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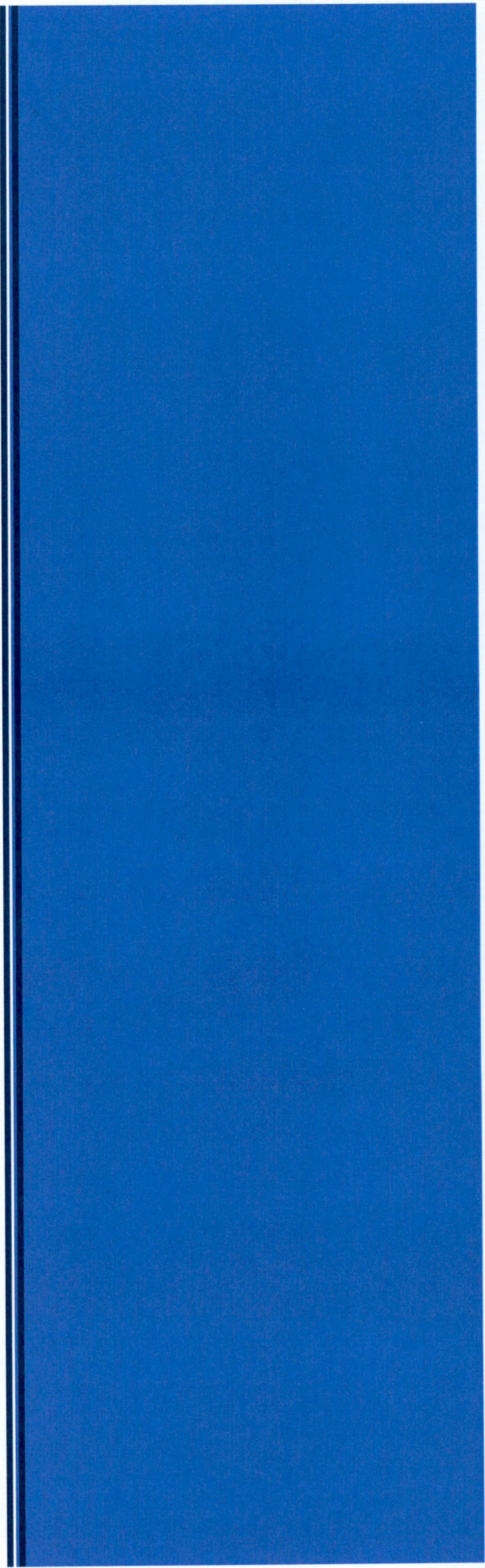
# Planning Report

For the development at;

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

By

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Architects and Interior Designers Ltd**



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## Introduction

The applicant, Old Nangor Road Ltd., has 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.

This application is a resubmission of planning reference SD21A/0216, taking on board the Further Information and Clarification of Further Information requested. The time taken to compile the information for the Clarification of Further Information exceeded the 6-month time allowance on the original RFI which caused that application to expire.

## 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.

## 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 new building steps down to 3-stories at the two ends of the development to integrate with adjacent buildings.



The existing Public House is retained but in a much reduced form. The new premises will front onto Neilstown Road with an enhanced shop front more in keeping with the adjacent shops and community facilities. It is anticipated that this Public House will be more a community bistro than a traditional pub.

In addition to the new Public House it is proposed to provide 26 apartments and associated facilities. These apartments will be constructed in conjunction with North and East Housing Association and will be a great addition to the local community.

The apartments will be predominately dual aspect with generous south or west-facing balconies. The apartments all exceed the minimum required area as outlined in Design Standards for New Apartments / Guidelines for Planning Authorities 2018.

A generous south-facing communal court-yard is provided at First-Floor level over the car and bicycle parking and bin storage facilities. In addition to this court-yard, two smaller court-yards are provided where the proposed building steps down to meet with the adjacent buildings.

All of the apartments are accessed by three entrances on the Collinstown Road on the north façade of the development. The location of these three entrances will separate the residential accommodation from the Public House fronting onto the Neilstown Road on the west façade and improve active use of the streetscape along the north-side of the development, which is currently absent.

The existing railings will be removed and replaced with landscaping which will protect the defensible space of the ground floor apartments and enhance the public realm with raised planters and street seating.



We have also included windows on the east elevation to provide passive policing of the laneway. It should be noted the upper floors of the western end of Chaplain's Place facing our proposed development are no longer residential, this is now a medical centre.

### 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 26 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 1,267m<sup>2</sup> (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 26 apartments, 22 x 2-bedroom and 4 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 designed that the majority (70%) have a floor area 10% greater than the minimum area requirements as set out in the Design Standards December 2020.

### Private Open Space (Balconies)

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

### Communal Open Space

A shared communal open space would be provided at 1<sup>st</sup> Floor Level on a courtyard over the Ground Level car-parking. This area will be approximately 243m<sup>2</sup> which exceeds the required Communal Open Space requirements of 174m<sup>2</sup> (4 x 1-bedroom by 5m<sup>2</sup> + 22 x 2-bedrooms by 7m<sup>2</sup> = 174m<sup>2</sup>).

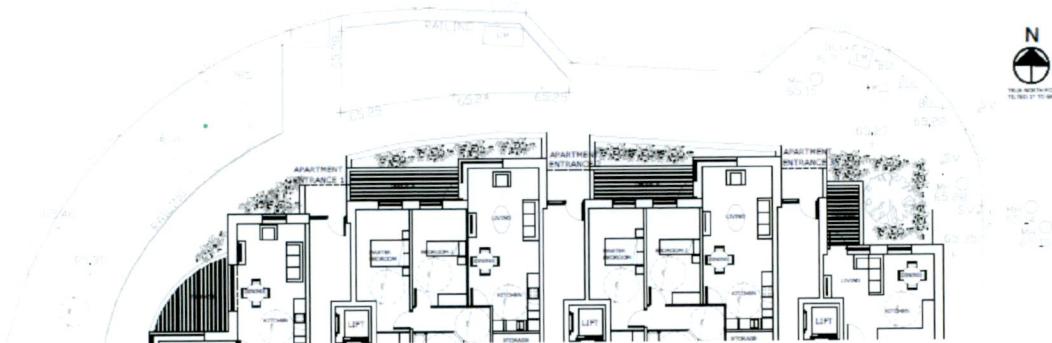
There are also 2 roof gardens at 3<sup>rd</sup> Floor Level. These are approximately 50m<sup>2</sup> and 70m<sup>2</sup>.

### 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 planning process on SD21A/0216 issues related to the Public Realm were raised. These issues have been addressed as follows. To promote active use at the ground floor, we have updated our drawings to provide 3 apartment entrances along the north elevation from the street. The entrances provided are for all residents of the apartment block, not just the apartments along the ground floor north elevation. This will further improve active use of the streetscape along the north elevation as appose to providing (own door) apartment entrances to the ground floor apartments.

Between these entrances we have updated the landscaping on the same principles as before. To create a buffer to the ground floor apartment private open spaces and to provide streetside seating and planting to enhance the public realm.



The existing ramp and railing on the western footpath which currently acts as a ramp for the existing emergency exit to the existing public house and reduces to 1700mm is no longer needed and will be removed. The existing public footpath is 2m wide and now will be level with the proposed development. 2m's wide is more than enough space further to the requirements of TGD M 2010 and would be adequate as a public footpath, especially in a low vehicular and pedestrian trafficked area.

In response to giving a defensive space to the bedroom of Apartment No. 4 we have updated our drawing to show a 900mm setback for the bedroom. This will be further secured with a protective railing and some planting at the edge of footpath.



### Landscaping

During the planning process on SD21A/0216 we were requested to attached a fully detailed landscape plan with full works specification and a fully detailed planting plan that accords with the specifications and requirements of the Council's Public Realm Section.

The overlooking issue on the eastern elevation from the 3rd floor roof terrace has been dealt with by providing perimeter planting in raised planters in front of a 1500mm high glazed safety screen which keeps residence back from the roof edge, mitigating overlooking of neighbouring properties.

This planning application includes the Landscape proposal prepared by Ronan MacDiarmada +Associates Ltd. which was submitted with the previous application.

### 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.

During the planning process on SD21A/0216 issues related to the daylight & dual aspect were raised. These issues have been addressed as follows.

The Apartment Block has been altered / redesigned to change the orientation of the living areas of the apartments from North facing to South facing. We have also made changes to ensure the overall majority of the apartments (80%) are dual aspect . This was achieved by giving the apartments the full width of the block (front to back). The bedrooms are now located to the north elevation and living spaces to the south. An additional staircase has been added to facilitate access to these apartments.

Taking all of the information within the daylight, sunlight and overshadowing report into account and based on the results from each of the assessments undertaken, the proposed development performs to a high standard when compared to the recommendations in the BRE Guide 2nd Edition and BS 8206-2:2008. There are good levels of daylight and sunlight received within the proposed development and the development itself has a low impact to the existing surroundings when considering daylight, sunlight and overshadowing.

While the redesign of the development has resulted in all but three of the apartments above ground level being dual-aspect, these apartments are west facing. In the absence of a retail requirement, there remains 4 apartments at ground-level on the north facade, two of which are single-aspect. To compensate the ceiling height of these apartments has been increased to 3050mm and the Living Rooms project to allow for corner windows which include a western aspect.

### Acoustics

During the planning process on SD21A/0216 we were requested to address the appropriateness of integrating a Public House with residential accommodation. This has been dealt with in the attached Acoustic Assessment.

The attached Acoustic Assessment by Searson Associates provides recommendations and requirements to ensure the compatibility of the proposed public house within the proposed residential development. Should South Dublin County Council look favourably towards this application, these recommendations should be incorporated as conditions.

We can confirm that patrons of the public house will not have access to the communal spaces of the apartment development. The communal spaces of the apartment development are only accessible from the stairwells within the apartment development. Access to apartment development will be only accessible to residents (via key access / pin access etc). Note the separated entrances on ground floor plan for the public house and for the apartment development.

The rear doors to the public House are only for the use of public house staff.

### 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.

### Public House Deliveries

Deliveries to the existing licensed premises are made through the service yard at the rear. It is proposed that the new Bistro will be continued to be serviced this way through the rear proposed carpark.

### 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 26 apartments is 25. ( $0.75 \times 4$  and  $1 \times 22 = 25$  spaces).

We have provided 12 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. North & East Housing Association have also confirmed that this satisfactory.



### **Cycle Parking**

As described in the attached Traffic Report prepared by, NRB Consulting Engineers, prepared by 72 cycle parking spaces are proposed within the development which is in excess of the SDCC Development Plan requirement for Apartments, and provides additional capacity. These are secure, internal, communal parking at ground floor level close to the car park entrance. This generous level of cycle parking also supports the case for limited car parking provision.

### **Waste Management**

Apartment bin storage facilities will be provided within the development at Ground Level, easily accessible from the vertical circulation. Collection will be from the existing service laneway will be managed by the building owners.

Public house bin storage is to be located in a roofed over yard to the rear of the Public House within the carpark. Bin collection will be from the existing service laneway.

### **Access & Right of Way**

The existing access for deliveries to the Public House is from the laneway on the east façade. This access will be used for proposed apartment carparking, bin collection, and deliveries to the proposed Public House. The applicant's have a right-of-way for these purposes. See attached letter and accompanying documents from "Hatstone (Ireland) LLP Corporate and Employment Solicitors" which clarifies the use of the right of way. This correspondence confirms,

No. 1: "The applicant has the benefit of this right of way to pass and repass, access and egress its property it is clear that the parking proposed is within the curtilage of the applicants' own-boundaries and causes no obstructions, interference or impedes the right of way in any way and its proposed use is consistent with the right of way.".....  
"the right of way is in existence to service access to this property and as such no consent of any adjoining landowner is required as the property enjoys the benefit of the right of way for access at the proposed location."

No.2: "We understand that the inward feature to the North East of the site is to facilitate a fire exit and the boundary delineation merely matches the as built property with a railing feature. There is a footpath in this area and a photo is attached which ought make that position clearer to the authority.

### **Neighbouring Plant Equipment on Boundary**

During the planning process on SD21A/0216 issue were raised in relation to the existing Plant servicing the adjacent building to the south.

The services/extractor fans on the northern elevation of the development located immediately to the south of the proposed development belong to the neighbouring development and will remain in-situ. There is approximately 1 meter between the 1st floor of the neighbouring building and the gable wall of our proposed development. This distance has been confirmed by a recent survey and is 400mm wider than the 600mm

distance we previously showed on our elevations. This has now been amended on our drawings.

### **Drainage, SuDs, and Flooding**

We enclose a Drainage Report and drawings prepared by Kavanagh Burke Consulting Engineers.

During the planning process on SD21A/0216 issues related to the SuDs were raised. These issues have been addressed in the enclosed drawings.

Their drawings show the plan and details of the proposed green roof. Details of the other SuDs measures were outlined in the Drainage Design Report submitted at planning stage. As stated in the report "Due to the nature of this brown field site and the proposed high-density development with car park underneath, attenuation ponds and storm water disposal through soakage in swales or wetlands are not applicable.

The application also includes a Flood Risk Assessment prepared by JBA Consulting.

### **Social and Affordable Housing – Part V Compliance**

The development will be completed under a pre-construction contract with North & East Housing Association, who seek to create a positive future for people by alleviating poverty and creating vibrant, socially integrated communities.

We include a letter confirming negotiations. 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.

### **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)