture lower floors' and 'commercial/employment led mixed use' in respect of their lands. It is suggested that the majority of the identified community and cultural uses are on Development 8 lands and concern is expressed that funding is not available to deliver such spaces. With reference to Development Plan policy CU025, it is also suggested that the Masterplan requirement would lead to 'double counting'. It is requested that all developments within urban blocks demonstrate compliance with CU025 which they suggest would create a more balanced distribution of such uses throughout the Masterplan area.

Having regard to employment and commercial lands, it is suggested that the demand for office accommodation or other commercial uses in this area is considerably lower compared to other areas of the city. It is requested that their lands be changed to residential-led development.

The submission received on behalf of An Post emphasise that the Delivery Service Unit is an established use in this area and essential to their operations. The submission references their previous comments made during the public consultation on the draft Masterplan particularly regarding the importance of considering operational requirements and the continuation of their current operations as the lands change.

Phasing

Having regard to phasing, a similar level of flexibility is sought and it is requested that the Burgess Galvin lands be moved into phase 1 and figure 6.2 of the Masterplan be amended accordingly. The submission suggests that their site is given low priority, citing their location in area '2E'. It is further suggested that no explanation was made explaining the change in zoning from three to two phases in the approved Masterplan. The submission also emphasises the relationship between phasing and the availability of lands. It is requested that Table 6.1 be amended to include the following text:

“Should a Phase 2 site along the northern edge become available for redevelopment in the medium term, its redevelopment for residential development can be facilitated on its own merits in the context of the overall Masterplan, in order to provide for the regeneration of the Masterplan area, in accordance with the objectives of the City Development Plan, in a timely manner.”

It is suggested that the above changes are introduced in order to align with the NPF, RSES and the objectives of the SDRA.

The submission from Development 8 acknowledges the update phasing strategy in the approved Masterplan. However, they request that the phasing strategy be further amended to reflect their updated position in terms of the shorter term availability of lands. Two sites are requested to be included in phase 1. They suggest that this change will facilitate a greater portion of the lands coming forward for development.

The submission from An Post notes that the phasing changed from three to two phases, with the An Post site now situated in phase 2. The submission highlights that the An Post facility is immediately adjacent to phase 1 sites and notes the need for appropriate buffer zones as part of future planning applications. Overall concern is expressed that there is a lack of detail regarding the relationship of new developments with existing businesses. A request for future consultation with Dublin City Council and key stakeholders is made.

Chief Executive's Response

The Chief Executive welcomes the support expressed for the Masterplan and the proposed Variation. The strategic vision for the Jamestown lands is to reimagine an underutilised industrial land bank to deliver a sustainable, mixed-use neighbourhood to create new homes, to create new and support existing jobs, complimented with new community amenities and open spaces. Having regard to significant state investment in public transportation in the wider area (including Luas Finglas and BusConnects) the Jamestown lands have the potential to become an exemplar in urban design led planning.

Land use

The request to amend figure 5.1 to re-classify the Burgess Galvin lands as 'residential led mixed use' is noted. This request was previously sought and was comprehensively addressed in report no. 142/2023 of the Chief Executive relating to the submissions received on the draft Jamestown Masterplan. As noted previously, the justification for rezoning these lands to Z14 were predicated on the vision of maintaining and consolidating employment uses while facilitating residential opportunities. Figure 5.1 of the Masterplan sets out the overall land use function. This is based on clustering and co-locating community and other employment based uses together to avoid a random approach to use mix across the lands. All categories are mixed use, providing sufficient flexibility on individual cases, while ensuring that the overall

vision and urban function is achieved. It is not considered appropriate that the re-categorisation of the Burgess Galvin lands is warranted at this juncture. Any change to this position will be based on a review in line with the Development Plan, which will also have regard to any change in the zoning within the Fingal lands to the immediate north.

Concerns regarding the provision of community and cultural uses on Development 8 lands are noted. This matter was previously raised and was comprehensively addressed in report no. 142/2023 of the Chief Executive relating to the submissions received on the draft Jamestown Masterplan. The provision of such uses is a requirement of the Development Plan in accordance with COU25. It is not accepted that figure 5.1 be amended to remove the identified 'community/culture - lower floors'. The approach in the Masterplan is to avoid a random approach to the provision of community and cultural uses in favour of a strategic and joined-up approach that aligns with the overall use and urban function of the lands. Final uses and individual proposals are a matter for detailed design as part of site-specific proposals. Where landowners are open to collaboratively working together, it is considered reasonable to allow scope for some community/cultural/community uses to be concentrated together. The existing provision of Objective CUO25 allows for up to half of the 5% community, arts and cultural spaces to be relocated to sites immediately adjacent. The approved Masterplan was updated to clarify that this off-set can be included on lands within the SDRA/Masterplan boundary. Such provision may also assist landowners with regards to land equalisation measures. It is not accepted that the Masterplan constitutes 'double counting' in this regard.

The submission from An Post is noted. The issues raised have substantively been addressed in report no. 142/2023 of the Chief Executive relating to the submissions received on the draft Jamestown Masterplan. The Masterplan and proposed Variation supports existing employers and established uses. With regard to the An Post facility, the Masterplan has considered the interface between this use and future uses to the south, with the inclusion of an east-west linear park. The text of the Masterplan has sufficient detail to ensure that interfaces between uses are comprehensively addressed. Site specific design considerations are a matter for the development management process.

Phasing

In response to the submission from Burgess Galvin, changes to phasing introduced after the public consultation process on the draft Masterplan were comprehensively set out in report nos. 142/2023 and 150/2023 of the Chief Executive. The identification of the Burgess Galvin site as sub-area 2E does not suggest a lower priority for the site. This matter was previously raised and subsequently addressed in the above reports with the approved Masterplan updated accordingly to clarify that sub-areas are not indicative of sequential development.

As set out in the Masterplan, phase one sites are expected during the life of the current Development Plan with phase two sites: 'expected to come forward for redevelopment in the medium to long term and will be subject to review as part of the new 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'. The request from Development 8 to include a further two sites in phase one is noted. It is also noted that one of these site includes the An Post facility, also subject to a submission. While the rationale for this request is noted, it is also stressed that phasing has also had regard to the delivery of key infrastructure and the provision of Luas Finglas. Phasing will be considered as part of the review of the Development Plan. No further changes are warranted at this juncture.

The concerns raised by An Post regarding potential impact to their operations as regeneration commences on adjacent sites is noted. The Masterplan / proposed Variation specifically deals with this issue stating that "it is imperative that existing employers and established uses are supported as the lands transition from a predominantly manufacturing / industrial focus towards a mixed-use residential development." The urban structure, design and land use has

sought to minimise conflict between established commercial uses and future development sites. For example and as stated above, the Masterplan provides for a linear park to the immediate south of the An Post facility. Should redevelopment occur on phase one lands while An Post is operational, appropriate measures are in place to ensure that no undue impacts will arise. The plan also states that mitigating measures may be required where potential impacts arise. All such measures will be assessed at individual planning application stage. All interested stakeholders can provide written submissions to the Planning Authority as part of the development management process.

The Chief Executive wishes to emphasise the strong support of the OPR and EMRA in terms of compliance with the NPF, RSES and MASP.

Chief Executive's Recommendation

No change is recommended.

3.0 Recommendation to City Council

Having regard to the submissions received and to the Chief Executive's Response to the issues raised therein, it is recommended that the City Council adopt Proposed Variation No. 4 of the Dublin City Development Plan 2022-2028.

4.0 Resolution on Adopting Variation No. 4 of the Dublin City Development Plan 2022-2028

I recommend that the Elected Members adopt the following resolution:

'The members of the authority having considered proposed Variation No. 4 of the Dublin City Development Plan 2022-2028 and the Chief Executive's Report No. 11/2024 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 Variation No. 4 of the Dublin City Development Plan 2022-2028 is hereby made and that the necessary notices of the making of Variation No. 4 of the Dublin City Development Plan 2022-2028 be published'.

Dated this day the 4 January 2024.

Richard Shakespeare
Chief Executive.