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Planning Report

For the development at;

**Finches Public House
Neilstown Neighbourhood Centre
Neilstown Road
Dublin D22 H7X9**

By

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Introduction	3
Site Description	3
Proposed Development.....	3
Zoning.....	3
Density / Building Height.....	3
Apartment Mix	4
Floor Area.....	4
Private Open Space (Balconies).....	4
Communal Open Space	4
Public Open Space / Public Realm	4
Daylight & Dual Aspect.....	5
Estate Management.....	5
Car Parking / Traffic.....	5
Cycle Parking	5
Drainage	6
Social and Affordable Housing – Part V Compliance.....	6
Preplanning	6
Design Statement.....	7
Accessibility.....	8
Appendix A – Schedule of Accommodation	9

Introduction

The applicant, Old Nangor Road Ltd., has recently purchased Finches Public House at Neilstown Neighbourhood Centre. Finches is a large Public House which is no longer commercially viable. It is proposed to replace it with a smaller hospitality business and a residential development.

Site Description

Neilstown has grown to be a large established suburban neighbourhood in West Dublin over the last 20 years. Finches Public House was built as part of the original neighbourhood centre before this growth.

Now as a single-storey building forming a very important corner at the neighbourhood centre of Neilstown, its scale is totally inappropriate.

Proposed Development

It is proposed to reduce the size of the Licensed Premises in response to the changing economic reality of the licensed trade and provide 29 residential units.

The development has been designed in accordance with the South Dublin County Council Development Plan 2016-2022, and Design Standards for New Apartments Guidelines for Planning Authorities March 2018.

Zoning

The site is within the zoning of objective LC (Local Centre).

Objective LC: To protect, improve and provide for the future development of Local Centres.

The proposed residential and Public House development are both *permitted in principle* within this zoning.

Density / Building Height

The existing building represents approximately 95% site coverage but as a single storey the building is inappropriate for the location.

The area of the site is 1,267m² (0.13 hectares) The proposed development exceeds the required minimum of 35 units per hectare. The current proposed development would replace this building with a more appropriate 4-storey structure as discussed at the Preplanning consultation.

Apartment Mix

The development comprises of 29 apartments, 20 x 2-bedroom and 9 x 1-bedroom apartments (see attached Schedule of Accommodation).

The mix has been determined as the most desirable by the housing association. There are no studio apartments.

Floor Area

The apartments are all designed to be at least 5% larger than the minimum area requirements, rather than 50% being 10% larger. Two-bedroom apartments are approximately 76.5m², and the 1-bedroom are approximately 50m².

Private Open Space (Balconies)

All apartments are to be provided with minimum balcony requirements of 7m² for 2-bedrooms an 5m² for 1-bedrooms and a minimum of 1.5m deep.

Communal Open Space

A shared communal open space would be provided at 1st Floor Level on a courtyard over the Ground Level car-parking. This area will be approximately 226m² which exceeds the required Communal Open Space requirements of 185m² (9 x 1-bedroom by 5m² + 20 x 2-bedrooms by 7m² = 185m²).

There are also 2 roof gardens at 3rd Floor Level. These are approximately 50m² and 70m².

Public Open Space / Public Realm

The location of the development in the heart of the neighbourhood centre requires the building to make an urban response. This makes the allocation of 10% of the site as Public Open Space inappropriate.

During the Preplanning consultation the issue of the Public Realm at this location was discussed. To contribute to the Public Realm the existing building line on the North elevation has been maintained. This responds to the adjacent buildings. However, the area between the North elevation and the back of the pavement, which is currently railed off, will be opened up and landscaped with seating facilities to enhance the Public Realm. This landscaping has been carefully designed to enhance the public realm while at the same time providing a buffer for the Ground Floor apartments and their own private open space.

Daylight & Dual Aspect

The development is located in the heart of the neighbourhood centre and forms two edges of the main crossroads at Neilstown with a north and west orientation.

While responding to the urban requirements of this corner site which restricts the capacity for dual aspect, we have achieved dual aspect in 11 of the apartments and the remaining 18 are single aspect. However even the single aspect apartments have a wrap-around corner window on the living room to provide either an east or west aspect.

The generous balconies provided on each apartment are located in front of bedrooms to allow maximum day light into living rooms.

Estate Management

All services within the development (roads, footpaths, car parking spaces, foul/surface water sewers, water main, and open spaces) will be maintained by the estate management company which will be established on completion of the development.

Car Parking / Traffic

There will be no increased traffic to and from the site. These matters are dealt with in the Traffic Report prepared by NRB Consulting Engineers, which is included as part of the application.

Vehicular access to the site is currently at the rear, accessed from a service laneway off Collinstown Road. This access will be maintained for carparking and bin collection.

Car parking is provided at Ground Level. The car park is screened by the Ground Level apartments and Public House fronting onto the street. The maximum number of car park spaces allowed for these 29 apartments is 27. (0.75 x 9 and 1 x 20 = 27 spaces).

We have provided 14 car parking spaces, including 1 disabled parking space, which is considered appropriate for the town centre location of the development and its proximity to public transport. Respond have also confirmed that this satisfactory.

Cycle Parking

Secure Cycle Parking is provided at Ground Floor Level, in excess of the minimum requirements (45 bicycle stands provided). It is located in the car park and is accessible from the street with direct access to the internal circulation of the building.

Waste Management

Bin collection facilities will be provided within the development at Ground Level, easily accessible from the vertical circulation and collected. Collection from the existing service laneway will be managed by the building owners. Full details of waste management can be submitted prior to completion of the project.

Drainage

We enclose a Drainage Report and drawings prepared by Kavanagh Burke Consulting Engineers. This includes the SUDs items addressed in the Preplanning meeting.

Social and Affordable Housing – Part V Compliance

The development will be completed under a pre-construction contract with one of Ireland's housing associations who seek to create a positive future for people by alleviating poverty and creating vibrant, socially integrated communities. Negotiations are still ongoing. We include a letter from the applicant confirming that negotiations are taking place to this effect. The applicant also confirms their intention to comply with Part V requirements of the Development Act 2000 as amended by the Urban Regeneration and Housing Act 2015. The applicant is agreeable to a decision being conditional on compliance with these requirements.

Preplanning

A Preplanning meeting was held on Microsoft Teams by South Dublin County Council on the 12th November 2020.

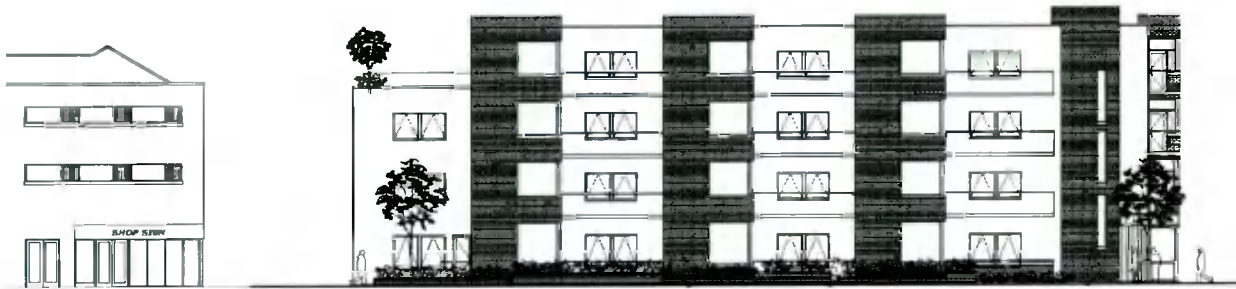
There was general support for the project and the following points were noted:

1. Consider treatment of Public Realm on northern boundary.
2. Planning application needs to be accompanied by engineering report dealing with SUDS
3. Consider green roofs, tree pits.
4. Comprehensive landscaping including plant specification required.
5. Make pre-connection application to Irish Water.
6. Submit site specific Flood Risk assessment in table format. Contact bharkin@sdublincoco.ie.
7. Confirm coordination between Housing Department and Respond.
8. Recommendation to contact Brian Rowan in Water Section of SDCC.
9. Check map for existing services before placing foundations.
10. Happy with car parking numbers. Ensure adequate bicycle storage facilities.
11. Provide waste management plan.
12. Provide traffic management plan
13. Provide windows in gable overlooking medical centre to provide passive policing.

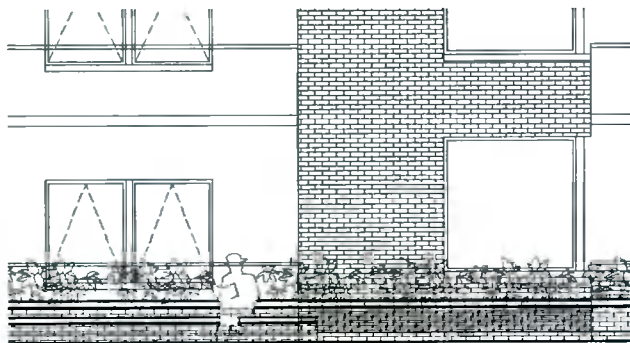
Design Statement

Replacing the existing single storey Licensed Premises is a great opportunity to enhance the architectural quality of the existing neighbourhood centre.

The existing centre is predominantly 3-storey, the proposed development completes the corner and rises to 4-storeys creating a contemporary landmark for this neighbourhood centre.



The mass of the building is articulated by projecting brick-clad living rooms with wrap-around corner windows. The stacking of the projected living rooms along with the staircase element at the corner, provide a strong urban verticality which responds to the street context.



The existing railings at the back of the pavement have been removed and the space between the existing building line and the back of the pavement has been

landscaped with raised planters and seating that contributes to the public realm while providing privacy to the Ground Floor apartments.



Accessibility

The apartments have been designed in compliance with TGD M Access and Use 2010, *Section 3, Access and Use of Dwellings*, but as part of the negotiations with the preferred Housing Association the Ground Floor apartments have been adapted to comply with the expanded requirements of TGD M Access and Use 2010, *Section 1, Access and Use of Buildings Other Than Dwellings* which facilitates people in wheelchairs more comprehensively.

Appendix A – Schedule of Accommodation

(See Attached A3 schedule)