

# Planning Statement

Social Housing Bundle 5, Development at Basin View,  
Dublin 8

Dublin City Council

*October 2024*



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# 1. INTRODUCTION

## 1.1 Background

This planning report was prepared by MacCabe Durney Barnes on behalf of Dublin City Council and National Development Finance Agency (NDFA), to accompany a Part 8 proposal of 171 no. residential units on a site of circa 1.64 ha in area, located at the Basin Street Flats, Basin View, Dublin 8.

Part XI of the Planning and Development Act 2000 as amended and the procedures set out in Part 8 of the Planning and Development Regulations 2001 as amended, relate to development by, on behalf of, or in partnership with the Local Authority. Under Section 178 of the Planning and Development Act 2000, as amended, a Local Authority is entitled to carry out its own development, provided it does not materially contravene the Development Plan.

## 1.2 Background to the Part 8 Application

The Social Housing Public Private Partnership (PPP) programme consists of the design, construction, financing and maintenance of approximately 1900 homes as part of Social Housing Bundle 4 & 5 project bundles of social housing developments on sites around Ireland to be delivered by PPP. The Department of Housing, Local Government and Heritage is the approving authority for the programme with the National Development Finance Agency (NDFA) as financial advisor, procuring authority and project manager.

The current bundle no. 4 & 5 includes ten sites in the Dublin City Council area. The PPP model of delivery has been selected as an appropriate means of securing the delivery of social housing. Each site includes a mixture of housing typology (for example apartment, duplex, house) and site development works.

The Basin Street Flats site includes apartment units. The development will be tenanted from Dublin City Council's Housing Lists, in accordance with the scheme of allocations. The proposed development has been designed by the NDFA in consultation with Dublin City Council.

## 1.3 Structure of the Planning Report

This planning statement was prepared to accompany a Part 8 application for the development of 171 residential units, 294 sqm childcare facility, 1114 sqm community, arts and cultural space and 3676 public open space at a site c. 1.64 ha located at the site of Basin Street Flats, Basin View, Dublin 8.

- The report is structured as follows:
- It provides a description of the site and surrounding area, and of the proposed development.
- It outlines how the development complies with:
  - National policy
  - Regional policy; and
  - Local policy.
- It gives an overview of environmental matters, including ecology, environmental impact assessment and appropriate assessment.

## 2. SITE LOCATION AND CONTEXT

### 2.1 Site Location

The Part 8 site consists of the Basin Street Flats, Basin View, Dublin 8. The site is 2km southwest of O’Connell Bridge, 650m north of Coombe Women’s Hospital, 500m south of Heuston Station, abutting the eastern boundary of St. James’s Hospital. The St James’s Luas stop is c. 150m to the west of the site. In addition to nearby access to the Luas red line network at St James’s, the site avails of good public transport connectivity with a number of adjacent Dublin Bus routes. There is a wide range of facilities accessible within a short walk of the site. The surrounding area of Basin View is characterised by residential, educational and healthcare uses. Please refer to the Social Infrastructure Audit prepared by MacCabe Durney Barnes for further details.

The site is bounded by Basin Grove apartments and St. James Primary School to the south; Luas light rail line and St. James’ Hospital Campus to the west, Basin Street Lower/Ewington Lane and Mary Aikenhead House Flats to the north and Basin View Street/ Brandon Terrace to the east. Current vehicular and pedestrian access is from Basin View.

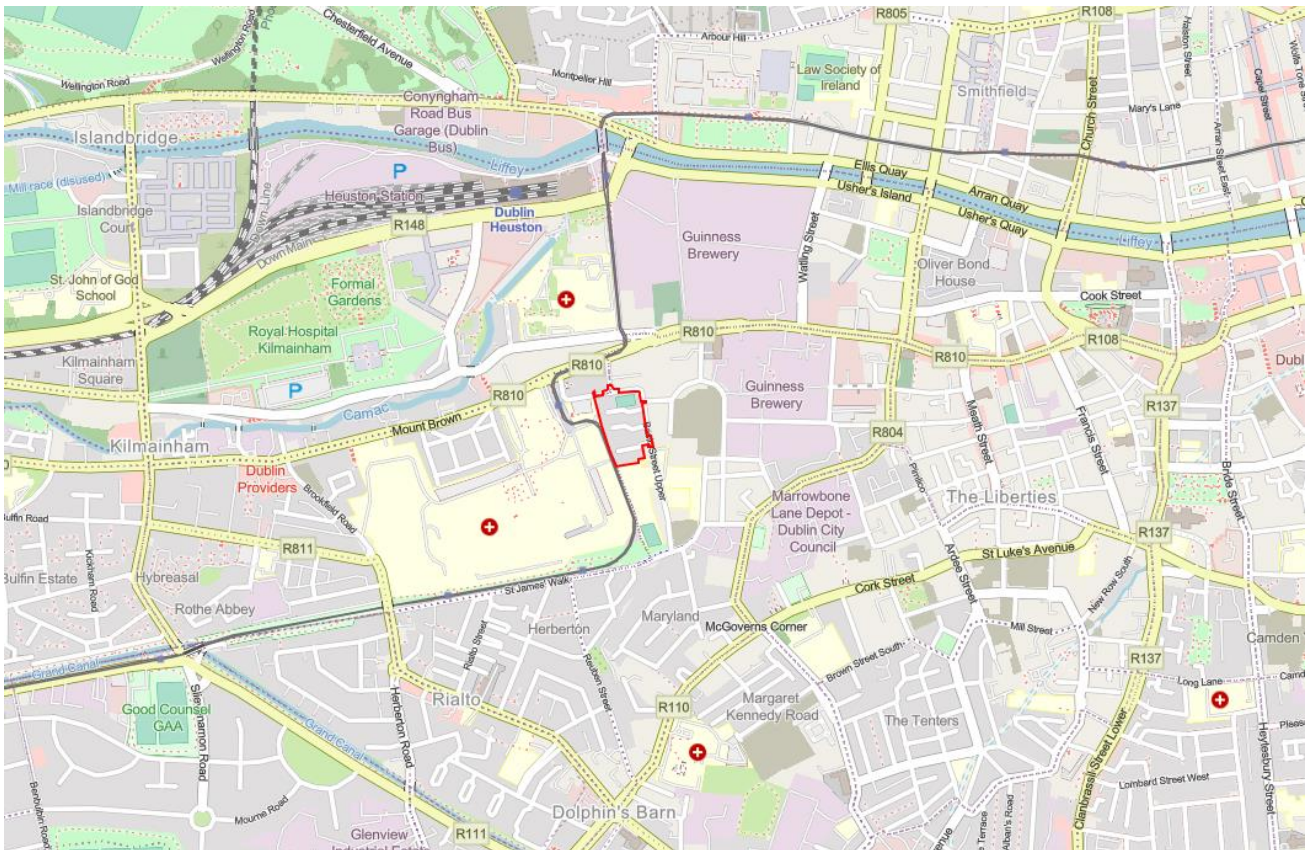


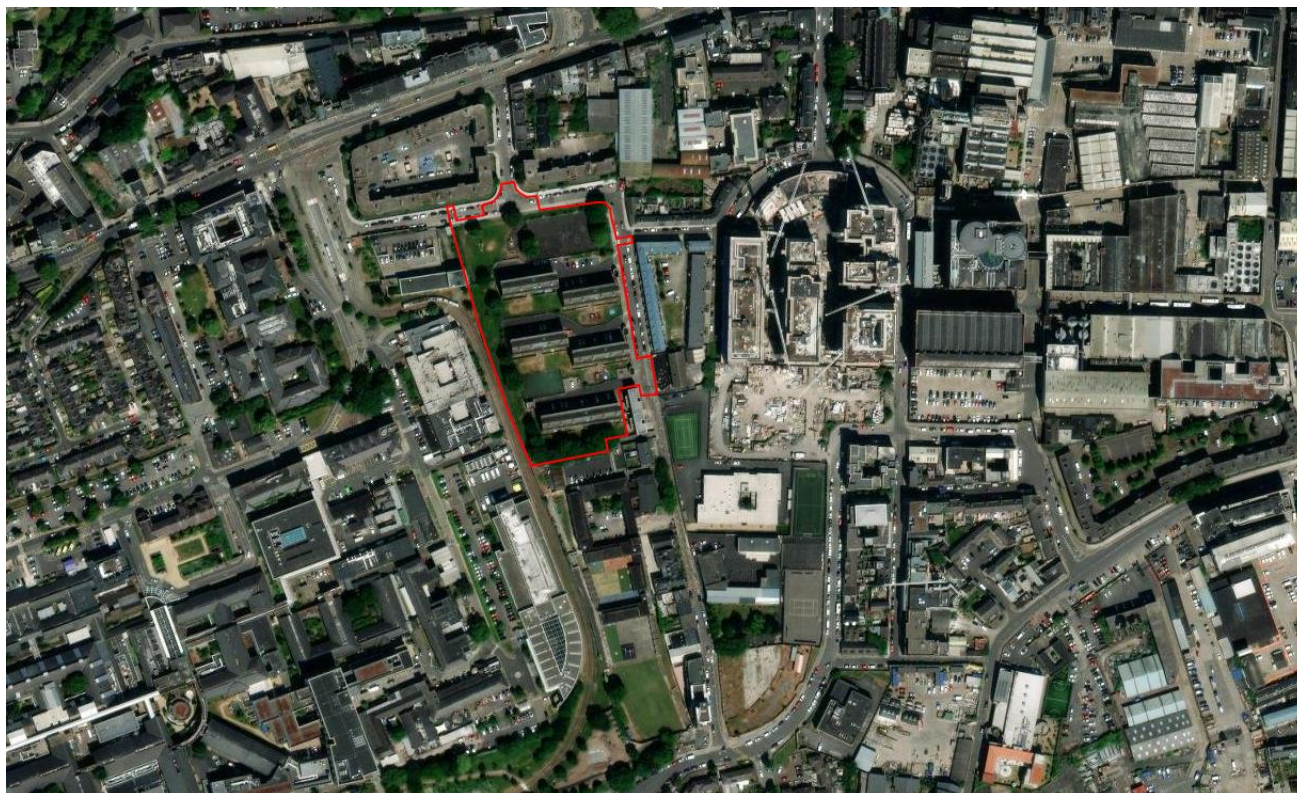
Figure 1: General Site Location

### 2.2 Site Description

The Part 8 site is c.1.64 ha and located at Basin View, Dublin 8. The site is currently occupied by 5 no. residential apartment blocks, surface car parking, and Oisín Kelly Park. Oisín Kelly Park is 0.422ha in area and accommodates a small hardstanding playing area and a grassed playground. The park is currently underutilised by the general public and the playground equipment and hardstanding playing area have been the subject of anti-social behaviour.

To the north of the site, the Mary Aikenhead House apartment complex is located, which is listed on the National Inventory of Architectural Heritage (Ref nos. 50080302 and 50080343). The blocks are 5 storeys in height. The apartment complex is rated of regional importance and of architectural, historical and social interest. The social housing complex is bound by Ewington Lane and Basin Street Lower. Towards the east of the site, along Basin View Street, there is residential accommodation and on-street car parking. The residential units range in height between 2 to 3 storeys. Further east of St James Avenue, the redevelopment of the Grand Canal Harbour site is ongoing. Also, along Basin View Street, in part, there is a school zone and adjacent to the development site is the We Tots Creche and Pre-School and Fountain Youth Projects. Towards the south east of the site is the Christian Brothers School, Canal Way Educate Together National School and residential units of up to 4 storeys about the site. To the south of the site is St James's Primary School and ranges up to 3 storeys in height. Towards the west of the site is the Luas red line and St, James's Hospital. Buildings immediately adjacent to the site range in height between 2 to 3 storeys.

The site boundary consists of a low rise wall along the northern boundary of the site. The western boundary consists of a wall separating the Basin Street Flats from the Mortuary, St. James Hospital and the Luas red line. The eastern boundary of the site consists of a low red brick wall with fencing. There are three vehicular access points to the site along Brandon Terrace and pedestrian access also is available at Basin View and Ewington Lane. The southern boundary of the site consists of concrete blocks separating the site from the St. James's Primary School car park.



**Figure 2: Site Context**

The site consists of 5 no. residential apartment blocks comprising 115 social housing units. Within the site there is also communal open space with 2 no. playgrounds and a basketball court. Surface car parking is provided for the apartment blocks. The 5 no. blocks are 5 storeys and have pitched concrete roofs with partly recessed balconies and masonry walls. At ground floor level, there is own door access and private open space to courtyard and stair towers are placed centrally within each block.





**Figure 3: Aerial View of the Existing Site Layout (Source: Coady Architects)**

The first edition OS map and the 25" map shows the site marked as city basin and was in use as a reservoir for drinking water. This dates to the 19<sup>th</sup> century. Proximate to the site was the nearby distinctly shaped harbour of the Grand Canal, and this harbour was the original terminus of the Grand Canal, until the main line canal was extended further east around Pearse Street to be closer to the ports and docks. This section of the grand canal remained and provided water and served as a vital transport network. The supply of water to the City Basin ceased in 1869 as the new high-pressure water supply from the Vartry scheme came into use. The former city basin was infilled in the 1960s and 70s along with the harbour. The flat blocks are constructed over this infilled basin. The site has been developed as the Basin Street Apartments in 1967.



**Figure 4: First edition OS Map for the site**

There is existing treelines in the north, west and south of the site. In total, 36 no. trees were recorded with 9 B Category trees, 21 C Category trees and 6 U category trees. A large proportion of the site consists of buildings, internal roads and parking spaces to the north of each building. There are small patches of scrub at various locations throughout the site, including the north western boundary and north and south of the all-weather pitch. Green space is also provided at the site and patches of dry meadow at the site.

### 2.3 Transportation

The site is located c. 150 metres to the east of the James’s Luas stop. This provides convenient access to the Luas red line connecting Tallaght to the Point. The site is approximately 84 metres to the south of James Street where the Basin Street Lower bus stop no. 1995 and the St. James Hospital bus stop no. 1994 is located. These bus stops are served by the G1, G2, 13, 123 bus routes. The G1 bus route begins at the Red Cow Luas stop and its terminus is at Spencer Dock. The G2 bus route travel between from Liffey Valley Shopping Centre and Spencer Dock. The no. 13 bus route travels from Harristown to Grange Castle. The no. 123 bus route serves travel between Walkinstown to Marino.

Further south of the site, along Brickfield Lane, c.540m from the site is Marion Villas stop no. 2379 and Brickfield Lane stop no. 2315. These bus stops are served by the no. 27, no. 56a, no. 77a and no. 151 bus routes. The no. 27 travels between Clare Hall and Jobstown. The no. 56a route serves travels between Ringsend Road and

Tallaght Square. The no. 77a provides travel between Ringsend Road and Citywest. The no. 151 travels between Docklands and Foxborough.

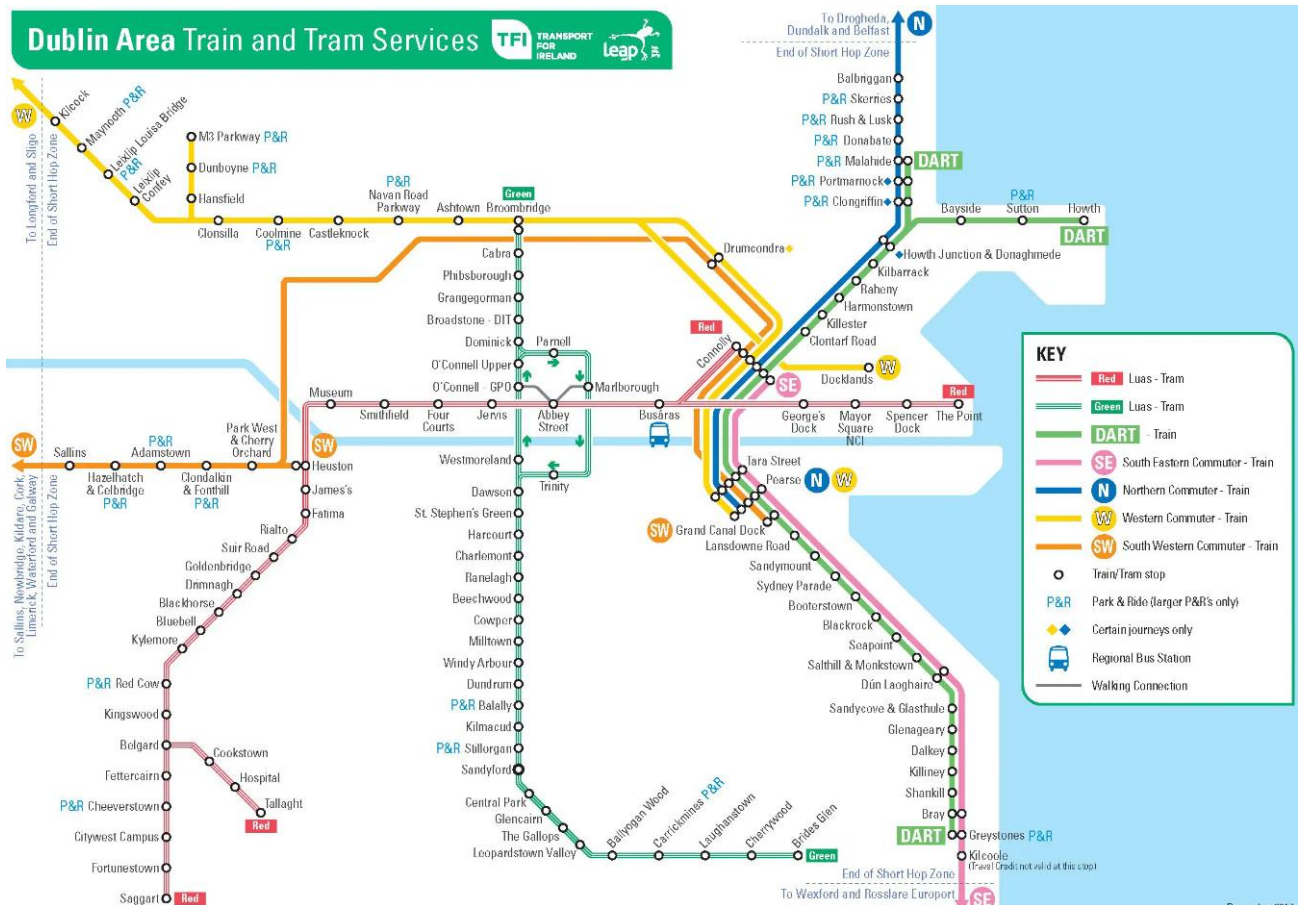


Figure 5: Existing Luas Line in the context of the Subject Site (Source: TFI, 2017)

### 2.3.1 Accessibility

A key priority of the Development Plan is to create sustainable neighbourhoods, with a range of households types and tenures located in close proximity to community facilities and services in order to deliver sustainable patterns of development in line with the principles of the 15-minute city. The below map illustrates the walkability of the site to surrounding neighbourhood centres, services and amenities, which will be expanded upon in this report.

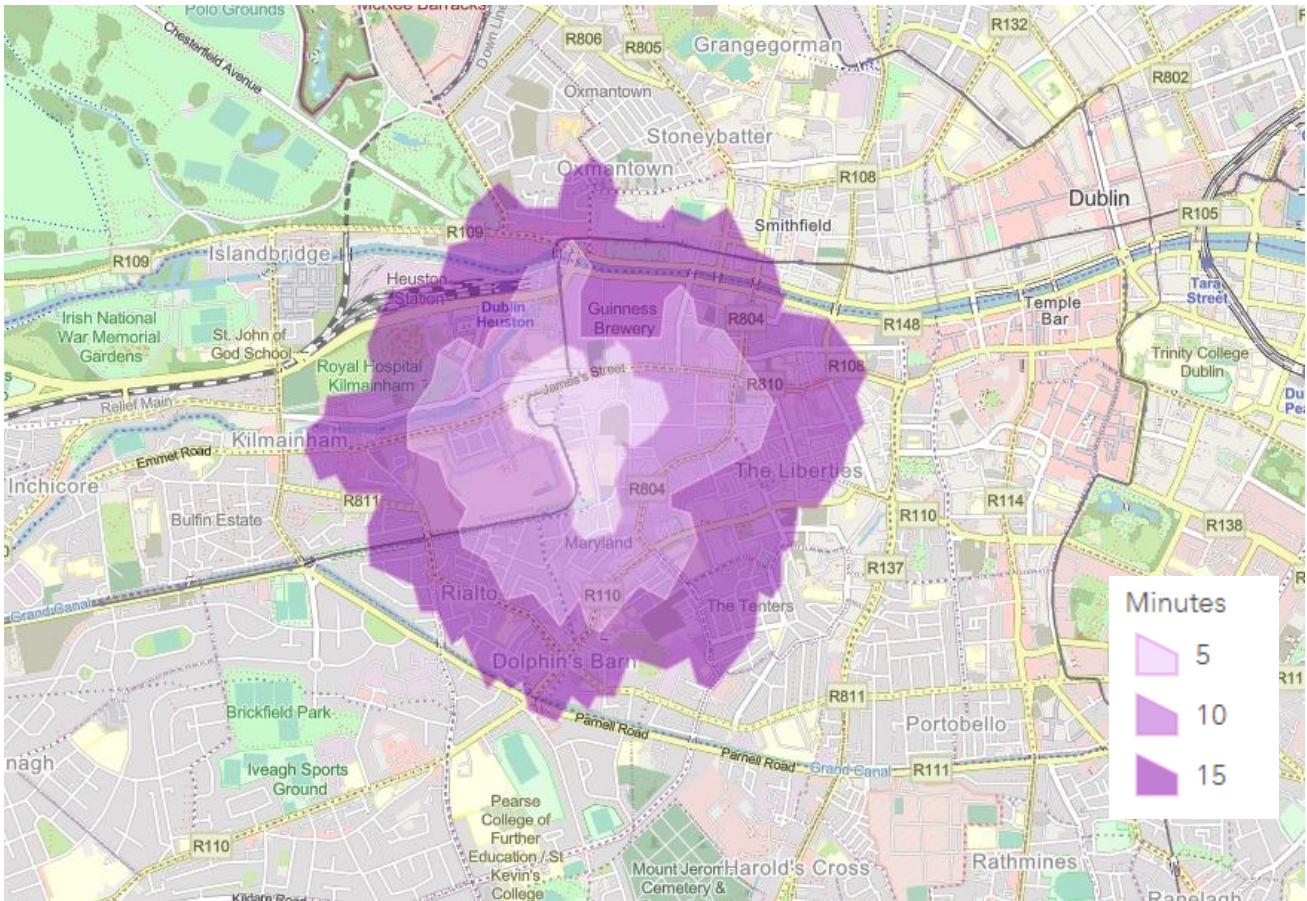


Figure 6: Walkability Patterns in 5,10 and 15 minute intervals (Source: ArcGIS)

### 2.3.2 BusConnects

The aim of Bus Connects is to enhance bus infrastructure by improving speed, efficiency and reliability along the 16 corridors, while providing enhanced walking and cycling facilities through the provision of dedicate cycle lanes that are separated from traffic as much as possible. The overall objective of the Bus Connects project is to support the development of a sustainable and integrated public transport system in the Dublin Region that enables the delivery of compact urban growth that is sustainable and supports a low carbon future.

The proposed revisions to the bus network under the BusConnects programme will result in the subject site having access to buses every 15 minutes during the weekdays from the James’s Street to the north with the G spine bus routes. The site also has access to the D spine routes located on Cork Street to the south of the site. The D spine consists of 5 bus routes. The D1 route runs from Clongriffin Station to Foxborough. The D2 route runs from Clanehall to Citywest. The D3 runs from Clongriffin Station to Deansrath. The D4 route runs from Santry to Ellensborough., The D5 route runs from Blunden Drive to Tallaght. These can be seen in the figure below.

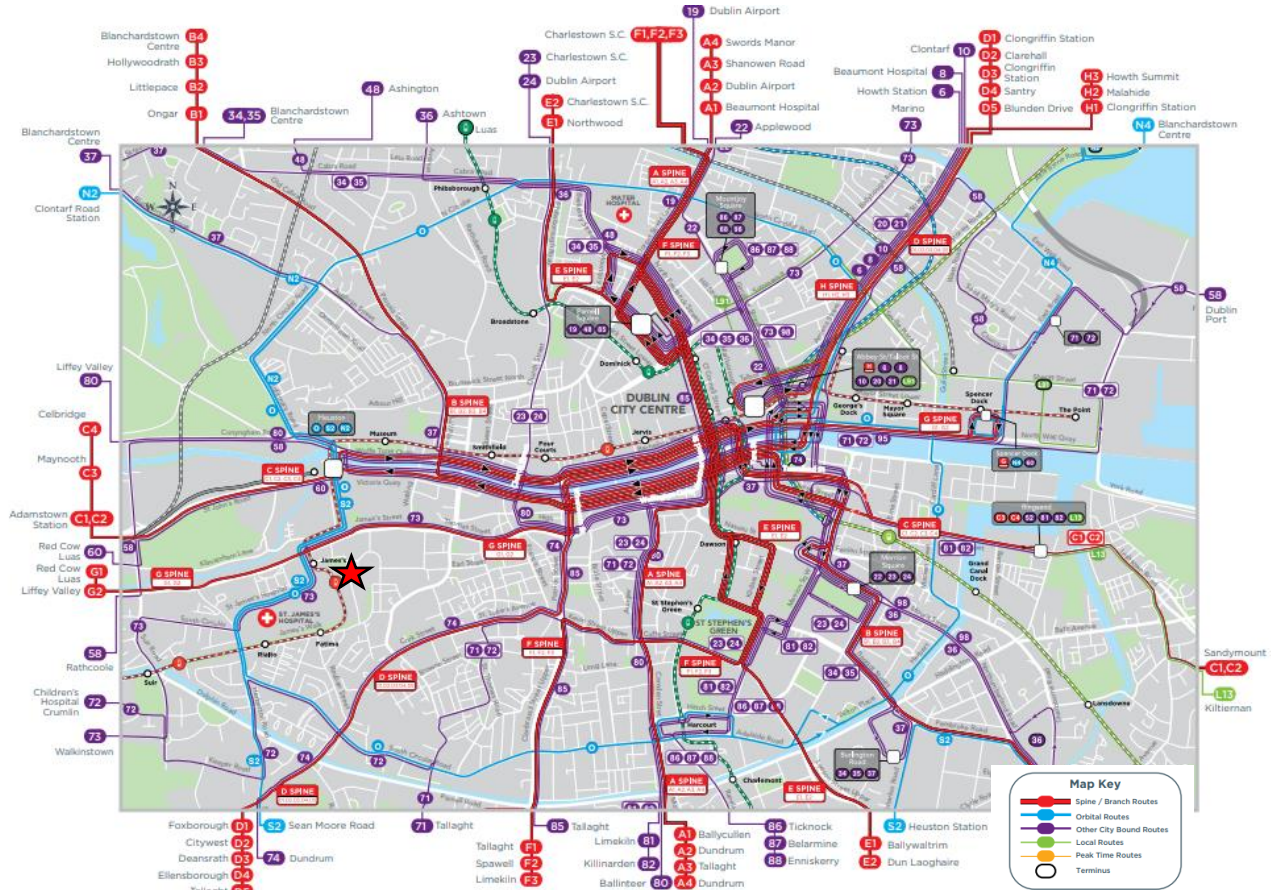


Figure 7: City Centre Area BusConnects Map (Source: NTA, 2022)

### 2.3.3 Cycling

Improved cycling facilities are proposed as part of the proposed Bus Connects Core Bus Corridor project along Cork Street and Thomas Street. The NTA have revised the Greater Dublin Area Cycle Network Plan in January 2023. The proposed network for the city centre can be seen in the figure below and a segment of the plan that is relevant to the subject site can be seen in the following figure. The subject site will link to the Bus Connects cycling infrastructure via the proposed Feeder route on Basin street onto the secondary route on James Street.

The subject site fronts onto Basin Street upper and lower. Both streets are proposed feeder routes. These will link to the aforementioned primary routes but will also link the subject site to Cork Street. There is a Dublin Bike stand c. 115 metres to the east of the site at Grand Canal Place. This and the dockless bike share services of Bleeper and Moby can be accessed throughout the city at installed Sheffield stands. These services will provide convenient access to the existing cycling network in the city centre.

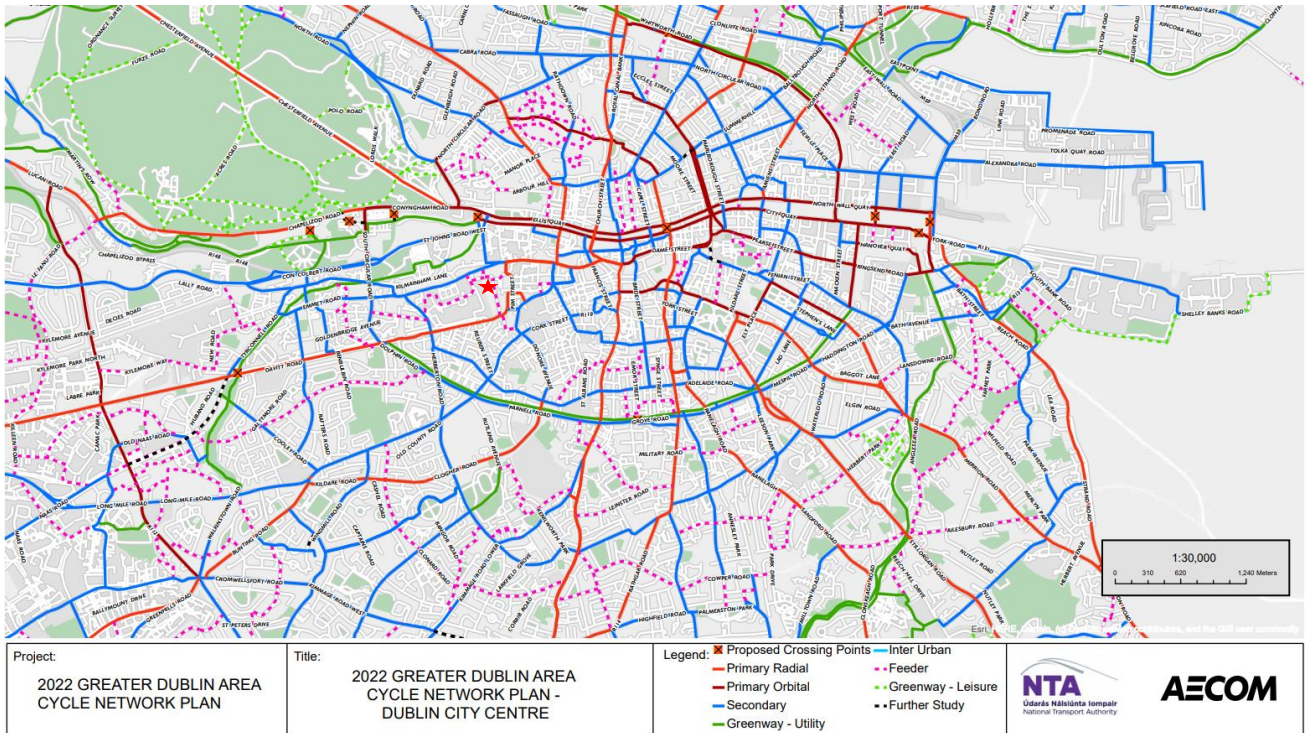


Figure 8: Proposed Greater Dublin Area Cycle Network Plan, site identified by red star (Source: NTA)

## 3. PLANNING HISTORY

### 3.1 Subject Site

There is no planning history on the part 8 site.

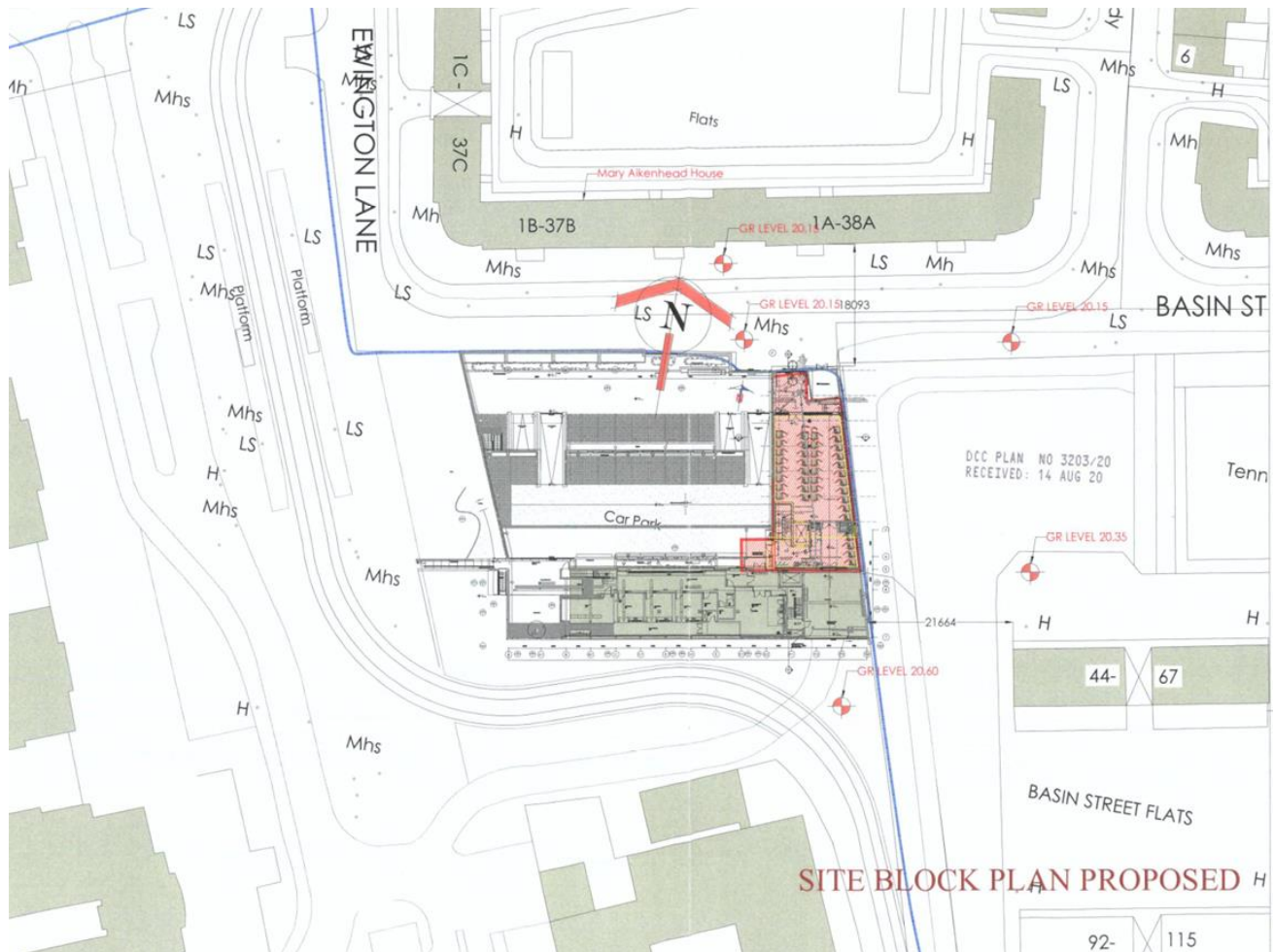
### 3.2 Surrounding Area

There is a rich planning history in the immediate vicinity of the site. The most relevant applications are presented below.

PA. Reg. Ref. 3201/20: The permitted development consists of a 4 storey, 1072 sq. m., 14.02 metre high infill to vacant yard and extension to the north of the existing mortuary building to serve as a bio-bank process storage unit accommodated over 2 floors with the additional 2 floors allocated to associated laboratory and administration functions; included will be a louvered open plant area 140 sq. m. at roof level, a further 2.7 metres high, all to match the existing building finishes; plant equipment and all other site development works, above and below ground required to facilitate the development, all located adjacent the north eastern boundary of the hospital campus. Vehicular access will be through the north entrance gates from Ewington Lane.

A cover letter submitted from St. James Hospital with the application notes that the proposed development is now urgently required to provide the Bio Bank or Bio-Resource storage capacity for clinical research related to a number of national healthcare demands, including but not exclusive to Cancer pathology research, Covid 19 immunology research and provision of patient registry and biobank at St. James Hospital. The ground and first floor of the proposal are proposed to accommodate the bio-bank process storage unit with a number of freezer units while the second and third floor are proposed as laboratory and administration office functions. The height of the structure at 14.02m is higher than the existing Mortuary building but can be accommodated on the site.

The proposed development was granted permission on 18<sup>th</sup> November 2020. However, it is noted that the development has not commenced to date. The grant of permission will expire 01/01/26. A copy of the Site Plan is extracted below.



**Figure 9: Permitted Site Plan**

The permitted development is located along the shared boundary of the site, with no windows proposed on the east facing elevation of the building with two recessed light wells. The subject Part 8 application has been designed to respect the permitted development, with the proposal set back from the boundary and the windows/ balconies are set back from the light wells.

ABP Ref. 314056: An application for the Liffey Valley to City Centre Core Bus Corridor Scheme was submitted by the NTA in 2022. The proposed scheme extends over a distance of 9.2km from the new Liffey Valley Shopping Centre bus interchange at its western end to High Street in the city centre to the east. The proposed scheme will travel over distributor roads from the shopping centre before continuing over the M50 and alongside residential areas on both sides of the road at Palmers Drive and Coldcut Park. The proposed scheme then passes Cherry Orchard Hospital and Cherry Orchard Industrial estate and through residential areas to the west of Ballyfermot. The route continues through Ballyfermot civic centre, then past school grounds and Markievicz Park, a pitch and putt course and GAA pitch along the R833. The route travels along James’s Street and Bow Lane West, north of the site.



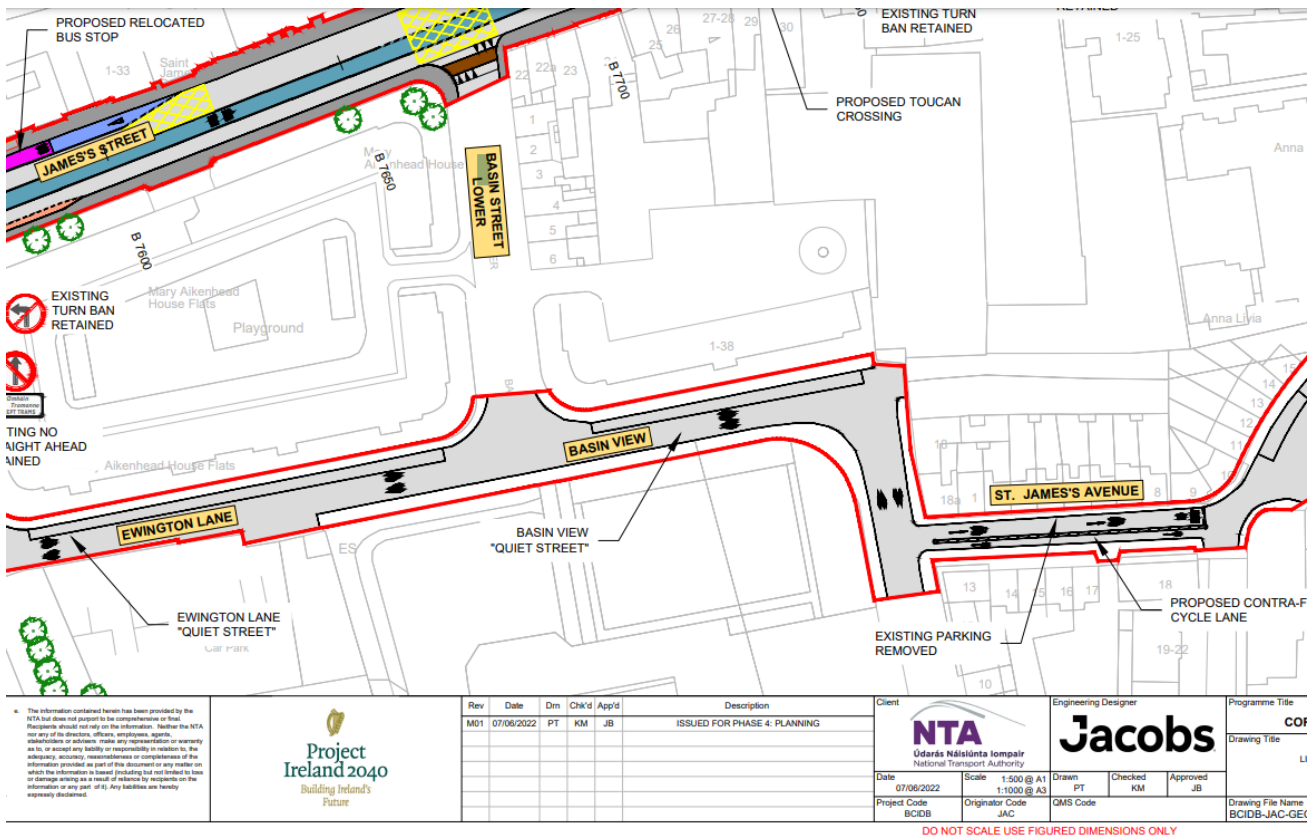


Figure 10: Preferred Route along Ewington Lane and Basin View (Source: NTA)

A “Quiet Street” is proposed along Ewington Lane and Basin View, which seeks to promote cyclist priority ahead of vehicular movement. As part of the proposed development, it is intended to deliver junction improvements to the intersection between Ewington Lane, Basin Street Lower, Basin View and the new access point to the subject site along the northern frontage of the site. The existing T-Junction will become a crossroads and this is discussed further within this report.

PA. Reg. Ref. 3209/19: Mixed use development comprising 550 build to rent apartments along with retail, medical, cafes, restaurants, childcare facility and co-working spaces. Buildings height range from three storeys to thirteen storeys over basement. The application was granted on 7<sup>th</sup> January 2020. The permission has been amended by PA. Reg. Ref. 2514/20, 2765/20 and 3405/23.

PA. Reg. Ref. 2777/21 and ABP Ref. 311019: Immediately west of the site at the Eir Exchange, junction of James’s Walk and Forbes Lane, the proposed development submitted by Eir consisted of the construction of 18m high telecommunications monopole and associated equipment. Following an appeal to An Bord Pleanála, the development was granted permission on 17<sup>th</sup> January 2022.

PA. Reg. Ref. 2205/19 and ABP Ref. 304331: Development consist of 28 no. build to rent units located on Long’s Place. Following an appeal to An Bord Pleanála, the development was granted permission on 30<sup>th</sup> August 2019.

ABP Ref. 300184: A Strategic Housing Development was submitted to An Bord Pleanála by Cairn Homes located at The Donnelly Centre, Cork Street Dublin 2. Development consisted of 399 student accommodation bed spaces with associated ancillary services and a retail/ café unit with frontage onto Cork Street and Brickfield Lane. The development was permitted on 27<sup>th</sup> February 2018.

ABP Ref. 308162: A Strategic Housing Development was submitted to An Bord Pleanála by Alphabet ABC Properties Limited in 2020 at The Old Glass Factory and no's 113-117 Cork Street and no's. 118-122 Cork Street, Dublin 8. The proposed development comprised the demolition of existing buildings and construction of 397 no. bedspace build to rent shared living residential development and associated site works.

PA. Reg. Ref. 3843/19: An application was submitted by Canal Way Educate Together, Basin View, Dublin 8 and granted permission on 28<sup>th</sup> January 2020. The permitted development will consist of: 1) the demolition of the existing cycle shelter to the north of the site; 2) the provision of a new temporary, two storey prefabricated block - approx. 475 sqm total area - comprising 6 no. mainstream classrooms, ancillary accommodation and sanitary facilities with obscured glazing to the windows on the first floor northern elevation; 3) the repositioning and widening of the entrance gates from Basin View and; 4) all associated site and drainage works.

PA. Reg. Ref. 3344/24: The proposed development consists of a change of use of areas at ground floor of 'The Brickworks' student accommodation development from educational use to student accommodation, to provide 38 no. additional student accommodation bedspaces in 6 no. clusters (1 no. 3 bed cluster, 1 no. 5 bed cluster, 1 no. 6 bed cluster, and 3 no. 8 bed clusters).

PA. Reg. Ref. 302149 and ABP. Ref. 3853/17: An appeal was lodged to An Bord Pleanála in respect of development at 43-50 Dolphin's Barn Street. Permission was subsequently granted on 24<sup>th</sup> October 2018. The development consisted of the demolition of existing structures and the construction of a part 4 to 7 storey residential/ retail building, stepped down to 3 storey to the rear, over basement and ground floor retail and car park with 1 no. retail unit at ground level and 70 no. apartments from first to sixth floor level. At the same site, a Strategic Housing Development was lodged under ABP Ref. 312295 on 21<sup>st</sup> December 2021. The application consisted of the demolition of buildings, construction of 116 no. build to rent apartments and associated site works. The case was due to be decided by 20<sup>th</sup> April 2022; however, a decision is still outstanding.

PA. Ref. Ref. 4758/18: Proposed development comprised an extension to provide 10 no. additional apartments to an existing development of a 28 no. apartment block ranging from 4 to 7 storeys in height over a basement. The development is located at the Hops, 9B/10, Basin View, Dublin 8. The application was granted permission on 27<sup>th</sup> March 2019.

PA. Reg. Ref. 3417/17: At the Guinness Storehouse, St James's Gate, Dublin 8, DCC granted permission on 19<sup>th</sup> October 2017. Permitted development includes an extension to the west of the Gravity Bar located at the roof top of the Guinness Storehouse, provision of a 4 storey building referred as the Hub building to provide staff facilities and storage space, internal modifications to the Storehouse building and provision of a packaged boiler plant north of the hub building.

PA. Reg. Ref. 4588/22 consists of a development at a site of 4.58 ha at the existing Guinness Brewery lands. The development consists of the redevelopment and repurposing of the existing Guinness Brewery Lands to the south of James Street and Thomas Street to accommodate a mixed use development to be known as the Guinness Quarter. The development includes 2 no. hotels, commercial office buildings, 336 residential units (including some build to rent), market hall, foodhall, retail/ café/ restaurant/ public house/ bar use, community uses and extensive public realm and landscape squares. The development was granted permission on 2<sup>nd</sup> August 2023.

VS-0028: The vacant site ley applied to lands at Grand Canal Place, Long's Place, Bond Street, Dublin 8.

## 4. SITE SELECTION AND CONSIDERATION OF ALTERNATIVES

### 4.1 Site Selection

The subject land is in the ownership of Dublin City Council and therefore can efficiently meet some of the demand for social housing arising in Dublin City centre. The Dublin 8 area has experienced significant growth in recent years with numerous large scale housing development granted. The wider area is undergoing significant regeneration and densification of underutilised sites that should see a corresponding increase in local population that will support local services and facilities. There has been a push at all levels of planning policy to reuse brownfield and infill sites in central locations, so as to promote compact growth. Site selection was restricted to consideration of that land in the ownership of Dublin City Council, and which could be adequately serviced and integrated to provide much needed social housing.

The site is located within the boundary of the Strategic Development and Regeneration Area (SDRA) Liberties and Newmarket Square 15. The SDRA lands are critical to the core strategy of the City Development Plan. All SDRAs have been examined to determine capacity for future housing growth, taking into account sustainable densities. It is considered that these areas are capable of delivering significant quantities of homes and employment for the city. Under Table 2-8 Core Strategy and Settlement Hierarchy, the character and general density applied would be mixed use with a planned residential yield of 2,500 units and an estimated population of 5,000 persons. The site has also been earmarked for development under the guiding principles map of the SDRA 15.

Site selection has taken a plan-led approach to development having regard to the residential zoning provisions in the Dublin City Development Plan 2022-2028 (CDP). The site is zoned Z1 Sustainable Residential Neighbourhood and Z9 Amenity/ Open Space Lands/ Green Network. Having regard to the above, there are no impediments to proceeding with the site.

The site located in an established neighbourhood of the Liberties, in close proximity to shops and community facilities, Luas line and several bus stops. It is ideally located to meet the principles of the 15-minute City as envisaged in the Dublin City Development Plan 2022-2028.

### 4.2 Consideration of Housing Tenure and Types

The provision of social housing on this site will facilitate diversity in tenure and facilitate housing mix in the City Centre. This area of Dublin City has undergone significant development in recent years. However, much of it has consisted to date of student accommodation, which is, by nature, more transient and medium term. Providing permanent homes in this area will sustain public services in the area, while also delivering a creche, high-quality public open space and community, arts and cultural space.

The area is dominated by private housing with over 72% either rented or owned according to the 2022 census of population<sup>1</sup>. Just 19% of the housing stock consist of housing rented either from the local authority or from a voluntary body. With the provision of 171 units, the share of social housing in the overall stock in the area would rise from c.19% to c.20%. Taken cumulatively with a nearby concurrent Part 8 application at Forbes/ Marrowbone Lane, this would give rise to a percentage increase of 21%.

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<sup>1</sup> Using data extracted in relation to the South West Inner City Local Electoral Area

The site is located in area L of the Council's Housing Waiting List. Data from October 2023, shows that there are 32 households requiring band 1 housing (the highest priority), 465 in band 2 and a further 398 in band 3, or a total of 895 households. A further 1357 are on the transfer waiting list for area L. With a combined total of 2252 households, there is a strong demand for accommodation in the area. It is also important to note that around 604 of these households have been on the list for over ten years.

Importantly, the housing waiting list for area L shows strong demand for one-bed units, with 80% of the list requiring a one-bed unit. Similar observations are made in relation to the transfer list, with 53% of the list seeking a one-bed unit. In this regard, the proposed development will positively respond to housing need in the area. The site is located in one of the two sub-City Housing Needs and Demand Assessment (HNDA), the Dublin 8 HNDA. Under table 37, the Development Plan states that '*Council Part 8 or Part 10 residential schemes may propose a different mix having regard to the specific needs of the Housing & Community Services Department.*' Therefore, on review on the needs identified for area L, the proposed mix is acceptable.

The site is located in the City Centre and therefore is located close to a range of facilities and public transport. In the Core Strategy, the CDP puts the emphasis on compact growth and supports the sustainable development of brownfield and infill sites. This reflects the contents of the Apartment Design Guidelines which recognise in section 2.3 that a greater proportion of housing should take place within the existing built-up footprint of cities, with a brownfield and infill sites playing an important role. It is therefore considered that the provision of apartments at the Basin View site to be appropriate and fully compliant with the provisions of national, regional and local policy and will support a diversification of the housing stock, particularly the tenure.

### 4.3 Consultation

DCC Housing Department with the Project Architects and Local Area Office held a public information session on the 16<sup>th</sup> November 2023 and 9<sup>th</sup> May 2024. The consultations were well attended by residents in the community. The Design Team considered all issues raised during the consultation event as part of the design process.

## 5. CONSIDERATION OF DESIGN

Much consideration has been given to the design process of the scheme with many alternative options explored to achieve a feasible scheme to deliver on the site. Currently, the site is occupied by 5 no. social housing apartment blocks which contain 115 units. A clear strategy of the site was to deliver increased and better quality accommodation and external spaces.

Oisín Kelly Park is also located at the site, which is in dilapidated condition and underutilised by residents and surrounding community. A key consideration of the scheme was to improve the quality of public open space at the site. A variation to the Dublin City Development Plan was adopted to facilitate the rezoning of lands. The Z9 lands were initially located at the north of the site, and following a variation process to the Development Plan, two zoning variations were adopted for the lands. The rezoning of these lands will facilitate the layout and design of the scheme with a particular focus on providing a high-quality residential development, creating a sense a place for its residents whilst integrating into the existing built environment.

Given there are 5 no. existing blocks at the site, a feasibility study with a number of options was prepared by DCC to inform the design approach selected. The feasibility study included several options of new build and reuse of blocks, minimal energy retrofit, deep retrofit and extension, deep retrofit and new build and new build. Each option assessed key consideration such as total number of units, density, car parking allocation and plot ratios to assist in considering the redevelopment potential of the site. Please refer to section 3.11 of the Architecture Design Statement for an overview of the options explored. Following much consideration of social, environmental and economic considerations, it was determined that the deep retrofit and new build option was the most suitable and viable option to enable the regeneration of the site and deliver high-quality residential units and community uses that are fit for purpose.

The feasibility study undertaken by DCC showcased that a deep retrofit and new build option at the site would optimise the development potential and achieve a high-density development at the site which conforms with the SDRA 15 guiding principles for the development of the site. The retrofitting and new build option presents an opportunity to regenerate the site while also preserving part of the existing built fabric of the site. The new buildings proposed will define a strong urban edge along Basin View and Basin Street Lower/ Ewington Lane, while also delivering a new creche and community, arts and cultural space at the site that can be accessed by residents and the surrounding community.

## 6. PROPOSED DEVELOPMENT

### 6.1 Project Description as per Public Notices

The proposed development is described as follows in the public notices.

Notice is hereby given of the construction of 171 apartments at a site of c.1.64 ha at Basin Street Flats, Basin View, Dublin 8. The site is bounded by Basin Grove and St. James Primary School to the south; Luas light rail line and St. James' Hospital campus to the west, Basin Street Lower/Ewington Lane and Mary Aikenhead House Flats to the north and Basin View Street / Brandon Terrace to the east; which will consist of the following:

- The demolition of four existing Basin Street Flats residential blocks; Building 1 (nos. 20-43), Building 2 (nos. 44-67), Building 3 (nos. 68-91) and Building 4 (nos. 92-115), ancillary structures, boundary walls and railings and site clearance works and renovation of one existing Basin Street Flats block (Building 5 nos. 116-151);
- Construction of 171 no. apartment units in three apartment blocks (Block A, Block B and Block C) comprising 171 residential units (83 no. 1-bed, 71 no. 2-bed, 13 no. 3-bed and 4 no. 4 beds);
  - Block A ranges from 4- 8 storeys with 48 units (17 no. 1-bed, 28 no. 2-bed, 3 no. 3-bed)
  - Block B ranges from 4 -8 storeys with 81 units (28 no. 1-bed, 39 no. 2-bed, 10 no. 3-bed, 4 no. 4 bed)
  - Block C is 5 storeys (renovation block) with extension to western gable with 42 units (38 no. 1-bed, 4 no. 2-bed)
- 382 bicycle parking spaces;
- 55 car parking spaces, which includes provision of 51 residential and 4 non-residential car parking spaces (2 creche and 2 community, arts and cultural car parking spaces);
- Provision of a childcare facility of 294 sq.m. at ground floor of Block A;
- Provision of 1114 sq.m. community, cultural and arts space comprising 516 sq.m. internal space at ground floor of Block B and 598 sq.m. external space, which includes a 468 sq.m. amphitheatre and 130 sq.m. space located externally at Block B;
- Relocation of public open space to a new central area of 3767 sq.m. (in place of Oisín Kelly Park) and 2748 sq.m. of communal open space;
- Two vehicular access/ egress points are proposed from Brandon Terrace/ Basin View Street and from Basin Street Lower/ Ewington Lane;
- Existing bollards and line marking fronting Wee Tots Creche Pre-School and Fountain Youth Project at building 2A Basin Lane along Basin View/ Brandon Terrace to be removed and replaced with paving, extension of kerb and flexible bollards;
- Boundary treatments, landscaping and public realm works, public lighting, site drainage works, new internal road layout, traffic calming raised table and pedestrian crossing points, footpaths, ESB substation and meter rooms, stores, bin and cycle storage, plant rooms; and
- All ancillary site services and development works above and below ground.

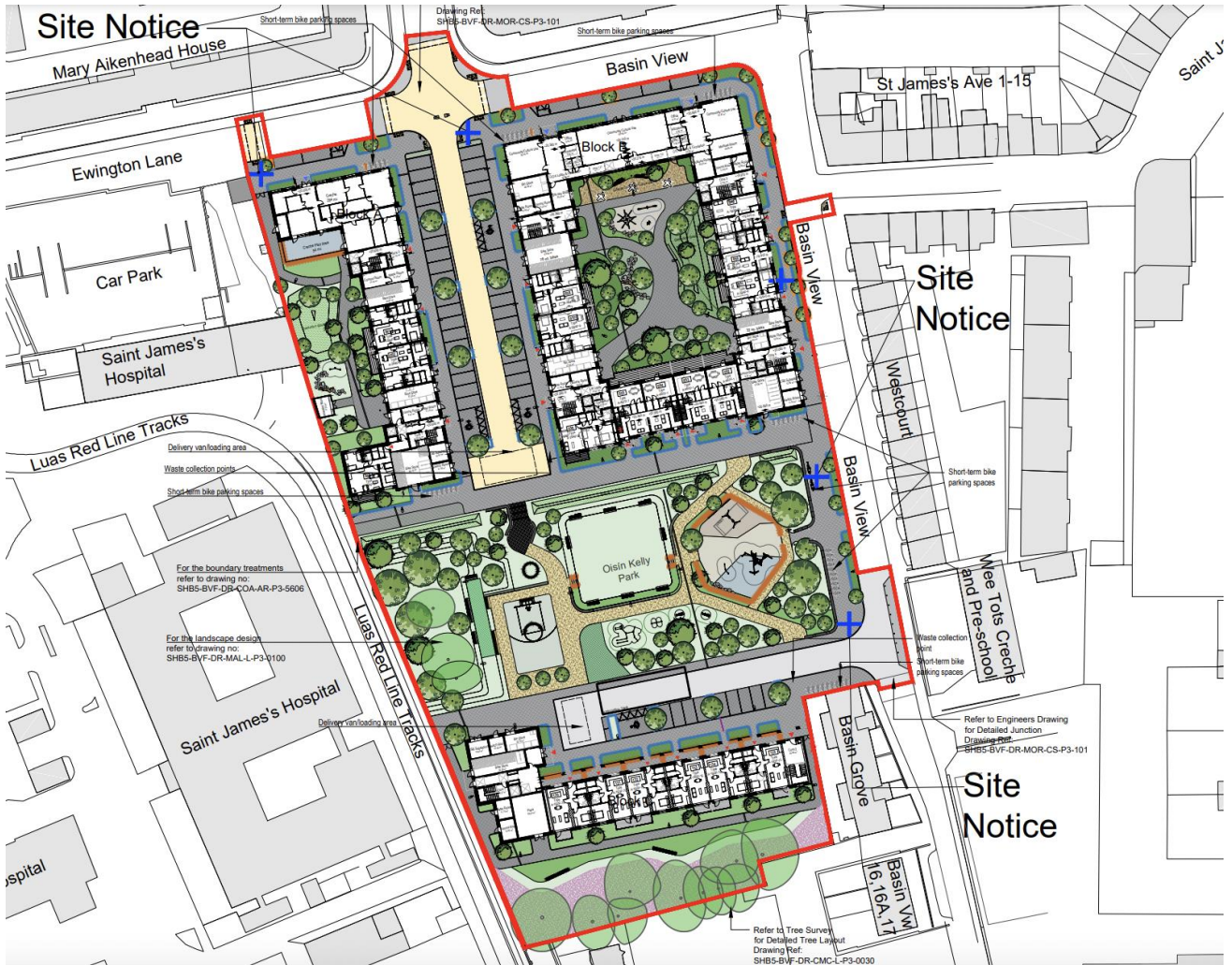


Figure 11: Site Layout (Source: Coady Architects)

## 6.2 Detailed Description

A detailed description of the proposed development is outlined in this section.

Table 1: Proposal Details

Development Parameters	Summary
Parameter Site Proposal	Gross site area: c.1.64 ha Net site area (excludes proposed junction and road improvements): c.1.57 ha
No. units	171 apartment units (83 no. 1 bed, 71 no. 2 bed, 13 no. 3 bed and 4 no. 4 bed)
Non-residential uses:	294 sqm creche

Development Parameters	Summary
	1114 sqm of community, arts and culture space comprising 516 sqm internal space and 598 sqm external space
Density	Gross density: 104 uph Net density (excludes Z9 lands and the public roads of Ewington Lane, Basin Street Lower, Basin View/Brandon Terrace): 149 uph
Plot Ratio	1.19
Site Coverage	54%
Dual Aspect	126 units (73.7%)
Car Parking Overall	55 car parking spaces (51 no. residential car parking spaces and 2 no. creche and 2 no. community/ arts and cultural car parking spaces)
Bicycle Parking Overall	382 bicycle spaces (284 long term and 98 short term)
Height	4 to 8 storeys
Public Open Space	3767 sqm
Communal Open Space	2748 sqm

The breakdown of the overall residential unit types is as follows:

Unit Type	1 bed Apartment	2 bed Apartment	3 bed Apartment	4 bed Apartment	Total
No. of units	83	71	13	4	171
% of Apartments	49%	42%	8%	2%	100%

### 6.3 Design Rationale

The guiding principles of the regeneration of the site as outlined in SDRA 15 have been followed in designing a high-quality scheme to strengthen the function and urban character of the Basin View area.

The most effective option to the redevelopment of the site is to deliver two new build blocks referred to as Block A and B and to deep retrofit an existing linear block to the south of the site, which is referred to as Block C. The total number of homes delivered would be 171 units. The proposed housing accommodation reflects the current and projected housing needs.

The layout of the scheme has been particularly derived from the applicable zoning at the site and the guiding principles of the SDRA for the site. This, in turn, subdivides the site into three distinct areas. The northern portion of the site consisting of the demolition of existing blocks 1 and 2, and 2 new blocks are proposed with residential



units and community, arts and culture and creche uses at ground floor as well as associated surface carparking. The centre of the site includes demolition of existing blocks 3 and 4, and relocation and significant enhancement of Oisín Kelly Park. While to the south of the site, the existing block 5 will be retained, deep retrofitted and extended.

The scale of the scheme is intended to respect and integrate positively with the existing streetscape. The scheme aims to foster a vibrant urban neighbourhood streetscape with creche and community, arts and cultural uses at ground floor extending to the relocation of Oisín Kelly Park to the centre of the site which will create vibrancy and vitality at the site and high quality homes at ground floor and above ground floor level providing passive surveillance to the proposed public open space and communal open space.

The relocation of the Oisín Kelly Park is proposed, which accords with the zoning provisions of the Development Plan as varied and adopted by the City Council. The new location of the public open space opens the potential for north south connection through the site and permeability across the site and to adjoining developments ongoing at Grand Canal Harbour and Long Place. All apartments blocks have clearly defined communal and private open space.

## 7. PLANNING POLICY

### 7.1 National Policy

#### 7.1.1 National Planning Framework

The National Planning Framework (NPF) guides national, regional and local planning decisions until 2040 as the high-level strategic plan for shaping the future growth and development. The National Strategic Outcomes are expressed as follows:

1. Compact Growth
2. Enhanced Regional Accessibility
3. Strengthened Rural Economies and Communities
4. Sustainable Mobility
5. A Strong Economy, supported by Enterprise, Innovation and Skills
6. High-Quality International Connectivity
7. Enhanced Amenities and Heritage
8. Transition to a Low Carbon and Climate Resilient Society
9. Sustainable Management of Water, Waste and other Environmental Resources
10. Access to Quality Childcare, Education and Health Services

The NPF states that carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places in which people can live and work.

National Policy Objective (NPO) 3a of the NPF states that it is a national policy objective to "*deliver at least 40% of all new homes nationally within the built-up envelope of existing urban settlements*". The application site is located in built-up envelope of Dublin City.

National Policy Objective 3b seeks to "*Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.*" The proposed development accords with objective (3a and 3b) in the provision of new social homes within an urban context.

National Policy Objective 4 states "*ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being*". The proposed development accords with this objective and will provide a defined strong urban frontage on Basin View Street. The proposed layout caters for the passive surveillance of communal open space and public open space. It includes 1190 sqm of community, arts and cultural space which will serve both prospective and existing residents to allow for the creation a cohesive community in the development.

National Policy Objective 33 seeks to "*Prioritise provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location*".

Given the city centre location, the provision of 171 homes at the Basin Street Flats is considered adequate.

National Policy Objective 34 aims to "*Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time*".

The proposed development accords with this policy and the scheme provides for homes that includes 66 no. universally designed units.

National Policy Objective 35 aims to *“Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or self-based regeneration and increased building heights.”*

The proposed development has a density of 149 uph with heights ranging from 4 to 8 storeys. The proposed height is aligned with recently permitted heights in the area. The proposed development includes the retrofitting of an existing flat complex and the redevelopment of the site following demolition works of the remaining 4 no. flat complex buildings. The existing blocks at the site are in poor condition, in addition to the external spaces at the site. It was considered that the most effective form of development at the site is deep retrofitting and new build. The proposed development is therefore considered to positively respond to the objective.

In summary, the proposed development is a city centre location with a wide range of amenities and transport options within easy reach. The proposed redevelopment of the Basin Street Flats is aligned with the policies and objectives of the NPF.

### 7.1.2 Climate Action Plan 2024

The Climate Action Plan 2020 is the roadmap to deliver on Ireland’s climate ambition. It takes account of the legally binding economy-wide carbon budgets and sectoral ceilings that were agreed in 2022. The plan reiterates the targets set out under the Climate Action and Low Carbon Development (Amendment) Act 2021 which seeks a reduction of 51% on GHG emissions by 2030 compared to 2018 levels and to achieve climate neutrality by 2050.

In relation to the decarbonisation of housing, the plan identifies Key Performance Indicators (KPI) and abatements, the former serving as a key metric. The following themes and associated KPIs are relevant:

Theme	2025 KPI	2025 abatement (vs 2018 MtCO <sub>2</sub> eq)	2030 KPI	2030 abatement (vs 2018 MtCO <sub>2</sub> eq)	2031-2035
Standards and Regulations	All new dwellings designed and constructed to NZEB standard.  170,000 new dwellings using a heat pump.	0.3	All new dwellings designed and constructed to NZEB standard.  280,000 new dwellings using a heat pump.	0.4	Minimum Energy Performance Standards for all dwellings

All units provided will be to the appropriate standards. Please refer to Climate Action Energy Statement, Sustainability & Part L Report accompanying this application.

In addition, the plan considers the recommendations of the Climate Change Advisory Council which particularly note the need to shift away from car dependency through the consideration of land use and housing policy. It also considers the need to colocation or proximity with transport.

The proposed development will help to achieve the targets set by the Climate Action Plan 2024 in the following ways:

- The provision of high residential density and in accordance with the NPF providing for compact growth in close proximity to existing community facilities and amenities.
- The application site is within walking and cycling distance to Luas line and BusConnects route. The provision of additional residential and community uses in this location will support the existing public transport serving the area and will make the provision of further public transport options (such as increased frequency of services) viable.
- The development includes deep retrofitting of the southern block.
- Bicycle parking storage has been provided.

The proposed development therefore accords with the Climate Action Plan 2024.

## 7.2 Ministerial Guidelines

A number of national planning guidelines may be considered.

- Guidelines for Planning Authorities on Childcare Facilities (2001)
- Delivering Homes, Sustaining Communities (2004) and the accompanying Best Practice Guidelines – Quality Housing for Sustainable Communities (2007)
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)
- Urban Design Manual – A Best Practice Guide (2009)
- The Planning System and Flood Risk Management (2009)
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)
- Design Manual for Urban Roads and Street (2019)
- Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2023)
- Urban Development and Building Heights – Guidelines for Planning Authorities (2018)
- Design Manual for Quality Housing (2022)

### 7.2.1 Guidelines for Planning Authorities on Childcare Facilities (2001)

It is noted that these are a planning guidance document only, and standards set down in relevant childcare legislation take precedence.

Section 2.4 of the Guidelines addresses appropriate locations for childcare facilities and considers that one childcare facility for every 75 units is generally appropriate. The Guidelines require the provision of childcare facilities at a ratio of 20 childcare spaces for every 75 proposed dwellings.

The provision of 171 units, 83 of which are one-bed units means that the 75-unit threshold set out by the Childcare Facilities Guidelines for Planning Authorities (2001) is met. Having regard to the Design Standards for New Apartments, Guidelines for Planning Authorities, 2023, one bedroom apartment units should not generally be considered to contribute to a requirement for childcare provision (and subject to location this may also apply in part or in whole to two bedroom). In total, this results in 88 no. 2, 3 and 4 bed units that may generate demand for childcare spaces.

A Social Infrastructure Audit was prepared by MacCabe Durney Barnes and accompanies the Part 8 application. The Dublin Childcare Committee was consulted which identified childcare providers within a 1 km radius. There are 16 no. facilities in operating in the area with a total capacity of 785 children. It was also found that there was no available spaces in the area to accommodate any demand generated from the proposed development. A 294 sqm creche is proposed as part of this development which is capable of accommodating 40 no. children and 10 no. staff. The proposed creche will provide ample capacity to absorb the potential demand arising from the development and surrounding area.

### 7.2.2 Delivering Homes, Sustaining Communities (2004) and the accompanying Best Practice Guidelines – Quality Housing for Sustainable Communities (2007)

Chapter 4 indicates that in the planning and design of the scheme, the architect should:

- Seek to create a high-quality living environment for residents and enhance the social, environmental and visual quality of the area as a whole;
- Seek to ensure a high level of safety and security for the residents through causal surveillance and overlooking;
- Maximise amenity and energy efficiency by climate sensitive design;
- Eliminate barriers to accessibility for all users - particularly older people and those with mobility impairment or other disability;
- Seek to ensure that the scheme can be constructed, managed and maintained at reasonable cost and in a way that is economically, socially and environmentally sustainable;
- Design public open space so as to maximize its potential benefit to the resident through clear definition of public, communal private open space;
- Permeability as the means to achieve a high quality living environment.

A Design Statement accompanies the Part 8 documentation. The environmental and visual quality of the area as a whole will be enhanced significantly by the development of the site. The site is currently occupied by 5 no. residential apartment blocks that are in poor condition. The redevelopment of the site which includes the construction of two new blocks and the retrofitting of an existing block will enable the development of high quality homes at the site. The centrally located public open space will also benefit from passive surveillance of Block A, B and C. The redevelopment of the site distinguishes public, communal and private open space through its built form and the layout allows for greater east to west and north to south permeability through and adjoining the site.

The proposed development has been designed to be cognisant of prevailing height and surrounding residential amenities. It will enhance the northern frontage of Basin View Street. The existing layout of the site provides a poor outlook with limited to no interaction with the street due to the step backed nature of the blocks at the site and the current location of Oisín Kelly's Park to the north of the site. All areas of open space (public realm

and communal) are well designed and sheltered from the road, allowing for safe enjoyment by users. The development will allow for activity on the site, with increased pedestrian movements. It will give a more focussed aspect to the area, creating a sense of place and giving a heightened sense of security and safety to existing and prospective residents.

All units have been designed to meet the highest level of energy efficiency. The units will be constructed to a high degree of air tightness in compliance with Building Regulations Part L. The development will use energy efficient technologies to reduce its reliance on fuel and electricity demand. 45 of the 171 apartments are single aspect. The proposed development underwent a daylight and sunlight assessment to ensure that appropriate levels of daylight and sunlight are provided to the units. 66 no. units have been designed to universal design standards.

The proposed development will be delivered as part of a PPP. As outlined in the Building Lifecycle Report accompanying this Part 8, the appointed PPP company will deliver, maintain and manage the development. At planning stage *'consideration has been given to the external materials to buildings, boundaries, and the public realm, and also outline energy carbon reduction strategies. The materials and services proposed will be durable, and will provide a long life and low maintenance requirements for the residents.'*

All areas of open space, whether communal or public, have been designed to ensure their maximum use by residents.

### 7.2.3 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

These Guidelines replace the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities which in turn replaced the Residential Density Guidelines issued in 1999. There is a focus in the Guidelines on the renewal of existing settlements and on the interaction between residential density, housing standards and quality urban design and placemaking to support sustainable and compact growth.

Table 3.1 – sets out Areas and Density Ranges Dublin and Cork City and Suburbs. It is a policy and objective of the Guidelines that residential densities in the range;

- 100 dph to 300 dph (net) shall generally be applied in the centres of Dublin and Cork.
- 50 dph to 250 dph (net) shall generally be applied in urban neighbourhoods of Dublin and Cork.
- 40 dph to 80 dph (net) shall generally be applied at suburban and urban extension locations in Dublin and Cork, and that densities of up to 150 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations.

The subject site is located within the city core of Dublin and within the canal corridor. The application site is located within walking and cycling distance to a wide array of services and amenities, including employment, recreation, cultural, education, commercial and retail uses. The site is also ideally located to high-quality public transport networks including the Luas Line, with the nearest Luas stop located at St James's and the numerous bus services and stops easily accessible to the site as well as the permitted upgrades under BusConnects. Having regard to the site's location, it can be considered the site's context aligns with the criteria of City – Centre where density shall generally range between 100-300 uph.

**Policy and Objective 3.1**

*It is a policy and objective of these Guidelines that the recommended residential density ranges set out in Section 3.3 are applied within statutory development plans and in the consideration of individual planning applications, and that these density ranges are refined further at a local level using the criteria set out in Section 3.4 where appropriate.*

The gross site area is c.1.64 ha and this generates a density of 104 uph. However, in accordance with Table 1 of Appendix B, for the purpose of calculating the net density on site excludes the external public road network which is included in the red line and the Z9 amenity/ open space/ green network lands to the centre of the site. This results in a net site area of 1.15 ha and generates a net density of 149 uph. The proposed density accords with the recommended 100-300 uph applied in the city centre of Dublin.

Section 5 of the Apartment Guidelines 2023 sets out locations suitable for increased densities with 5.7 focussing on development on brownfield sites. It recognises that where sites are located close to existing or future transport corridors, the opportunity for their re-development to higher densities should be promoted.

The proposed net density is 149 uph. The density is also aligned with the recommended density in the Dublin City Development Plan 2022-2028.

**Policy and Objective 4.1**

*It is a policy and objective of these Guidelines that planning authorities implement the principles, approaches and standards set out in the Design Manual for Urban Roads and Streets, 2013 (including updates) in carrying out their functions under the Planning and Development Act 2000 (as amended) and as part of an integrated approach to quality urban design and placemaking.*

The principles approaches and standards of DMURS have been an integral part of the design process. This is detailed in the Quality Audit prepared by Roadplan accompanying this application.

Section 4.4 outlines general aims of sustainable residential development, including the need to prioritise walking, cycling and public transport over the use of cars, and to provide residents with quality of life in terms of amenity, safety and convenience.

**Policy and Objective 4.2**

*It is a policy and objective of these Guidelines that the key indicators of quality urban design and placemaking set out in Section 4.4 are applied within statutory development plans and in the consideration of individual planning applications.*

Chapter 4.4 identifies the core principles of Quality Urban design and Placemaking, including Sustainable and Efficient Movement, Mix and Distribution of Uses, Green and Blue Infrastructure and Responsive Built Form that are required when creating places of high quality and distinct identity. Appendix D sets out a 'Design Checklist' which should be incorporated in new residential development as below.

A Design Statement responding to the 4 criteria above has been prepared and accompanies the documentation. The response to the criteria is summarised below.

**Table 2: Summary of Design Statement Response to the Specific Criteria**

No.	Topic	Response
<b>1</b>	<b>Sustainable and Efficient Movement</b>	
<b>(i)</b>	permeable and legible network of streets and spaces within the site	<p>The application site has excellent opportunities for permeability being bound by the Luas light rail line to the west, Ewington Lane/ Basin Street Lower to the north and Basin View to the east.</p> <p>The existing site is of poor urban form, the buildings having little or no relationship with their context, no hierarchy to the external spaces and little connection between them.</p> <p>The proposed development has a clear delineation of streets and spaces and includes internal road layouts defined by new and retained buildings. Two vehicular access points are proposed from Brandon Terrace and Basin Street Lower respectively, but there are no through roads.</p> <p>Clearly defined internal and perimeter public routes comply with the guiding principles of SDRA 15. East to west routes, to the north and south of Oisín Kelly Park are provided which will enable future permeability between the site and St James’s Hospital. A landscaped pedestrian route is proposed to the public roads along the site perimeter. These proposals are complemented by the pedestrian routes between Blocks A&amp;B, through Oisín Kelly Park and the forecourt to Block C, forming a legible permeable whole. Walking and cycling through the site is prioritised.</p> <p>The site also avails of good public transport and active travel connectivity with Dublin Bus, Dublin Bike and the Luas stops located at St James’s Hospital and Fatima within walking distance from the site supporting sustainable modes of transport.</p>
<b>(ii)</b>	connections with and between established communities, services and other uses	<p>The proposed development site is located within an established urban neighbourhood of the Liberties. At present, the site is occupied by existing tenants and as part of the overall project, the intention is that these residents will be decanted, relocated, and then brought back to live in the new and refurbished buildings. The proposal has sought to deliver a high-quality residential development while also enhancing the community and amenity provision at the site. The childcare, community, cultural and arts facilities, and the relocation and renewal of Oisín Kelly Park will serve a range of uses and activities for members of the public as well as the residents of the scheme.</p> <p>The site is located within walking and cycling distance to Thomas Street, James Street, Cork Street and Meath Street. A range of services and amenities are accessible to residents at these locations. In addition, the site is located close to the city centre which includes a greater range of services and amenities to cater to the needs of residents. The SIA prepared by MacCabe Durney Barnes accompanies this application and also highlights the number of community facilities proximate to the site that can cater for a wide array of services and activities.</p>
<b>(iii)</b>	streets designed in accordance with DMURS	<p>In line with National Policy, the development objectives for the proposed site is to provide for higher-density infill development, in an urban location with good transport links. This helps to fulfil one of the primary objectives of DMURs, which is to encourage more sustainable travel, with pedestrians at</p>



No.	Topic	Response
		<p>the top of the user hierarchy, then cyclists, public transport and finally, private vehicles.</p> <p>The internal layout of the scheme has been designed to prioritise pedestrian and cyclist movement through the site, with vehicular movement confined to two locations from Basin Street Lower/ Ewington Lane and Basin View Street. The internal pedestrian and vehicular movement across the site has been designed in accordance with DMURS standards. The two new proposed internal roads are modest in length, and a combination of perpendicular parking and minimal carriageway widths are utilised to control traffic speed. Primary access to all apartments is directly off the footpath, either to communal stairwells in each of the three blocks, or to the front curtilage of those apartments that feature own door access. Proposed new streets and pavements within the scheme have been designed to be accessible for all users and abilities.</p> <p>Full details for compliance with DMURS in the design of the layout of the internal road network are contained in the engineering reports and drawings included in this application.</p>
<b>(iv)</b>	quantum of parking been minimised	<p>The site is in Parking Zone 1 due to its location within the canal cordon. Based on the objective to deliver general housing at the site the maximum car parking standards is 0.5 per dwelling and 1 per 100 sqm GFA for the creche and 1 per 350 sqm for a Community Centre. For the proposed development, with an analysis of the particular need of the existing residents and on account of the close proximity to public transport, a ratio of 0.29 is proposed for the residential provision at the site. Having regard to the location and the urban infill nature of the site, this is considered an appropriate car parking provision that delivers on key policy objectives of the development plan including consolidation of the built environment, compact growth and the 15-minute city.</p> <p>Surface carparking is proposed along the new internal road network to serve each block with accessible spaces as required by Technical Guidance Document Part M. In line with DMURS, perpendicular parking is limited to a maximum of six spaces with landscaping and planting proposed between each series of spaces to minimise the visual impact.</p> <p>Pedestrian and cycle access to all residences is provided by direct footpath access to buildings and the communal open spaces, independent of the car parking area. Bicycle stores are in the form of secure indoor rooms within the ground floor of the main building envelopes with good lighting and secure access, directly from the street. Visitor bicycle parking in the public realm is well overlooked from the apartments above.</p> <p>Further details are presented in the Traffic and Mobility Management Plan that accompanies this application.</p>
<b>2</b>	<b>Mix of Land Uses (Vibrant Centres and Communities)</b>	
<b>(i)</b>	mix and intensity of land uses appropriate to the site	<p>The primary brief for the site is derived from the DCCDP, and the SDRA guiding principles mapping for the SDRA 15. This expressly identified that the site is to be redeveloped. Furthermore, the Development Plan zoning maps</p>

No.	Topic	Response
		<p>further define the area of the site to be used for Sustainable Residential Neighbourhoods (Z1) and that to be used for (Z9) Amenity/ Open Space, following the zoning variation as adopted by Dublin City in 2023. The Development Plan also indicated that the density of a SDRA should range from 100-250 uph. Given the location of the site, within a SDRA, the 5% provision for community, arts and culture use is applicable to the site.</p> <p>The subject proposal is therefore deemed appropriate, as it meets the requirements of the SDRA.</p>
<b>(ii)</b>	diverse and varied range of housing types	<p>The proposed development is to provide general needs housing. The area is dominated by private housing with over 72% either rented or owned according to the 2022 census of population. Just 19% of the housing stock consist of housing rented either from the local authority or from a voluntary body. With the provision of 171 units, the share of social housing in the overall stock in the area would rise from c.19% to c.20%. The resultant mix of housing types is based on the housing waiting list of the area and the proposed 1,2,3 bed apartments and 4 bed duplexes provides for those needs.</p> <p>Furthermore, in compliance with the Development Plan, in excess of 25% of the apartments have been designed in accordance with Universal Design Principles.</p>
<b>(iii)</b>	support the regeneration and revitalisation of an existing centre or neighbourhood	<p>The subject site has been earmarked for regeneration under SDRA 15. The redevelopment of Basin Street Flats will renew the site and the wider area. The proposed development endeavours to revitalise a site occupied by an aging flat complex with a poor urban form and strives to provide quality housing for prospective residents. The housing as developed will provide homes for families and individuals who have a housing need and expressed an interest to live in the community.</p> <p>In addition to the proposed housing, the Part 8 application includes a significant contribution to the established community facilities network in the area with the provision of a community, arts and cultural space. Whilst the final use of this space is to be determined by Dublin City Council, it is intended that its purpose will reflect the needs of the wider community. In place of the existing dilapidated Oisín Kelly Park, the proposal includes a new park forming the public open space at the centre of the site, which includes a playground, amphitheatre and half basketball court. This high quality space will benefit the wider community. The delivery of a creche at the site will positively contribute to the childcare services on offer in Dublin 8 and assist in serving the demand generated from the proposed development.</p>
<b>(iv)</b>	enhancement of the public realm	<p>The main public realm contribution will be the provision of the new public open space for the benefit of the wider community. This is located at the centre of the site. The existing public open space in the form of Oisín Kelly Park is underutilised, subject of anti-social behaviour and in poor condition. The Part 8 site will also deliver improvement to the streetscape along the north and eastern footpaths and roads bounding the site in the form of new tree planting, traffic calming measures such as raised tables access arrangements and improved pavements. The development also allows for the provision of greater permeability of the site.</p>
<b>3</b>	<b>Green and Blue Infrastructure (Open Space, Landscape and Heritage)</b>	

No.	Topic	Response
(i)	positively responded to natural features & landscape character	<p>The Ecological Appraisal prepared by NM Ecology states that all habitats within the site are of negligible ecological importance. A large proportion of the site consists of buildings and artificial surfaces. There are internal roads and parking spaces, an asphalt soccer pitch, a basketball court and several playgrounds. None of these areas support any vegetation. There are several treelines, almost all of which are composed of non-native species, small patches of scrub, amenity grassland and some localised patches of dry meadow.</p> <p>In total, 36 no. existing trees were recorded with 9 B Category trees, 21 C Category trees and 6 U category trees. It is proposed to retain 18 no. Ash and Sycamore forming the southern boundary and the western boundary of the relocated Oisín Kelly Park. These retained trees will also be supplemented by significant new tree and shrub planting to both the public and semi-public areas.</p> <p>A strategy for biodiversity improvement is proposed, proposals for which have been developed by the wider design team, with input from the consultant arborist, ecologist, and landscape architect. Measures include native trees and plants, pollinator friendly grasslands, and biodiversity enhancement for fauna, bats, and mammals. The subject development proposes a biodiversity gain. Please refer to the Landscape Design Report prepared by Mitchell + Associates for further information.</p> <p>The site is located within a zone of archaeological interest. As part of the site investigation work at the site, archaeological monitoring of the GIS testing was undertaken, and a report has been prepared by John Purcell Archaeologists and accompanies this application. The site does not contain any structure either listed on the Record of Protected Structure or NIAH. In addition, no national monument has been identified at the site.</p>
(ii)	a complementary and interconnected range of open spaces, corridors and planted/landscaped areas	<p>A key consideration of the proposed scheme was to improve the quality of public open space, urban form, and permeability at the site. The Dublin City Development Plan was varied to facilitate the rezoning of lands at the site. The Z9 lands were initially located at the north of the site, and following a variation process to the Development Plan, two zoning variations were adopted to the lands. The rezoning of the lands will facilitate the relocation of the public open space to the centre of the site.</p> <p>The relocated Oisín Kelly Park is framed to the north and south by Blocks A&amp;B and Block C respectively. This central open space is connected directly to Brandon Terrace/ Basin View and to Basin Street Lower/ Ewington Lane through the landscaped home zone between Blocks A&amp;B.</p> <p>Oisín Kelly Park incorporates play spaces for different ages and a sports area. Owing to the site's rich history as a reservoir that once supplied water to the city, a sunken amphitheatre has been incorporated as a multi-functional open-air space within the park. These proposals will support healthy activities for people of all ages.</p> <p>Visitor cycle parking is provided for all apartment buildings and public cycle parking is provided along the eastern boundary of Oisín Kelly Park.</p>

No.	Topic	Response
		<p>The proposed communal and private open spaces are defined by the placement of the built forms on the site. The communal open spaces are located in the new courtyards of Blocks A &amp; B, and to the rear of Block C. Passive and active recreational areas are incorporated in the landscape proposals for these areas. The landscaping strategy at the site will complement and enhance the existing green infrastructure network of the Liberties area. The proposed high quality open spaces and multi-functional space is visually attractive and provides multiple recreational opportunities, while also being a source of sense of place and identity for all. The proposed development will promote walking and cycling and positively contribute to meeting the vision and objectives of the Liberties Greening Strategy.</p>
(iii)	<p>public open spaces universally accessible and designed to cater for a range of active and passive recreational uses</p>	<p>The landscape structure of the proposed residential development provides a varied, accessible, and permeable open space network for community use, that as it matures will become a significant resource.</p> <p>Oisín Kelly Park includes a variety of spaces that will cater for a range of active play and sports as well as group play; social interaction, imaginative play, climbing and sliding. Seating alongside the half basketball court and playground allows passive supervision from parents, guardians, and residents.</p> <p>The amphitheatre has been designed to form a central public open space, not only for the proposed development but also for the surrounding area of Basin Street to be used for a variety of events. The amphitheatre can serve a multitude of key functions for Liberties including public performances, speakers, and gathering places for the community, making it a key component in revitalising and rejuvenating the site.</p>
(iv)	<p>integrated nature-based solutions for the management of urban drainage</p>	<p>The proposed development will be designed in accordance with the principles of Sustainable Drainage Systems (SuDS) as embodied in the recommendations of the Greater Dublin Strategic Drainage Study (GDSDS) and will significantly reduce run-off rates and improve storm water quality discharging to the public storm water system. A wide range of SuDS measures are proposed across the site to maximise interception and treatment, which are detailed in the Engineering Report prepared by Malone O'Regan. These measures include:</p> <ul style="list-style-type: none"> <li>• Bioretention swales in areas beside roads and green spaces</li> <li>• Tree pits in suitable areas beside the development roads and car parking</li> <li>• Green and blue roofs for flat roofs above the apartment buildings.</li> <li>• Rain gardens, particularly in green spaces beside roads.</li> <li>• Permeable paving in home zones and car parking spaces</li> <li>• Detention basins in the communal open spaces available.</li> </ul> <p>Further details of the principal SuDS features proposed for this development are provided in the Engineering Report prepared by Malone O'Regan.</p>
<b>4</b>	<b>Responsive Built Form</b>	
(i)	<p>coherent and legible urban structure in terms of block layouts and building heights</p>	<p>The SDRA guiding principles and the zoning applicable at the site were key to achieving a coherent and legible urban structure while also responding to the existing context, height scale and massing surrounding the site. The subject proposal also aims to have sufficient variety in building height as an important component in helping to achieve a sense of place and create an</p>

No.	Topic	Response
		<p>attractive built environment, all whilst protecting existing residential amenity. When sufficient variety in building height and form is not achieved, in certain cases streets can become placeless and difficult to orientate. The minimum density requirement of 100 dph determined by the sites location within a SDRA must also be achieved.</p> <p>The existing height at the site is 5 storeys. At the south east of the site, residential units about the site and this building is 4 storeys in height. To the south of the site is St James’s Primary School and ranges up to 3 storeys in height. Towards the west of the site is the Luas line and St, James’s Hospital. Buildings immediately adjacent to the site range in height between 2 to 3 storeys. The SDRA for the area supports heights between 6-8 storeys with a locally higher building to the north of the block. The proposed block A ranges from 4 to 8 storeys, Block B ranges from 4 to 8 storeys and Block C will remain 5 storeys following retrofit.</p> <p>The proposed block layout allows for improved permeability along the public open space to facilitate desirable connections with the surrounding area and provide clear, safe streets. The area improved permeability also opens up an east-west connection that allows St James’s hospital usage of the public open space and connection through the new Basin View development to Grand Canal Harbour and Bond Street. The proposed block layout clearly defines the flow and separation between public; semi-public and private areas. The proposed blocks and retrofitting of Block C will define a defensible amenity courtyard and thus enabling passive supervision of public open spaces.</p> <p>The overall building structure will deliver a legible and coherent built form and pedestrian environment at the site.</p>
(ii)	buildings address streets and spaces	<p>The proposed building forms the new and existing streets and this follows best practice urban design principles. At ground floor level, the public side of the buildings are presented to the street, with entrance doors to each stair core, and own door approaches with private front curtilages to ground floor apartments where relevant. Any ground floor windows are set back from the street and include either generous privacy strips or private entrance curtilages.</p> <p>The site layout and new internal road network to serve Blocks A, B and C allows for good passive surveillance with all streets, open spaces and play areas overlooked by multiple apartment windows and balconies, providing strong for passive surveillance.</p> <p>The central public open space addresses Basin View/ Brandon Terrace and the apartment buildings making it accessible to both the new residents, and the wider community. The location of the Creche and Community/Cultural/Art facilities also address both the existing and proposed public realm and the connectivity routes through and around the site.</p> <p>The rear of Blocks A, B and C overlook their respective communal open spaces. The proposed layout and building heights also ensure that overshadowing is minimised, with open spaces bright and attractive during the day, maximising the potential for them to be well used.</p>

No.	Topic	Response
		<p>Public, communal, and private realm are all very clearly defined. This has largely been achieved by using the buildings themselves to clearly enclose the boundaries between communal and public. Entry to the communal open space is secure, with access for residents only. Private open space is accessible only from within the apartments themselves.</p>
<b>(iii)</b>	<p>layout, scale and design features of new development respond to prevailing development patterns (where relevant)</p>	<p>Much consideration has been given to the design and layout of the scheme with a particular focus on providing a high-quality residential development, creating a sense of place for its residents whilst also integrating into the existing built environment. The layout is particularly derived by the SDRA guiding principles and the zoning at the site. The site has main frontage to Basin Street Lower and Basin View and has endeavoured to integrate and define the urban structure edge at this site.</p> <p>The Dublin 8 area has experienced significant growth in recent years with numerous large scale housing development granted in the Dublin 8 area in recent years, The wider area of the site is undergoing significant regeneration and densification of underutilised sites that should see a corresponding increase in local population that will support local services and facilities.</p> <p>The proposed layout and building heights are particularly derived by the SDRA guiding principles and the zoning at the site. The site has main frontage to Ewington Lane/Basin Street Lower and Basin View/ Brandon Terrace. This application has endeavoured to integrate and define the urban structure by proposing two perimeter blocks enclosing communal courtyards, addressing the existing streets, and the new central public open space of Oisín Kelly Park. The proposed building heights respond to their immediate residential context with 4/5 storeys proposed along Ewington Lane, Basin Street Lower and Basin View/Brandon Terrace. The 6/8 storeys in the centre of the site is considered a modest proposal in the context of 12/14 storeys in Grand Canal Harbour.</p> <p>A full analysis of daylight and sunlight impact has also been undertaken to determine the impact of the subject development on the surrounding buildings. There are no negative impacts, and full details are included elsewhere as part of this planning application.</p>
<b>(iv)</b>	<p>coherent architectural and urban design strategy</p>	<p>A coherent architectural design strategy has been delivered with cognisance to the sites surrounding characteristics, which will make a positive contribution to the regeneration and revitalisation of the Liberties.</p> <p>Architecturally, the development will present an appropriate and distinctive urban form to Basin Street Lower and Basin View/Brandon Terrace. It will offer a significant improvement to the urban form, street enclosure, and passive surveillance across the site, whilst maintaining the daylight and sunlight amenity of existing properties.</p> <p>A common design language and materiality is threaded through each of the buildings in the proposed development, but separately each building has sufficient variety in height, finishes and articulation.</p> <p>The central location of Oisín Kelly Park, framed by the buildings, Luas line and Brandon Terrace will assist in forming a sense of place, ensure local distinctiveness, and aid orientation.</p>

Section 28 of the Planning and Development Act 2000 (as amended) provides that planning authorities and An Bord Pleanála shall have regard to Ministerial Guidelines and shall apply any specific planning policy requirements (SPPRs) of the Guidelines. 4 no. SPPRs are included which are addressed in the following table.

SPPR No.	Summary	Development Compliance
<b>SPPR 1</b>	<p><b>Separation Distances</b></p> <p>When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms 16 at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.</p>	<p>Please refer to section 7.3.1 of the Design Statement which includes details of the separation distances between opposing buildings. Having regard to the infill nature of the site located within the city centre, it is considered that the separation distances are acceptable.</p>
<b>SPPR 3</b>	<p><b>Minimum Private Open Space Standards for Houses</b></p> <p>Proposals for new houses meet the following minimum private open space standards: 1 bed house 20 sq.m; 2 bed house 30 sq.m; 3 bed house 40 sq.m; 4 bed + house 50 sq.m</p>	<p>Apartment units shall be required to meet the private and semi-private open space requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 (and any subsequent updates).</p>
<b>SPPR 3</b>	<p><b>Car Parking</b></p> <p>In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling</p>	<p>A total of 55 no. car parking spaces have been proposed with 51 no. spaces allocated to residential use and 4 no. spaces to the proposed creche and Community/Cultural/Arts facility. This equates to a parking ratio of 0.29 per unit. Owing to the site's location and proximity to existing and proposed high-quality transport, the proposed car parking provision is considered appropriate.</p>
<b>SPPR 4</b>	<p><b>Cycle Parking and Storage</b></p> <p>Safe and secure cycle storage facilities to meet the needs of residents and visitors. A general minimum standard of 1 cycle storage space per bedroom should be</p>	<p>A total of 382 cycle parking spaces are provided (280 no. long stay and 102 no. short stay). This is accordance with the Dublin City Development Plan standards and is appropriate to meet the needs of residents and visitors for</p>

SPPR No.	Summary	Development Compliance
	applied. Visitor cycle parking should also be provided.	the profile of this future resident community and community, arts and cultural use.

**Policy and Objective 5.1 - Public Open Space**

*The requirement in the development plan shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area save in exceptional circumstances.*

*Different minimum requirements (within the 10-15% range) may be set for different areas..... in some circumstances a planning authority might decide to set aside (in part or whole) the public open space requirement arising under the development plan. This can occur in cases where the planning authority considers it unfeasible, due to site constraints or other factors, to locate all of the open space on site. In other cases, the planning authority might consider that the needs of the population would be better served by the provision of a new park in the area or the upgrade or enhancement of an existing public open space or amenity.*

As outlined in section 15.8.6 of the Development Plan, the public open space requirement for residential developments shall be 10% of the overall site area. The proposed development includes 3676 sqm of public open space which equates to 24% of the net site area. The proposed provision is in excess of the Guidelines and Development Plan. Currently, the site consists of Oisín Kelly Park which is located to the north of the site. A zoning variation was adopted by Dublin City Council in 2023, and this results in the relocation of the Oisín Kelly Park to the centre of the site and residential development in the northern part of the site. The relocation and redevelopment of the Oisín Kelly Park will derive many positive benefits both for residents and the surrounding population. The public open space will comprise an amphitheatre, a football/ basketball area supported by bleacher style seating to the north and west and a playground at the eastern end of the open space.

**7.2.4 Design Manual for Urban Roads and Streets (DMURS) (2019)**

Section 1.2 sets out the national policy background that states street layouts should be interconnected to encourage walking and cycling and offer easy access to public transport.

Section 3.2 identifies types of streets. Arterial streets are major routes, link streets provide links to arterial streets or between neighbourhoods, while local streets provide access within communities and to arterial and link streets.

Section 4.4.3 states that radii on turns from a link street to a local street may be reduced to 4.5m. A maximum radius of 1-3m should be used on local streets. Section 4.4.1 states that the standard carriageway width on local streets should be 5-5.5m, or 4.8m where a shared surface is proposed.

A Stage 1 Quality Audit has been prepared in respect of the proposed development which incorporates a DMURS Street Design Audit and Audits of Accessibility, Cycling, Walking and Road Safety. The Audit has made key suggestions in relation to DMURS compliance, and these suggestions have been incorporated into the design proposal for the Part 8 site. The proposed development has been designed in accordance with DMURS, please refer to the accompanying Transport and Mobility Management Plan and road drawing prepared by Malone O'Regan.



7.2.5 Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2023)

The key relevant Specific Planning Policy Requirements (SPPR) are summarised in the table below.

SPPR No.	Summary	Development Compliance
<b>SPPR 1</b>	<p>Mix of units to include:</p> <ul style="list-style-type: none"> <li>- Up to 50% one-bed or studio type units;</li> <li>- No more that 20-25% of the total proposed development as studios;</li> <li>- No minimum requirements for 3-bed.</li> </ul> <p>CDP may specify a mix for apartments subject to a Housing Need and Demand Assessment.</p>	<p>The proposed development includes 171 units, of which 83 are 1-bed (49%), 31 are 2-bed (42%), 13 are 3-bed (8%) and 4 are 4-bed (2%).</p> <p>The site forms part the ‘Dublin 8’ area which is subject to one of the sub-City HNDA in the Dublin City Development Plan 2022-2028. Each multi-unit residential development shall contain:</p> <ul style="list-style-type: none"> <li>• A minimum of 15% three or more bedroom units</li> <li>• A maximum of 25-30% one bedroom/ studio units.</li> </ul> <p>However, following the exemptions outlined in Table 37 of the Housing Strategy Appendix 1 of the Development Plan, Council Part 8 residential schemes may propose a different mix having regard to the specific needs of the Housing &amp; Community Services Department. As part of the design process, the Housing &amp; Community Services Department of DCC have guided the unit mix requirements in the area as informed by the Housing Waiting List for Area L. Section 4.2 of this report, has identified a strong need for one-bed units. On this basis, the proposed development complies.</p>
<b>SPPR 3</b>	<p>Minimum Apartment Floor Areas</p> <ul style="list-style-type: none"> <li>• Studio apartment (1 person) - 37 sq.m</li> <li>• 1-bedroom apartment (2 persons) - 45 sq.m</li> <li>• 2-bedroom apartment (3 persons) 63 sq.m (subject to a max of 10% of overall units)</li> </ul>	<p>Please refer to the schedule of accommodation and Housing Quality Assessment (HQA) and which demonstrates compliance.</p> <p>All units meet the floor area requirement.</p> <p>HQA sets out in table format the floor area of each apartment and the compliance with the Guideline.</p>
<b>SPPR 4</b>	<p>Dual Aspect</p> <p>(i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality</p>	<p>126 (73.7%) of units are dual aspect. The proposed development is therefore in excess of the minimum provisions.</p>

SPPR No.	Summary	Development Compliance
	<p>design in response to the subject site characteristics and ensure good street frontage where appropriate in.</p> <p>(ii) (ii) and (iii) do not apply.</p>	
<b>SPPR 5</b>	<p>Floor to ceiling heights</p> <p>Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use.</p>	<p>The proposed floor to ceiling height of ground floor units is 2.7m in accordance with this specific policy.</p>
<b>SPPR 6</b>	<p>Apartments per core</p> <p>A maximum of 12 apartments per floor per core may be provided in apartment schemes.</p>	<p>The proposed development complies with SPPR6. Up to 9 apartments per core is proposed.</p>

***Non-specific policy in the Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2023)***

A number of non-specific standards are provided in the Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2023) (Apartment Guidelines 2023) which are outlined below and compliance thereto. This section should be read in conjunction with the Architect’s Housing Quality Assessment (HQA).

***Minimum Quantitative Standards***

Appendix I of the Design Standards for New Apartments - Guidelines for Planning Authorities (2023) sets out minimum quantitative standards for bedroom floor areas, storage space, communal amenity space and private amenity space. Please refer to the HQA and the floor plans of each of floor which demonstrate the bedroom and other rooms sizes.

***Private Open Space***

All units have been provided either with private balconies or ground floor terraces. All private amenity spaces meet or exceed the required minimum floor area requirements set out in Appendix 1 of the apartment guidelines.

***Communal Open Space***

Appendix 1 of the Design Standards for New Apartments sets out minimum requirements for communal open space. In relation to communal amenity space, the minimum requirement to be met is set out below:

**Table 3: Minimum Requirements for communal amenity space**

Unit types	Sqm required	No. of Units	Total required (Sqm)
<b>1-bed</b>	5	83	415
<b>2-bed (4 persons)</b>	7	71	497
<b>3-bed</b>	9	13	117
<b>4-bed (7 person)</b>	11	4	44
<b>Total</b>		171	1073

The proposal includes c. 2748 sqm of communal open space. The proposed development therefore meets the standard requirement.

**Size in excess of ten percent floor area**

Section 3.8 (a) of the Design Standards for New Apartments – Guidelines for Planning Authorities provide that *‘the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom units types by a minimum of 10%.....’*.

The HQA demonstrates compliance with section 3.8 of the Apartment Guidelines as the majority of all apartments exceed the minimum floor area standard for any combination of the unit types by a minimum of 10%.

**Play areas**

The Apartment Guidelines 2023 indicate minimum requirements for play areas of schemes of a certain size. The proposed development includes 83 no. 1- bed units, 71 no. 2-bed, 13 no. 3-bed and 4 mo. 4 bed. It therefore gives rise to the need to provide 85-100 sqm for a small play space for the specific needs of toddlers and children up to the age of six. It does not give rise to the need to provide a play area for older children as the number of 2+ bed units totals 88 units. A play area is provided within the communal open space provision of Block B, and one in the eastern part of the central open space. In addition, incidental play features are populated across the scheme, which includes small rockeries and timber logs for climbing and creative play.

**Cycle Provision**

Design Standards for New Apartments – Guidelines for Planning Authorities provide the following: Quantity – a general minimum standard of 1 cycle storage space per bedroom shall be applied. Visitor cycle parking shall also be provided at a standard of 1 space per 2 residential units. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/enlargement, etc. Given the proposed housing mix, the guidelines would therefore require the provision of 280 long-stay spaces to serve the development.

280 long-stay cycle parking spaces are provided. These are sheltered and located in six secure stores at ground floor level across Blocks A, B and C. The storage areas are accessible from the internal courtyard and external to each block. This is also in line with the CDP apartment standards of 1 space per unit.

In relation to short stay cycle parking, the guidelines would give rise to a requirement of 86 spaces. The proposed development includes 86 spaces, and therefore meets the requirement. An additional 16 spaces are provide to serve the Creche and the Community/Cultural/Arts facility.

It is important to note here that the cycle parking provision in the Apartment Guidelines 2023 are not SPPRs where they are mandatory. Deviation from the standard is at the discretion of the Planning Authority. In this case, the proposed cycle parking is in accordance with the CDP given the proposed creche and community, arts and cultural spaces proposed.

### **Car Parking**

The Design Standards for New Apartments - Guidelines for Planning Authorities state that '*the default policy is for car parking provision to be minimised substantially reduced or wholly eliminated in certain circumstances*'. This policy is applicable in '*highly accessible area such as in or adjoining city cores or at the confluence of public transport systems such rail and bus stations located in close proximity*'. The site, being located in a central and/or accessible urban location, avails of reduced parking standards.

The site proposed for development under this Part 8 application would qualify as one such central/and or accessible urban location. The site is in the City Centre and is in close proximity to numerous bus services and the Luas.

55 no. car parking spaces are provided within the site, which equates to a car parking ratio of 0.29 per residential unit and 0.32 overall. Having regard to the existing quantum of parking spaces at the site and the location within the city centre, it is considered appropriate to reduce the parking standards applied at the site to ensure an appropriate level of parking is provided to serve the development owing to its accessibility to active travel and public transport networks.

On-site car parking is considered to be an inefficient use of space, particularly at a constrained location in a highly developed urban area such as the development site. Taking this into consideration, reduced car parking spaces is considered a more sustainable alternative which can both reduce the need for car ownership and provision of dedicated car parking. As part of the Traffic & Mobility Management Plan, a number of mobility management measures have been proposed that can be implemented once the site is occupied.

### **Content of Planning Applications**

*The Design Standards for New Apartments - Guidelines for Planning Authorities* require that certain documents be prepared.

1. A Housing Quality Assessment (HQA) accompanies this part 8 application. It includes compliance with the 10% additional space compliance and details of proposed private amenity, storage space and aspect.
2. A daylight and sunlight analysis report by Digital Dimensions is provided. It reviews level of natural light in the proposed development. This report has regard to the provisions of BR209:2022 Site Layout Planning for Daylight and Sunlight (Third edition), also referred to as the BRE guidelines, BS EN 17037:2018+A1:2021 Daylight in Buildings, also referred to as the UK Annex. and IS EN 17037:2018 Daylight in Buildings. Please refer to the report prepared by Digital Dimensions for the full results. In summary, 100% of the Living, Dining, Kitchen and Bedroom spaces within the proposed development achieve the target values set out in BS EN 17037:2018+A1:2021 section NA1. These are the minimum values, per specified use, to be achieved in habitable rooms and meets the recommendations of the BRE guidelines. This scheme is well designed for sunlight, with 74.9% of units meeting the minimum recommended 1.5 direct sunlight hours. This is in line with the BRE guidelines example for an apartment layout where 4 in 5 achieves the target sunlight hours. All public and communal amenity areas meet

and exceed the recommendations of the BRE guidelines, achieving sunlight levels that exceed 2 hours sunlight over 50% of the amenity space on the 21st March.

3. A building lifecycle report accompanies this application. The report addressed management and energy efficiency.

### 7.2.6 Urban Development and Building Heights – Guidelines for Planning Authorities (2018)

The *Urban Development and Building Height Guidelines for Planning Authorities 2018* (Building Height Guidelines 2018) were published to support the achievement of some of the policies and objectives of the NPF 2040, to secure compact and sustainable urban growth, particularly on brownfield and infill sites and that optimal capacity of sites should be sought. This may involve increased height where it can be demonstrated that it complies with certain parameters. The Dublin City Development Plan 2022-2028 reflects the content of these guidelines.

Section 1.10 requires Development Plans and Local Area Plans to support a least 6 storeys at street level in town centre areas along with scope for greater height, subject to meeting performance based criteria. Standard Building height is considered 6-8 storeys.

Section 2.11 recognises that policy direction relating to height is a matter for the development plan which identifies suitable areas for increased height.

The Dublin City Development Plan 2022-2028 applies to the subject site. The proposed development provides for a range of height from 4 to 8 storey, which is modest having considered the surrounding area and within the permissible envelopes of the Dublin City Development Plan. It also allows for higher density.

**Table 4: SPPRs of Urban Building Heights – Guidelines for Planning Authorities**

SPPR	Summary	Application of Consistency
SPPR 1	Planning Authorities are responsible for identifying appropriate locations for building heights in their statutory plans and that no blanket 'numerical' height shall be applied.	This is the responsibility of Dublin City Council. There is no blanket numerical height applicable for the subject site. The proposed development is located within SDRA 15 Liberties and Newmarket Square which advises that base heights should range from 6 to 8 storeys and under the indicative built form for the site, it is also suggested that there may be an opportunity to deliver a locally higher building to the north west corner of the site.
SPPR 2	In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy.	This is the responsibility of the Planning Authority. The site is zoned Sustainable Residential Neighbourhoods and Open Space/ Amenity/ Green Infrastructure under the Development Plan and capable of catering for the proposed creche and community, arts and cultural spaces.  Thus, the proposed development provides for the appropriate urban development of the area, to deliver compact growth on an existing brownfield site.

SPPR	Summary	Application of Consistency
SPPR 3	Development Management Criteria are set out. Where an applicant sets out how a development proposal complies with the criteria and the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the NPF and these guidelines the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise In planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:	<p>The proposed development ranges in heights between 4-8 storeys in height. Having regard to the prevailing urban context of the site, the proposed height is considered to be an appropriate scale to achieve the required density on the site and deliver compact growth on this brownfield infill site.</p> <p>Table 5 below outlines how the proposed development complies with the development management criteria listed in section 3 of the guidance.</p>
SPPR 4	Not applicable	Not applicable as this SPPR refers to greenfield or edge of city/ town locations.

Development management criteria are set out under section 3 of the Guidelines. These are addressed in the table hereafter. It is noted that there is no applicable height cap in either the City Development Plan which would preclude such height on the application site.

**Table 5: Development Management Criteria**

Scale	Criteria	Response
City/ Town	The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.	<p>The proposed development is located within the city centre, proximate to high-quality public transport networks including the Luas line and Bus services. The site is located c. 100 metres to the west of the St James stop. This gives convenient access to the Luas red line connecting Tallaght to the Point.</p> <p>The site is approximately 84 metres to the south of James Street where the Basin Street Lower bus stop no. 1995 and the St. James Hospital bus stop no. 1994 is located. These bus stops are served by the G1, G2, 13, 123 bus routes.</p> <p>The site is also located proximate to Heuston Station which also provides frequent public transport services for travel between Dublin to the south, southwest and west of Ireland.</p> <p>The proposed revisions to the bus network under the BusConnects programme will result in the subject site having access to buses every 15 minutes during the weekdays from the James’s Street to the north with the G spine bus routes. The site also has access to the D spine routes located on Cork Street to the</p>

Scale	Criteria	Response
		<p>south of the site. The site will also benefit from the proposed cycle route improvements under the DCC Active Travel programme.</p> <p>A key priority of the Development Plan is to create sustainable neighbourhoods, with a range of households types and tenures located in close proximity to community facilities and services in order to deliver sustainable patterns of development in line with the principles of the 15-minute city. The subject site is ideally situated in close proximity to existing amenities and services to realise this ambition.</p>
	<p>Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.</p>	<p>The proposed development is not located in an architecturally sensitive area. To the north of the site, the Mary Aikenhead House apartment complex is located, which is listed on the National Inventory of Architectural Heritage (Ref nos. 50080302 and 50080343). The blocks are 4 storeys in height. The apartment complex is rated of regional importance and of architectural, historical and social interest. The social housing complex is bound by Ewington Lane and Basin Street Lower.</p> <p>The site is currently occupied by 5 no. blocks of 5 storeys and containing c.115 lettable units. The proposed development ranges in height from 4 to 8 storeys in height. The redevelopment of the site for residential use will enable the efficient use of residentially zoned land capable of delivering compact growth. The proposed development is of modest scale and within permissible heights envisaged by the Dublin City Development Plan, specifically the SDRA and would not warrant a landscape and visual assessment. However, a series of 3D images of the proposed development viewed from various angles have been submitted as part of the application.</p>
	<p>On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.</p>	<p>The gross site is c.1.64 ha. A key priority of the redevelopment of the site was incorporating a significant community and social infrastructure element to the redevelopment that would benefit the prospective residents and wider community. The proposed development comprises a new public open space, in replace of Oisín Kelly Park, relocated to the centre of the site. The proposed 3767 sqm public open space will consist of a football/ basketball area supported by bleacher style seating to the north and west, a playground at the eastern end of the open space, in addition to an amphitheatre. 1114 sqm of</p>

Scale	Criteria	Response
		<p>community, arts and cultural space is proposed, consisting of 516 sqm internal space at ground floor of Block B and 598 sqm external space. The external areas are strategically linked to connect the different internal community, arts and cultural space, creating a synergy of spaces in turn enhancing the cultural vibrancy of the public realm within the development.</p> <p>The proposed massing and block forms have been utilised to achieve a scale of development that meets the required density on the site. The surrounding scale of development adjoining the site varies considerably. The proposed development responds to the prevailing context while also achieving the required density of a site located within a SDRA and in proximity to existing, permitted and proposed high-quality public transport.</p>
<p>District/ neighbourhood/ street</p>	<p>The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape.</p>	<p>The part 8 site is currently occupied by 5 no. existing social housing blocks, which are in a dilapidated condition and require significant ongoing maintenance.</p> <p>The proposed development is on a prominent infill corner site, with a wide variety of building heights in its immediate context:</p> <ul style="list-style-type: none"> <li>• 2 and 3 storey terraced houses on Brandon Terrace</li> <li>• 4 storey Mary Aikenhead Flats on Basin Street Lower</li> <li>• 8 storey 'The Hops' apartment building on Brandon Terrace adjacent to Liberty Saints Rugby Club.</li> <li>• 14 storeys at the 'Grand Canal Harbour' apartment development.</li> </ul> <p>The design proposals for the application site have been informed by, but not be dictated by the adjacent context. Whilst the base height in SDRA 15 is 6 8 storeys, the heights in this application have been tempered to minimise the impact on the 3 and 4 storey residential buildings on the adjoining sites to the north and east. The proposed development has endeavoured to retain the existing residential amenity of the area while also enabling the delivery of a modern residential development.</p> <p>Block A is 4 storeys to Ewington Lane directly facing the 4 storey Mary Aikenhead Flats. The building steps up to 6 storeys and then again to 8 storeys as it addresses the open space of Oisín Kelly Park. The southern gable return to the west steps back down to 5 storeys to ensure adequate daylight to the</p>



Scale	Criteria	Response
		<p>communal courtyard and emphasise the slender 8 storey wing.</p> <p>Block B follows a similar approach with 4 storeys to Basin Street Lower and Brandon Terrace facing the 4 storey Mary Aikenhead Flats and the 3 storey houses. The western wing of Block B steps up to 6 and 8 storeys mirroring Block A opposite. The southern wing steps down to 4 storeys to ensure adequate daylight to the communal courtyard and again to emphasise the slender 8 storey wing. The southeast corner riser to 5 storeys to frame the elevation and hold the corner at the Oisín Kelly Park.</p> <p>The roofs of the new build Blocks A and B are all flat with c. 1.2m high parapets for safe maintenance access. Roof mounted external plant is contained in louvered screened enclosures that rise above the parapet levels.</p> <p>The Block C existing 5 storeys building form with its distinctive roof profile is retained. The western extension is also 5 storeys, although with the floor-to-floor levels aligning with the existing it is lower in height than Blocks A and B. The new roof is flat with parapets and plant enclosure as per Blocks A &amp; B.</p> <p>It is strongly considered that the proposed development responds to the natural and built environment with a high-quality scheme that will positively contribute to the urban neighbourhood.</p>
	<p>The proposal is not monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered.</p>	<p>The proposed development will deliver a new urban edge and active street frontage along Ewington Lane/ Basin Street Lower and Basin View/ Brandon Terrace. The block orientation addresses the existing and new internal road layout.</p> <p>As can be seen on drawings no. SHB5-BVF-DR-COA-AR-P3-5645-Site Elevations Sheet 1 and SHB5-BVF-DR-COA-AR-P1-5646-Site Elevations Sheet 2, the proposed blocks are not monolithic while including rhythm and symmetry in the façade treatment.</p> <p>No uninterrupted walls of building are proposed. All corners are turned with passive surveillance provided onto the street and the proposed public open space.</p> <p>A common theme that unifies these different structures is that they are predominantly clad in brick with panels and bands of render, stone trims and metal cladding to the more recent developments. This application proposes to harmonise with the contextual materiality in proposing new build brick</p>

Scale	Criteria	Response
		<p>clad buildings and a retained building extended and partially overclad in a high-quality clay brick. As a material brick is robust and durable and with the correct selection is an attractive finish, inherently associated with residential development. Given the scale of the development two different bricks are proposed that relate to the articulation of the primary forms and building massing. The selection of materials allows for robustness as well as aligns with prevalent materials used in the area. Please refer to section 5.3 Materials and finishes of the Architecture Design Statement prepared by Coady Architects for further details on materials.</p>
	<p>The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of "The Planning System and Flood Risk Management – Guidelines for Planning Authorities" (2009).</p>	<p>The proposed development will enhance the urban design context at the site. The development will provide a new residential development proximate to existing amenities and services. The proposed development will provide a greater sense of scale and enclosure to the street owing to the varying heights surrounding the site. The high-quality proposal will provide an improved streetscape and improve the public realm space and community space offering in the area. The proposal will also create a human scale between the landscaped and built areas of the site, allowing for passive surveillance.</p> <p>A Desktop Flood Risk Assessment has been undertaken for the proposed development. The development will not give rise to flood risk issues within the site or outside the site.</p>
	<p>The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner.</p>	<p>The existing site is of poor urban form, the buildings having little or no relationship with their context, no hierarchy to the external spaces and little connection between them. The proposed development has a clear delineation of streets and spaces and includes internal road layouts defined by new and retained buildings. Two vehicular access points are proposed from Basin View/ Brandon Terrace and Basin Street Lower respectively, but there are no through roads.</p>
	<p>The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood.</p>	<p>The site is occupied by 5 no. apartment blocks, constructed c. 1967, all 5 storeys in height containing a total of 115 units, split between 10 no. unlettable bedsits, 17 no. amalgamated one beds and 88 no. 3 bed duplexes. The existing units are in a dilapidated condition and require significant ongoing maintenance. The proposed redevelopment of the site will facilitate the construction of new modern blocks with greater levels of insulation, energy efficient heating and an increase in density would be a positive improvement on the existing situation and</p>

Scale	Criteria	Response
		<p>in this instance the replacement of the existing buildings.</p> <p>The Part 8 application comprises 171 apartment units (83 no. 1 bed, 71 no. 2 bed, 13 no. 3 bed and 4 no. 4 bed). The area is dominated by private housing with over 72% either rented or owned according to the 2022 census of population<sup>2</sup>. Just 19% of the housing stock consist of housing rented either from the local authority or from a voluntary body. The housing mix for the site is derived from the housing waiting list for area L shows strong demand for one-bed units, with 80% of the list requiring a one-bed unit. Similar observations are made in relation to the transfer list, with 53% of the list seeking a one-bed unit.</p> <p>In this regard, the proposed development will positively respond to housing need in the area and help alleviate demand in the area.</p>
Site/building	<p>The form, massing and height of proposed development should be carefully modulated so as to maximise access to natural daylight ventilation and views and minimise overshadowing and loss of light.</p> <p>Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment’s ‘Site Layout Planning for Daylight and Sunlight’ (2nd edition) or BS 8206-2: 2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’</p> <p>Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning</p>	<p>A sunlight and daylight assessment prepared by Digital Dimensions is enclosed with this application. Please refer to this report for further information. The Design Statement sets out in detail the design rationale of the scheme. The majority of apartment are dual aspect.</p> <p>A sunlight and daylight assessment prepared by Digital Dimensions is enclosed with this application. Please refer to this report for further information.</p> <p>We refer to the enclosed Sunlight &amp; Daylight report. The proposal meets all the requirements. No compensatory measures are required.</p>

<sup>2</sup> Using data extracted in relation to the South West Inner City Local Electoral Area

Scale	Criteria	Response
	objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.	
Specific Assessment	<p>Specific impact assessment of the micro-climatic effects such as down-draft. Such assessments shall include measures to avoid/ mitigate such micro-climatic effects and, where appropriate, shall include an assessment of the cumulative micro-climatic effects where taller buildings are clustered.</p> <p>In development locations in proximity to sensitive bird and / or bat areas, proposed developments need to consider the potential interaction of the building location, building materials and artificial lighting to impact flight lines and / or collision</p> <p>An assessment that the proposal allows for the retention of important telecommunication channels, such as microwave links.</p> <p>An assessment that the proposal maintains safe air navigation</p> <p>An urban design statement including, as appropriate, impact on the historic built environment</p> <p>Relevant environmental assessment requirements, including SEA, EIA, AA and Ecological Impact Assessment, as appropriate</p>	<p>Micro-climate effects relate to tall buildings where wind can be accelerated either through narrow channels between these structures or, from being accelerated downward towards the ground through downdraft effect.</p> <p>A Wind Micro-Climate Modelling Study has been undertaken by B-Fluid and accompanies this application. The study concludes:</p> <p><i>“Therefore, the CFD study carried out has shown that under the assumed wind conditions typically occurring within Dublin for the past 15 years:</i></p> <p><i>The development is designed to be a high-quality environment for the scope of use intended of each areas/ building (ie. Comfortable and pleasant for potential pedestrian)</i></p> <p><i>The development does not introduce any critical impact on the surrounding buildings, or nearby adjacent roads.”</i></p> <p>An AA Screening has been prepared by NM Ecology and is enclosed with this submission. The AA Screening concludes that there is no risk to Natura 2000 interest identified. A preliminary Ecological Appraisal also includes an assessment of the potential impacts to nesting birds and a bat survey has also been prepared by NM Ecology and has been used to inform the preparation of a Preliminary Ecological Appraisal.</p> <p>The development is not of such scale that this assessment is required.</p> <p>The development is not of such scale that this assessment is required.</p> <p>A Design Statement has been prepared by Coady Architects and is enclosed with this application. The report provides an overview of the historic context of the site.</p> <p>An AA Screening has been prepared by NM Ecology and accompanies this application.</p> <p>An EIA Screening has been prepared and is enclosed with this application. These are summarised in this report. SEA does not apply.</p>

## 7.3 Regional Policy

### 7.3.1 Regional and Spatial Economic Strategy (RSES) for the Eastern and Midlands Region 2019-2031

The Regional Economic and Spatial Strategy (RSES) considers that Dublin City and suburbs will be home to 1.4 million people and supports the consolidation and re-intensification of infill, brownfield sites, to provide high density and people intensive uses within the existing built up areas, and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.

The Growth Strategy for the EMRA seeks to deliver sustainable growth of the Dublin Metropolitan Area through the Dublin Metropolitan Area Strategic Plan. It promotes compact growth to realise a target of at least 50% of all new homes to be built, to be within the existing built-up area of Dublin City and suburbs. In Dublin City and suburbs the focus lies on the redevelopment of infill and brownfield sites (RPO 3.3 and RPO 4.3) and considers that development should align with the prevailing national guidelines.

Chapter 9 of the RSES particularly focuses on quality of life in the form of consideration of age, diversity, housing and community. The RSES are supportive of greater diversity in housing tenure and type (RPO 9.3). It recognises the importance of social and community infrastructure (RPO 9.14) and for it to be tailored to the needs of those it serves.

The development complies with the principles of the RSES. It will support the consolidation of the urban fabric and is located in the city centre. It is also located in proximity to a number of community facilities and is within walking distance of shops and public transport.

## 7.4 Local Policy

### 7.4.1 Dublin City Development Plan 2022-2028

#### **Strategic Objectives**

The Dublin City Development Plan (CDP) 2022-2028 is articulated around a number of strategic principles to support a sustainable approach to the development of the city. Under the social/residential principles, the plan seeks to create a more compact city with a network of sustainable neighbourhoods, modelled on the principles of the 15 minute city. This is underpinned by the provision of a range of facilities, choice of tenure and house types to promote social inclusion and integration of all ethnic / minority communities. It also seeks to create a *'connected, legible and liveable city with a distinctive sense of place, based on active streets, quality public spaces and adequate community and civic infrastructure'* under the Urban Form Principle.

The Core Strategy and Settlement Hierarchy of the Dublin City Development Plan outlined in Table 2-8 of the Development Plan presents the spatial structure and proposed residential yield in the various areas of the City. The site is located in the Liberties & Newmarket Square Strategic Development Regeneration Area 15 where the character and general density applied would be mixed use with a planned residential yield of 2,500 units and an estimated population of 5,000 persons.

Under CS07 *'Promote Delivery of Residential Development and Compact Growth'*, the Council seeks *'To promote the delivery of residential development and compact growth through active land management measures and a co-ordinated approach to developing appropriately zoned lands aligned with key public transport infrastructure,*

*including the SDRAs, vacant sites and underutilised areas.* The proposed development is fully aligned with CSO7 as the site is an underutilised infill site with a city centre zoning. The site will allow the consolidation of the urban fabric in the area. Under CSO 10, it supports the development of brownfield, vacant and regeneration sites, such as the subject site.

### Zoning

The Dublin City Development Plan (CDP) 2022-2028 zones the lands Z1 'Sustainable Residential Neighbourhoods' with an objective of *'to protect, provide and improve residential amenities'* and Z9 'Amenity/ Open Space Lands/ Green Networks' with an objective of *'to reserve, provide and improve recreational amenity, open space and ecosystem services'*

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

Permissible uses include inter alia creche, community facilities, as well as residential, cultural and recreational buildings and uses.

Z9 lands are multi-functional and central to healthy place-making, providing for amenity open space together with a range of ecosystem services. They include all amenity, open space and park lands, which can be divided into three broad categories of green infrastructure as follows: public open space; private open space; and, sports facilities.

Permissible uses include inter alia open space uses.

The proposed development includes a creche and community, arts and cultural space at ground floor level. The upper floors will be residential units. The development complies with the zoning and all uses proposed are permissible. We note that no residential development is proposed within the area zoned Z9 'Amenity/ Open Space Lands/ Green Networks'.

The Zoning of the subject lands contained in Map E of the Dublin City Development Plan 2022-2028 is illustrated below.

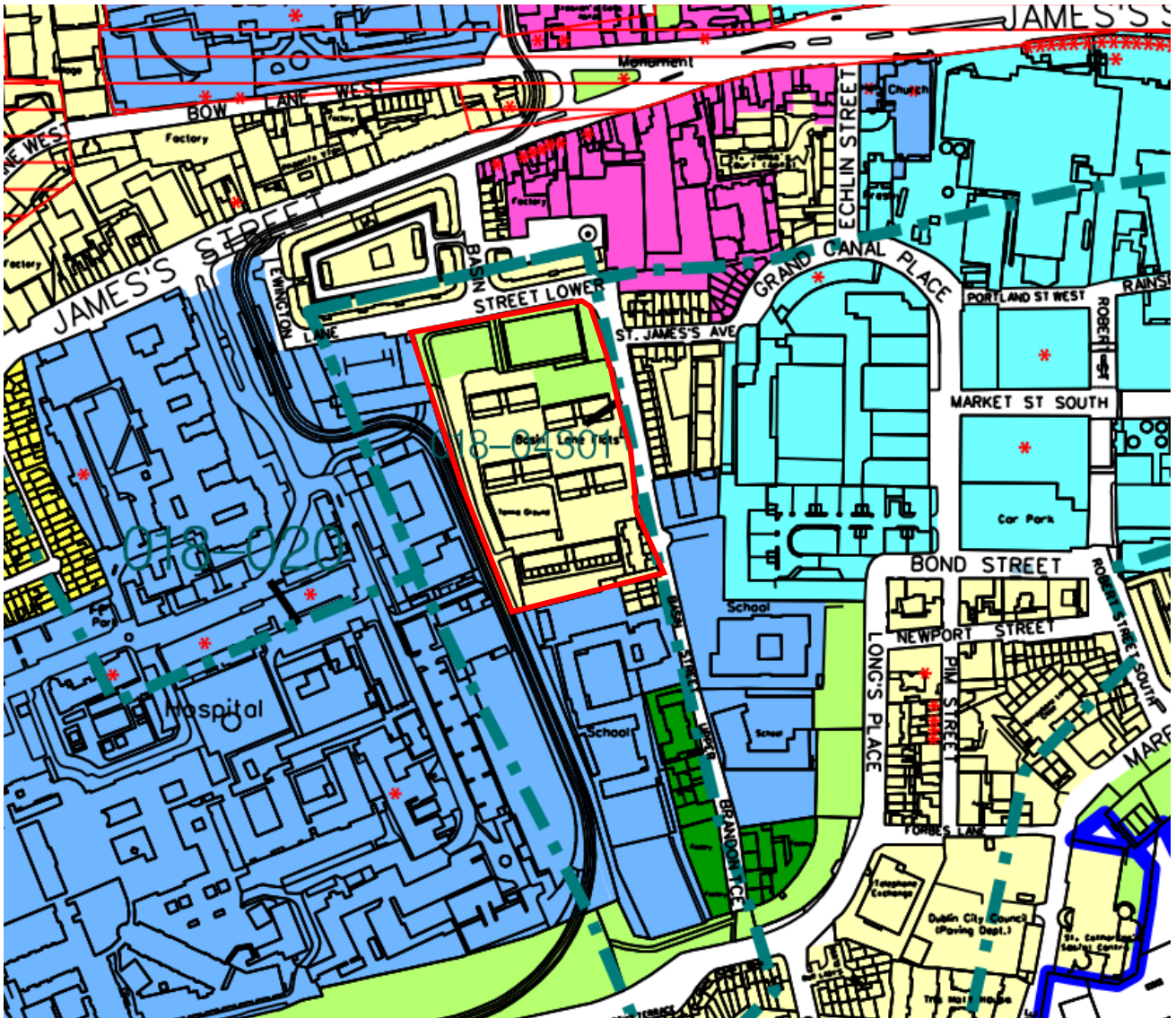
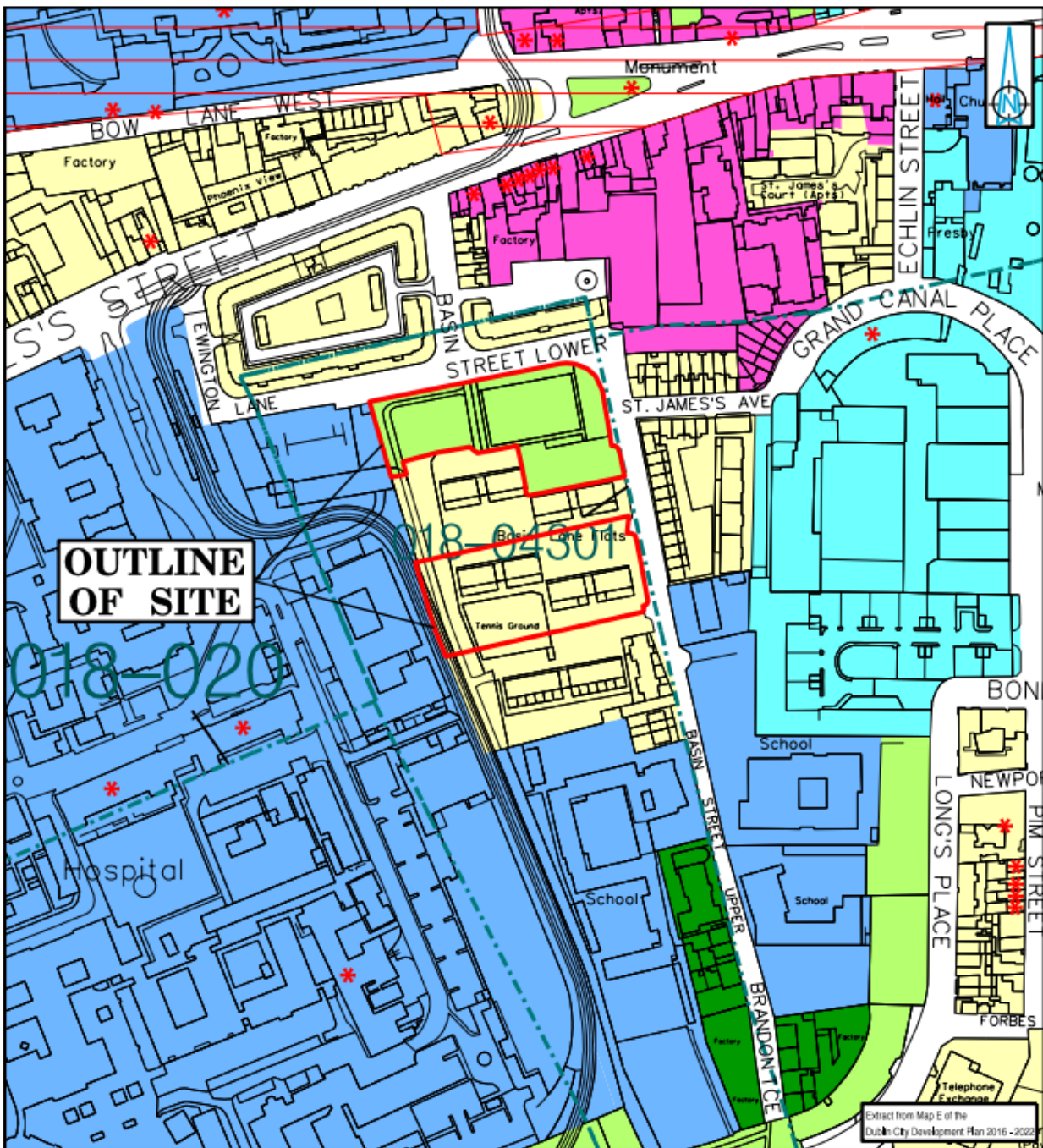


Figure 12: Extract of Map E Zoning of the Site – Prior to the Zoning Variation of the CDP (Source: DCC)

However, Dublin City Council varied the Development Plan to relocate the Z9 amenity/ open space/ green network lands to the centre of the site as illustrated below, which would result in the rezoning of Z1 and Z9 lands at the site. The variation was adopted by the City Council on 4<sup>th</sup> September 2023. Further information can be found in Report no. 171/2023 entitled Proposed Variation (no.1) of the Dublin City Development Plan 2022-2028: Site at Basin View, Dublin 8.

The rationale for the two zoning variations was to allow a new design and footprint for the housing, and a re-positioning of Oisín Kelly Park, so that it serves better the residents of the regenerated housing and the wider public within the community. This re-positioning will also allow for a less disruptive approach to the regeneration of the site, by facilitating construction in a phased manner. The size of both plots are almost identical, and this change will not result in the loss of any Z9 lands to this area. It will, however, ensure that the open space provided in this street block is significantly upgraded and will provide a high quality amenity space for the community.

The reordering the zoning on this site facilitates the successful delivery of the overall development, comprising of a new housing development; improved permeability east to west and north to south; a new Oisín Kelly Park in line with the Dublin City Council Parks Strategy 2019 and overall enrichments to the public realm. The proposed development and uses has been designed to comply with the zoning at the site as illustrated below.




 Comhairle Cathrach  
 Bhaile Átha Cliath  
 Dublin City Council

## PROPOSED VARIATION (No.1) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028 Site at Basin View, Dublin 8


AREA HIGHLIGHTED REZONED FROM  
 Z1: To protect, provide and improve residential amenities  
 and  
 Z9: To preserve, provide and improve recreational amenity and open space and ecosystem services  
 TO  
 Z9: To preserve, provide and improve recreational amenity and open space and ecosystem services  
 and  
 Z1: To protect, provide and improve residential amenities

Figure 13: Adopted Zoning Variation (Source: DCC)



**Strategic Development and Regeneration Area**

The site is located in the Liberties and Newmarket Square Strategic Development Regeneration Area (SDRA) 15. The CDP sets out site specific guiding principles for each SDRA as well as sets out objectives common to all of them. Response to the objectives is provided in the table below.

Objective SDRAO1	Development Response
<p>To support the ongoing redevelopment and regeneration of the SDRA's in accordance with the guiding principles and associated map; the qualitative and quantitative development management standards set out in Chapter 15; and in line with the following overarching principles:</p>	
<p><b>Architectural Design and Urban Design:</b> All development within the SDRAs must be of the highest architectural quality and adhere to the key architectural and urban design principles set out in Chapter 15 in order to create long term, viable and sustainable communities aligned with the principles of the 15- minute city.</p>	<p>The proposal is of high architectural quality and adheres to architectural and urban design principles. It is aligned with the principles of the 15-minute city.</p>
<p><b>Phasing:</b> Large scale development proposals should be developed in accordance with agreed phasing plans to ensure that adequate social and physical infrastructure is delivered in tandem with development.</p>	<p>The proposed development will be delivered in two phase. Phase 1 includes the vacating and demolition of buildings 1 &amp; 2 (42 units) and construction of Block A &amp; B (139 units) as well as the construction of the new internal road. During Phase 2, Block 3 &amp; 4 will be demolished, with the public open space and deep retrofitting and renovation of the existing block 5 (Block C). A phasing diagram is illustrated below.</p>  <p><i>Proposed Construction Sequency (Source: Coady Architects)</i></p>
<p><b>Access and Permeability:</b> Development proposals should ensure adequate permeability and connectivity to surrounding neighbourhoods and public transport infrastructure through the provision of high quality, accessible public realm and high-quality walking and cycling</p>	<p>The proposed development is currently occupied by 5 no. apartment blocks. The removal of 4 no. blocks and the relocation of public and communal space across the site will achieve greater permeability across the site. In particular, the SDRA indicates an east to west link should be provided between the site and St James's hospital.</p>

Objective SDRAO1	Development Response
<p>infrastructure. Access and layout should accord with the principles of DMURS.</p>	<p>The Part 8 application includes the provision of a new internal road layout and two new vehicular access points to the site with one access point at Basin Street Lower and the second at Brandon Terrace. The proposed development contributes to improving the connectivity and permeability at the site and surrounding neighbourhood.</p>
<p><b>Height:</b> Guiding principles regarding height are set out for each SDRA. Where development adjoins lower scaled residential communities, development must be appropriately designed so that no significant adverse impacts on the residential amenities of adjacent residential properties arises. The performance criteria set out in Appendix 3 should be adhered to for developments of significant scale and/or density.</p>	<p>The development is located in a city centre location and is surrounded by varying heights. The proposed development height is guided by the SDRA 15.</p>
<p><b>Urban Greening and Biodiversity:</b> Development proposals within the SDRA must ensure the integration of greening and biodiversity measures including high quality public open space as well as micro greening measures including green walls, green roofs, parklets etc. In general, unless otherwise specified under a separate LAP/SDZ Planning Scheme/other statutory plan policy/objective or site-specific guiding principle, a minimum of 10% public open space should be provided as part of all development proposals in SDRAs. A financial contribution in lieu of same will only be considered in exceptional circumstances.</p>	<p>The proposed public open space provision is delivered through a public open space at the centre of the site in place of Osin Kelly Park. The proposed public open space provision is 3676 sqm, which equates to 24% of the net site area.</p> <p>According to the Preliminary Ecological Appraisal prepared by NM Ecology, the site is a low baseline ecological value and no ecological impacts will occur. The proposed landscape design aims to strengthen the value of the site as a place for delivering green/ blue infrastructure whilst protecting and enhancing the natural/built and cultural assets of the site.</p> <p>A Biodiversity Enhancement Plan has been incorporated into the Landscape Design Report prepared by Mitchell + Associates. NM Ecology and also inputted into the biodiversity enhancement plan. If biodiversity enhancements can be incorporated into the landscaping proposals for the scheme, it may be possible to achieve a net gain in the biodiversity value of the Site.</p>
<p><b>Surface Water Management:</b> All development proposals should provide for sustainable surface water management including climate change provisions and the installation of sustainable drainage systems (SuDS) in order to reduce surface water runoff and potential flooding. This should be considered in conjunction with open space design and green infrastructure, biodiversity</p>	<p>For full details of the proposed water services strategy, please refer to the materials prepared by Malone O'Regan and submitted under separate under cover. Included in the Engineering Report submitted as part of this application, is an Integrated Surface Water Management Plan/Strategy. The Surface Water Management Plan includes nature-based drainage measures such as permeable paving, tree pits,</p>

Objective SDRA01	Development Response
<p>initiatives and nature based solutions. See Appendix 11, 12 and 13 for further detail.</p>	<p>bioretention swales, rain gardens, dry ponds and green/blue roofs to enhance runoff quality, amenity and biodiversity as well as reduce runoff quantity.</p>
<p><b>Flood Risk:</b> All development proposals within the SDRA's will have regard to restrictions / measures to mitigate identified flood risk outlined in the Strategic Flood Risk Assessment (SFRA) and in particular, Appendices A, B and C including climate change provisions in the SFRA.</p>	<p>The Part 8 site is not located in a flood zone A or B. A desktop Flood Risk Assessment was undertaken. Please refer to section 8.4 of this report.</p>
<p><b>River Restoration:</b> Opportunities for enhanced river corridors are applicable to the following Strategic Development and Regeneration Areas (SDRAs) in order to harness significant opportunities for river restoration where feasible: SDRA 1 Clongriffin/Belmayne and Environs; SDRA 3 Finglas Village Environs and Jamestown Lands; SDRA 4 Park West/Cherry Orchard; SDRA 5 Naas Road; SDRA 6 Docklands; SDRA 7 Heuston and Environs; SDRA 9 Emmet Road; SDRA 10 North East Inner City and SDRA 16 Oscar Traynor Road. See Chapter 9, Policy SI12 for further detail.</p>	<p>N/a to the subject development.</p>
<p><b>Sustainable Energy:</b> Climate Action Energy Statements for significant new residential and commercial developments, in Strategic Development and Regeneration Areas (SDRAs), will be required to investigate local heat sources and networks, and, where feasible, to demonstrate that the proposed development will be 'District Heating Enabled' in order to facilitate a connection to an available or developing district heating network. Further specific guidance regarding 'District Heating Enabled' Development is set out in Chapter 15 and should be complied with. Specific guidance is set out regarding SDRA 6 (Docklands) and SDRA 10 (NEIC) where applicants must demonstrate how a proposed development is District Heating Enabled and will connect to the 'Docklands and Poolbeg' DDHS catchment. Guidance is also set out regarding SDRA 7 (Heuston and Environs), SDRA 8 (Grangegorman/Broadstone), SDRA 11 (St. Teresa's Garden and Environs), SDRA 14 (St. James's Healthcare Campus and Environs), SDRA 15 (Liberties and Newmarket Square) where possible connections or interconnections to</p>	<p>Please refer to the accompanying Climate Action Energy Statement, Sustainability &amp; Part L Report.</p>

Objective SDRAO1	Development Response
existing heat networks in the area, to create a district heating 'node' must be investigated.	
<b>Climate Change:</b> Proposed developments within the SDRA shall be required to apply innovative approaches to energy efficiency, energy conservation and the use of renewable energy in order to contribute to achieving zero carbon developments.	Please refer to the accompanying Climate Action Energy Statement, Sustainability & Part L Report.
<b>Cultural Infrastructure:</b> All new regeneration areas (SDRAs) and large-scale development above 10,000 sq. m. in total area must provide at a minimum 5% community, arts and culture predominantly internal floorspace as part of their development. See Objective CUO25 for further detail.	The proposed development provides over 5% community, arts, and cultural spaces. Please see the Architectural & Urban Design Statement and area schedules for details.

The latter element is largely reprised under CUO25 'SDRA and Large Scale Developments' which elaborates on the requirement as follows:

*'All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area\* must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.*

*\*Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector.'*

The proposed development includes 1114 sqm of community, arts and cultural space which exceeds the required 5% required at the subject site. The net internal area of the proposed development is 12363 sqm which results in an area of 618.15 sqm (5%) required at the site to comply with CUO25. The additional space required at the site is 170 sqm (2.5% of Forbes Lane depot Part 8 application) as a result of a nearby concurrent Part 8 application at Forbes Lane/ Marrowbone Lane, which is also being delivered under the NDFA's Social Housing Bundle 4 & 5 programme. As outlined in CUO25, it is permissible to relocate a portion, no more than half of this figure) to a site immediately adjacent to the area. Therefore, it is considered appropriate that a portion of the Forbes Lane Depot site was reallocated to the Basin View Part 8.

The community, arts and cultural provision of 516 sqm of internal space at the ground floor of Block B and 598 sqm of external space, which includes a 468 sqm amphitheatre and 130 sqm space located externally at Block B will be delivered as part of the scheme. The external areas are strategically linked to connect the different internal community, arts and cultural space, creating a synergy of spaces in turn enhancing the cultural vibrancy of the public realm within the development. The reallocation of a portion of the community, arts and cultural space from the Forbes Lane Depot site enables the delivery a greater quantum of space at this site to derive better outcomes for the usage of the site and provides a high-quality internal and external space for residents and the

community to utilise. The proposed quantum of 1114 sqm equates to 9% and therefore exceeds the requirement of 7.5% net community, arts and cultural space at the site.

The proposed community, arts and cultural space will be managed by PPP co. and will be available for both residents and the surrounding community to utilise. The proposed development includes internal community space that has been designed to be flexible in nature to allow the space to cater for a diverse range of activities and services. A booking system will be developed during the operation of the scheme to facilitate activities and meeting space requirements as the needs arises.

As stated earlier, the SDRA also sets the spatial principles for the development and regeneration of the Liberties and Newmarket Square. These include inter alia:

- To support the regeneration of large blocks in order to provide the opportunity to improve the human scale of the existing urban structure.
- To reinforce a sense of place and identity by promoting the development of distinctive character areas as indicated on the Guiding Principles Map.
- To recognise the need for community uses and public spaces to complement the emerging development in recent decades.
- To support 6-8 storeys as a benchmark height for new developments in the SDRA area where conservation and design considerations permit. Opportunities for locally higher buildings above the benchmark height, that will be slender in nature, are identified in the accompanying Guiding Principles Map.
- Opportunities exist for buildings of increased height in line with the considerations outlined in Appendix 3 of the development plan. The potential locations for locally higher buildings are shown on the accompanying Guiding Principles Map, with an indication of potential heights set down for the different character areas below, as relevant.
- To ensure that new buildings respond to the scale and grain of the prevailing character of the particular street.
- To facilitate the creation of high quality cycle and walking routes that connect to existing and emerging public open space provision. These routes should be the subject of greening, where possible

The relevant extract of the SDRA 15 Guiding Principles is presented in map format below.

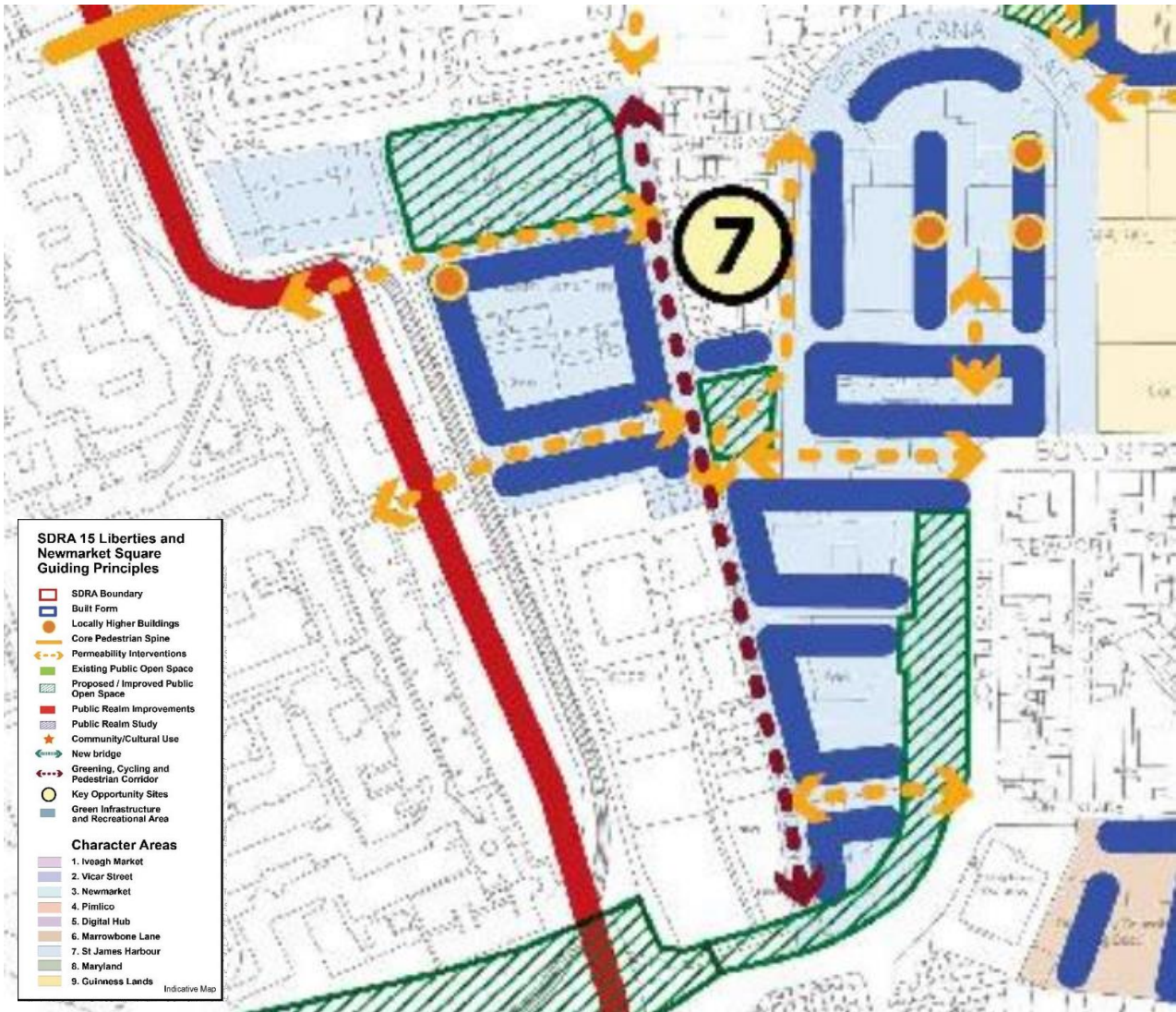


Figure 14: Guiding Principles for SDRA 15 (Source: DCC)

The site is annotated as the character area 7 – St James’s Harbour

- This area has considerable regeneration potential with both private and public land holdings of considerable scale. Connectivity and green infrastructure initiatives, as identified, are required in order to improve the amenity for existing and future residents and to better integrate the area with its adjoining institutions and neighbourhoods.
- In this area, base heights should be 6-8 storeys, where heritage, built form character and residential amenity considerations allow, while additional heights at the identified locations have potential to reach 12-14 storeys.

The proposed development will greatly contribute to the regeneration of the area and provides significant community and social infrastructure at the site which will benefit the wider community. The proposed heights at the site vary, with heights ranging between 4 to 8 storeys. The proposed development has endeavoured to respond to the prevailing context and protect the existing residential amenity while also delivering a high-quality and dense scheme that complies with the provisions of the SDRA.

The illustrated key guiding principles applicable to the site include:

- Permeability interventions east to west between the site and the St James's Hospital Lands
- Proposed/ Improved Public Open Space
- Locally higher building at the north of the site
- Built form includes perimeter block and a single block to the south of the site.
- A greening, cycling and pedestrian corridor along Basin View

The proposed development aligns with the guiding principles for the development of the site, the development facilitates the provision of a pedestrian link east to west at the site, immediately north of the central public open space. This east to west permeability link facilitates future provision of a link between the site and St James's hospital.

The proposal includes a new central public open space, in replace of Oisín Kelly Park. The public open space provision includes new landscaping, play spaces for different ages, sports area and multi-functional amphitheatre that can be utilised for community, arts and cultural activities.

While a locally higher building is illustrated in the SDRA Guiding principles of the site, following design iterations, it was considered that the proposed heights of 4 to 8 storeys are appropriate for the subject site, which also maintains the residential amenity of surrounding buildings. The proposed 8 storey element of the proposal is concentrated to the centre of the site, which then steps down towards the boundaries and adjoining buildings in recognition of the potential impact on adjoining residential amenity.

The proposed block layout includes the retention of the southern block at the site, which will undergo deep retrofitting and renovation, while the 4 no. additional blocks will be demolished and replaced with the construction of two new blocks. The placement of these blocks differs to the guiding principles illustration above, and this is as a result of the subsequent zoning variation at the site adopted by DCC. The zoning variation at the site, therefore, necessitates the need for an alternative placement of the block structures and open space at the site. In this regard, the zoning at the site guides the approach taken to the public open space area and the land available for residential and public open space uses. Two perimeter blocks are proposed which will provide a built edge fronting onto Basin Street Lower/ Ewington Lane, Basin View and the new internal road from Basin Street Lower.

Along the eastern boundary, landscaping and greening is proposed which will greatly improve the outlook along Basin View Street. In addition, under BusConnects a "Quiet Street" is permitted along Ewington Lane and part of Basin View, which seeks to promote cyclist priority ahead of vehicular movement. The proposed landscaping and public realm improvements along Basin View will also positively contribute to the delivery of the Liberties Greening Strategy being undertaken by DCC.

### **Quality Housing and Sustainable Neighbourhoods**

Under QHSN3, the Council seeks to implement its Housing Strategy and Housing Need and Demand Assessment (HNDA) and to encourage the provision of a variety of housing typologies and tenures. The proposed development includes 171 units, of which 83 are 1-bed (49%), 71 are 2-bed (42%), 13 are 3-bed (8%) and 4 are 4 bed (2%). The site forms part the 'Dublin 8' area which is subject to one of the sub-City HNDA in the Dublin City Development Plan 2022-2028. Each multi-unit residential development shall contain:

- A minimum of 15% three or more bedroom units
- A maximum of 25-30% one bedroom/ studio units.

However, following the exemptions outlined in Table 37 of the Housing Strategy Appendix 1 of the Development Plan, Council Part 8 residential schemes may propose a different mix having regard to the specific needs of the Housing & Community Services Department. As part of the design process, the Housing & Community Services Department of DCC have guided the unit mix requirements in the area as informed by the Housing Waiting List for Area L. Section 4.2 of this report, has identified a strong need for one-bed units. On this basis, the proposed development complies.

The part 8 application also supports the achievement of QHSN9 on active land management. The lands are occupied by 5 no. blocks which contain 115 apartments with 10 no. of these units unlettable. The units are generally in poor condition and require significant maintenance on an ongoing basis. Following the exploration of various options, retrofit and new build was selected as the most suitable option for the redevelopment of the site. The current block form is an inefficient use of the site, and the public, semi-private and private open space layout currently promoting anti-social behaviour. The proposed new development will contribute to the consolidation and general improvement of the area. With a proposed density of 149 uph based off a site area of 1.15 ha, the proposal aligns with QHSN10 ('Urban Density'). The development also provides the opportunities to cater for homes to support the creation of communities and to sustain constant all year-round activity in the area. The proposed development will be of high standards of urban design and architecture.

Under this chapter and specifically QHSN11, the Council promotes the realisation of the 15-minute city which *'provides liveable, sustainable urban neighbourhoods and villages throughout the city that deliver healthy placemaking, high quality housing and well designed, intergenerational and accessible, safe and inclusive public spaces served by local services, amenities, sports facilities and sustainable modes of public and accessible transport where feasible'*. Meanwhile, QHSN12 promotes neighbourhood development.

The proposed development will provide significantly improved high quality housing for a range of households in a city centre location. It enjoys high accessibility to public transport and is close to a range of facilities.

Dublin City Council Development Plan advises that a minimum of 50% of apartments are to exceed minimum area standards by 10%, and that in addition, 50% of apartments that are in excess of minimum size requirements are to be designed to be UD compliant. The UD standards noted are the requirements of the 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority). Based on the above requirement, the minimum provision of UD apartments would be 25%. The proposed development has 39% of apartments designed to UD standards.

The proposed development includes a community, cultural and arts space (1190 sqm) and 294 sqm childcare facility. Provision of such space is aligned with policies QHSN47 High Quality Neighbourhood and Community Facilities and QHSN50 Inclusive Social and Community Infrastructure. A Social Infrastructure Audit accompanies this Part 8 submission in accordance with QHSN48 Community and Social Audit. The Social Infrastructure Audit report prepared to accompany this part 8 application shows the wide range of facilities available within 15 minutes of the site. The site is ideally located to achieve a 15 minute city lifestyle for its residents.

### **Climate Action**

Under Chapter 3 of the CDP, Policy CA6 sets out it is a policy of DCC, to promote and support the retrofitting and reuse of existing buildings rather than their demolition and reconstruction, where possible. Section 15.7.1 in Chapter 15 Development Standards.



### Policy CA6 Retrofitting and Reuse of Existing Buildings

*"To promote and support the retrofitting and reuse of existing buildings rather than their demolition and reconstruction where possible."*

The proposed development includes the retention refurbishment and renovation of existing buildings. The proposal also includes the demolition of 4 no. existing blocks at the site. These structures are not of architectural or heritage significance and are in poor condition, with substandard units currently in occupation.

Overall, it is respectfully submitted that in this instance the replacement of the existing buildings, while incurring a carbon increase in the demolition process and the loss of embodied carbon from the original build, and resulting in the creation of further carbon in the new build, would result in a superior building which would have a longer build life and would be constructed to modern standards and efficiencies. If the existing structures on site were retained and a deep retrofitted this would only achieve a net density of 90 uph, short of the minimum 100 uph development plan standards. The delivery of two new residential blocks, with community, arts and cultural and creche facilities at ground floor of the new blocks and retrofit and renovation of an existing block at the site will deliver a high-quality development and integrate within the established neighbourhood of the Liberties.

### Policy CA7 – Energy Efficiency in the Built Environment

*"To support high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retrofitting of appropriate energy efficiency measures in the existing building stock, and to actively retrofit Dublin Council housing stock to a B2 Building Energy Rating (BER) in line with the Government's Housing for All Plan retrofit targets for 2030."*

We refer to the Demolition Justification Report prepared by Semple McKillop accompanying this application. An Asbestos survey has been undertaken of the existing structures on site, which identified asbestos containing material within the blocks. Due to the condition of the structures and identification of asbestos at the site, there is limited opportunities for the reuse of material at the site. Where possible, existing materials, will be reused within the site as part of the proposed works. A Resource Waste Management Plan has been prepared and is submitted as part of this Part 8 application.

In addition, the Climate Action Energy Statement also sets out the energy efficiency and compliance with regard to the proposed development. The report includes energy analysis to demonstrate how low carbon, low energy and heating solutions have been considered and how they are appropriate for this development to achieve compliance to Building Regulations Technical Guidance Document (TGD) Part L 2021 and aligned with Dublin City Climate Action Plan.

### Policy CA24 – Waste Management Plans for Construction and Demolition Projects

*"To have regard to existing Best Practice Guidance on Waste Management Plans for Construction and Demolition Projects as well as any future updates to these guidelines in order to ensure the consistent application of planning requirements."*

We refer to the Resource & Waste Management Plan, which outlines details for the careful management of waste from the demolition, including segregation at source, will help to ensure maximum recycling, reuse and recovery is achieved in accordance with current local national waste targets.

A Demolition Justification Report prepared by Semple & McKillop Ltd and accompanies this application. The report concludes that on balance the planning proposal not only delivers units to a very high standard and delivers a significantly better development for Basin View and its residents and surrounding community.

### ***Sustainable Movement and Transport***

Under chapter 8 of the CDP, Policy SMT1 'Modal Shift and Compact Growth' and objective SMT01 'Transition to More Sustainable Travel Modes', the Council promote a shift from the use of private car towards an increased use of more sustainable forms of transport and more active mobility. The proposed development includes for in total 55 no. car parking space, which includes the provision of 51 no. residential car parking spaces and 2 no. creche and 2 no. community arts and cultural car parking spaces. The residential car parking ratio equates to 0.29 per unit. Additionally, it makes generous allocations for cycle parking, including cargo bikes and it is located near a range of buses and within 150m of the St James's Luas Stop. The proposed development supports both the policy and the objective.

In accordance with policy SMT4 'Integration of Public Transport Services and Development', the proposed development has a density of 149 uph, provides for connectivity between uses, and includes facilities which can be used by the broader community.

The accompanying Traffic Mobility Management Plan prepared by Malone O'Regan includes a section on Mobility Management measures, that range from both hard and soft measures to be implemented once the site is occupied, with accords with SMT6.

High quality public realm proposals are catered for as part of the development in accordance with SMT9. The development will particularly help improve the outlook on Ewington Lane/ Basin Street Lower and Basin View with a strong and active building frontage. All areas of public and communal open space are sheltered from the road and well overlooked by residential units. Please refer to Landscape Plan prepared by Mitchell + Associates.

Under SMT010 'Walking and Cycling Audits', the suite of documentation prepared for this part 8 application includes a walking and cycling audit within the Traffic & Mobility Management Report prepared by Malone O'Regan. A Quality Audit has been undertaken and accompanies the proposed development. In accordance with DMURS, this Quality Audit includes a Walking and Cycling Audit. The Quality Audit also incorporates a Stage 1 Road Safety Audit to ensure that all road safety implications are fully addressed at planning design stage. This ensures that a safe street environment is being implemented and delivered by the proposed development design.

SMT27 'Car Parking in Residential and Mixed-Use Developments' promotes sustainable car parking with a view to promote city living and reduced car parking standards. The proposed development includes a 55 no. spaces. It is considered that the subject development site is located within an "Central Urban Location" as designated within the Apartment standards, on the basis of proximity to high capacity urban public transport stops. The subject site is considered to be within walking distance (i.e. up to 10 minutes or 800-1,000m) to/from high capacity urban public transport stops (with the St James's Luas Stop only 150m away); and within easy walking distance (i.e. up to 5 minutes or 400-500m) to/from high frequency (i.e. min 10 minute peak hour frequency) urban bus services. For all types of locations, where it is sought to eliminate or reduce car parking provision, it is necessary to ensure, where possible, the provision of an appropriate number of drop off areas and parking for the mobility impaired.

Having regard to the existing use of the site, occupied with 5 no. residential blocks, there is existing parking provision of c. 47 spaces at the site. Due to the increased number of units proposed at the site, it was considered necessary to retain the existing number of parking at site while also providing additional spaces to cater for the

increased number of prospective residents as well as the new uses in the form of creche and community, arts and cultural space.

Provision is also to be made for alternative mobility solutions including facilities for cycle parking and secure storage. It is an objective for this development to reduce the need for commuters to travel by car and instead to avail of more sustainable modes of travel in line with current and future travel requirements as set out in recent policy documents within Ireland.

In terms of bicycle parking, 284 long stay spaces are provided and 98 short stay spaces are provided. This equates to an overall quantum of 382 no. spaces. This includes dedicated long term and short term bicycle parking for the creche and community, arts and cultural uses at the site. Bicycle stores are in the form of secure indoor rooms within the ground floor of the building. Visitor bicycle parking in the public realm is well overlooked from apartments units.

**Green Infrastructure and Recreation**

A number of policy objectives relate to green infrastructure. In particular, it requires under GI4 ‘Accessibility’, that all green infrastructure elements should be universally accessible and that new developments should include green infrastructure and an ecosystem services approach (GI6 ‘New Development / New Growth Areas’). All areas of open space will be universally accessible and will incorporate blue and green roofs, as well high quality landscape features which together will support mitigation and adaptation to climate change.

GI01 (‘Green Roof Guidance Document’) should also be noted. The development response is provided under the development management section of this report. GI28 ‘New Residential Development’ requires that, in new developments, public open space is provided which is sufficient in amenity, quantity and distribution. The proposed development includes high quality public and communal open space and therefore meets the requirement.

The CDP also includes policies on tree planting and retention. In particular, it requires appropriate and long-term tree planting in the planning of new developments (GI40) and the protection of existing trees (GI41). The existing ecological value of the site is poor owing to its existing use. As a result of the development, its ecological quality will improve, and the site will make positive contribution the City’s green infrastructure network.

The development includes children’s play facilities as required under GI51 and GI52.

**Development Management Standards**

The development management standards are contained in the Chapter 15 of the Dublin City Development Plan 2022-2028. Table 15-1 of the CDP shows the suite of documents required to accompany applications for development.

**Table 6: Planning Application Documentation**

Reports	Threshold	Application Reference
Architectural Design Report	50 or more residential units	See Architect Design Statement
Housing Quality Assessment	All residential development	See HQA
Landscape Design Report	30 or more residential units	See Landscape Design Report

Reports	Threshold	Application Reference
Planning Report	30 or more residential units	This report
Daylight and Sunlight Assessment	All apartment developments	See Daylight and Sunlight Assessment
Community and Social Audit	50 or more residential units Any development comprising of community or social infrastructure	See Social Infrastructure Audit
Lifecycle Report	All apartment developments	See Building Lifecycle Report
Community Safety Strategy	100 residential units	See Architect Design Statement
Operational Management Statement	30 or more residential units	See Building Lifecycle Report and Operational Waste Management Plan
Traffic and Transport Assessment	50 or more residential units	See Traffic Mobility Management Plan
Mobility Management Plan / Travel Plan	20 or more residential units Any development with zero/reduced car parking.	See Traffic Mobility Management Plan
Road Safety Audit	Any development with construction of new roads, materially affects vulnerable users and amends existing roads or generating significant road movement	See Quality Audit
Site Specific Flood Risk Assessment	Any developments within a flood zone a and b	See Desktop Flood Risk Assessment
Engineering Services Report (Civil and Structural)	30 or more residential units	See Engineering Report
Site Investigation Report	All developments on site that comprise of contaminated lands and/or where basement is proposed.	See Site Investigation Report and Waste Classification Report
Construction Management Plan	30 or more residential units	See Construction & Environmental Management Plan
Construction Demolition Waste Management Plan	30 or more residential units	See Resource Waste Management Plan
Operational Waste Management Plan	30 or more residential units	See Operational Waste Management Plan
Climate Action and Energy Statement (including District Heating)	30 or more residential units	See Climate Action and Energy Statement, Sustainability & Part L Compliance Report
Noise Assessment	Any noise generating use and or any development within designated noise zones as	See Acoustics Design Statement

Reports	Threshold	Application Reference
	indicated on development plan zoning maps.	
Conservation report	Any development relating to a protected structure, within the curtilage of a protected structure, and / or effecting or within the curtilage of a protected monument.	n/a
Retail Impact Assessment	Retail development *** of 2,000 sq. m (net comparison floorspace) and 1,500 sq. m. (net convenience floorspace) outside of the city centre and KUV's.	n/a
Ecological Impact Assessment	All developments that are located within or adjacent to any sensitive habitat, on sites that could contain protected species or in a quality landscape environment.	See Preliminary Ecological Appraisal. Ecological Impact Assessment is not required.
Appropriate Assessment Screening and NIS	An Appropriate Assessment Screening is required for all developments. A stage 2 (Natura Impact Statement) is required where significant effects on the environment are likely either alone or in combination with any other project.	See Appropriate Assessment Screening Report. NIS not required.
Environmental Impact Assessment	All developments within the threshold set out in Planning and Development Act 2000, as amended or any development that has a significant impact on the environment.	See EIA Screening Report.
Landscape and Visual Impact Assessment, Microclimate Assessment, Telecommunications Report – see Appendix 3	Site specific circumstances	<p>A series of photomontages have been developed in respect of the scheme and accompany this application.</p> <p>There will be no impact on local telecommunications as part of the development. A telecommunications report is therefore not required.</p>

Reports	Threshold	Application Reference
		A Microclimate Study has been prepared by B-Fluid Wind Modelling.

A Schedule of Documentation prepared by MacCabe Durney Barnes accompanies this Part 8 application. In addition, to the above documentation, a number of additional documents accompany this application:

- A biodiversity enhancement plan has been incorporated within the Landscape Design Report.
- An Archaeological Impact Assessment prepared by John Purcell Archaeological Consulting accompanies this Part 8 application.
- A series of verified photomontages and CGIs have been developed in respect of the scheme and accompany this application. Having regard to the existing scale of development on the site, the proposed retrofit and insertion of Block A and B within the existing landscape context is considered appropriate. The proposal has sought to deliver a high quality residential development on the site while also enhancing the public realm. On account of the existing setting of the site, the proposed scheme will positively impact the landscape character and visual amenity on account of the existing setting.

**Green Infrastructure and Landscaping**

The CDP requires that planning applications address climate action as part of the overall design and incorporate green infrastructure techniques. In addition to the retention of existing natural features, the development should include:

Standard	Development Response
Analysis of the potential for the retention and integration of existing natural features, such as watercourses, mature planting and topography; this approach, in accordance with the National Landscape Strategy 2015–2025, ensures the landscape character of the area is retained and informs the proposed design.	Having regard to the site currently consisting almost entirely of buildings and artificial surfaces which are of no ecological value, the existing ecological value of the site is low. The proposal incorporates as many of the existing trees as possible into the layout and landscape proposals. Following the implementation of biodiversity enhancements through the landscaping proposals and SUDs measures at the scheme, it may be possible to achieve a net gain in the biodiversity value at the site.
The connectivity of proposed open spaces to adjoining existing open space or natural assets should also be considered with reference to the city’s green infrastructure in this development plan (Chapter 10) and any relevant local area plan(s); for sites which provide or adjoin habitats for species designated under the European Union Habitats Directive, Article 10 of the directive shall apply in regard to the need to provide connectivity and ‘stepping stones’ to ensure biodiversity protection.	The proposed landscaping strategy for the site has had regard to the Liberties Greening Strategy. Throughout the scheme and along Basin View and Basin Street Lower, extensive landscaping is proposed which will complement and enhance the proposed recreational and green infrastructure works at the site. In addition, as noted in the SDRA, indicative permeability links between Basin View and St James’s Hospital are illustrated in the guiding principles map of SDRA 15. The proposed

Standard	Development Response
(see also GI7 'Connecting Greening Elements in Site Design')	development will positively contribute to delivering green infrastructure in the Liberties area.
Potential applicants should refer to the Dublin City Biodiversity Action Plan 2021 – 2025 or subsequent plans and consult the City Council's Parks, Biodiversity and Landscape Services Division to ascertain the significance of any ecologically sensitive areas which it may be appropriate to retain or integrate into a landscape plan. In such cases, the ecological attributes of the site and the impact of any development should be considered prior to final design.	The ecological quality of the site is limited and has limited ecological attributes. A number of trees at the site will be retained to ensure the landscape character within the local area is not significantly impacted. In combination with these retained trees, new tree planting has been proposed.

### Surface Water Management and SuDS

Standard	Development Response
All new developments will be required to prepare a Surface Water Management Plan in accordance with the requirements of the Council's Surface Water Management Guidance.	A Surface Water Management Plan for the Development is incorporated into Malone O'Regan Engineering Report.
SuDS measures shall be set out clearly in an assessment of the drainage details prepared by a qualified Engineer	Please refer to the Engineering Report prepared by Malone O'Regan which provides a comprehensive overview of the SuDS measures proposed at the site. In addition, drawing no. 150 and 151

### Green/Blue Roof

Consideration	Development Response
All new development projects over 100 sq. metres to provide green roofs to assist in climate action and urban drainage in accordance with Policy SI23	It is proposed to provide green / blue roofs over at least 70% of the total roof area in accordance with the Dublin City Council Green & Blue Roof Guidelines 2021. Roof structures will be designed to cater for the additional loads associated with the blue roof storage layer and the overlying green roof build-up. Details of the proposed green / blue roof build-up are provided on Malone O'Regan drawing no. 150 and 151.

### Urban Greening

Consideration	Development Response
All applications for large scale development will be encouraged to facilitate urban greening through the provision of tree planting, pocket parks, green roofs, green walls etc.	The proposed development includes significant greening and landscaping elements. Please refer to landscape drawing no. SHB5-BVF-DR-MAL-L-P3-0100-Landscape Masterplan prepared by Mitchell + Associates.

Consideration	Development Response

**Landscape Plans and Design Reports**

Consideration	Development Response
Applications for 1,000+ sq. m. of commercial development or 30+ residential units, or other applications where the planning authority consider it necessary should be accompanied by a landscape design report.	A Landscape Design Report prepared by Mitchell Associates accompanies this application.
Boundary Development Standards treatments and public realm improvements should also be illustrated within landscape plans	Please refer to landscape drawing no. SHB5-BVF-DR-MAL-L-P3-0100-Landscape Masterplan prepared by Mitchell + Associates.
A tree survey must be submitted where there are trees within a proposed planning application site.	A tree survey accompanies this application.

**Public Open Space and Recreation**

Standard	Development Response
The design and layout of the open space should complement the layout of the surrounding built environment and complement the site layout.	The proposed development comprises 3676 sqm of public realm space which equates to 24% of the site area.
Open space should be overlooked and designed to ensure passive surveillance is achieved	Please refer to landscape drawing no. SHB5-BVF-DR-MAL-L-P3-0100-Landscape Masterplan prepared by Mitchell + Associates.
The space should be visible from and accessible to the maximum number of users.	Please refer to landscape drawing no. SHB5-BVF-DR-MAL-L-P3-0100-Landscape Masterplan prepared by Mitchell + Associates.
Inaccessible or narrow unusable spaces will not be accepted.	No inaccessible or unusable spaces are proposed.
The level of daylight and sunlight received within the space shall be in accordance with the BRE Guidelines or any other supplementary guidance document – see Appendix 16	Please refer to the Daylight and Sunlight assessment prepared by Digital Dimensions with demonstrates the schemes compliance. All public and communal amenity areas meet and exceed the recommendations of the BRE guidelines, achieving sunlight levels that exceed 2 hours sunlight over 50% of the amenity space on the 21 <sup>st</sup> March.
Any new public open space on the site should be contiguous to existing open space or natural feature (i.e. river corridors and canal bank) to encourage visual continuity and optimise value of ecological networks.	The proposed communal open space will be located in the courtyard between Block A and B. While the communal open space for Block C will be to the rear of the building. The landscaping strategy includes various biodiversity enhancement measures at the site which will improve the ecological value at the site.



Standard	Development Response
<p>Protect and incorporate existing trees that are worthy of retention into the design of new open spaces.</p> <p>Retain and incorporate other existing natural features into the design to reinforce local identity, landscape character, and amenity.</p>	<p>Trees are retained insofar as possible. Please refer to the arborist drawings and reports for further details.</p>
<p>Landscaping works should be integrated with overall surface water management and SuDS strategy such that landscaping plans may include associated biodiversity areas or wetlands which can reduce / better manage surface water run-off.</p>	<p>A coordinated approach within the landscape design has been taken for water management, with the provision of permeable surfaces and build-ups throughout the scheme</p>
<p>Landscaping schemes should provide a hierarchy of different types of planting throughout the development in order to give visual variety. Permeable surfaces will be encouraged (see Appendix 12).</p>	<p>Please refer to landscape drawing no. SHB5-BVF-DR-MAL-L-P3-0100-Landscape Masterplan prepared by Mitchell + Associates. A hierarchy of spaces is provided with public and communal open spaces and private open space.</p>
<p>Materials must be appropriate, durable and of a good quality. The texture and colour of materials must be sympathetic to the locality and be an integral part of the design.</p>	<p>Please refer to the Architect's Design Statement.</p>
<p>Street furniture should be sited such that it does not provide an obstacle for people with disabilities and should be designed so that it is fully accessible where feasible.</p>	<p>Please refer to landscape drawing no. SHB5-BVF-DR-MAL-L-P3-0100-Landscape Masterplan prepared by Mitchell + Associates.</p>
<p>Age friendly measures should be incorporated into the design.</p>	<p>Please refer to landscape drawing no. SHB5-BVF-DR-MAL-L-P3-0100-Landscape Masterplan and Landscape Design Report prepared by Mitchell + Associates</p>
<p>Permeability and accessibility for all users, particularly disabled persons should be provided</p>	<p>The built form allows for increased permeability through the site and facilitates connection between Oisín Kelly Park and the St James's Hospital Luas Stop. As illustrated below, the redevelopment of the site will enable greater east to west and north to south movement across the site. The proposed development has been designed to be accessible to all users and abilities.</p>

Standard	Development Response
	<p>(Source: Coady Architects)</p>
<p>Cycle and pedestrian friendly routes should be accommodated.</p>	<p>Pedestrian and cycle movements are prioritised over car movements throughout the site.</p>

**Boundary Treatments**

Standard	Development Response
<p>Details of all existing and proposed boundary treatments, including vehicular entrance details, should be submitted as part of any planning application.</p>	<p>The existing and proposed boundary treatments are identified on Coady Architects drawing no. SHB5-BVF-DR-COA-AR-P3-5606-Site Boundary Treatment</p> <p>Section 5.5 of the Architectural Design Statement also includes details of the existing and proposed boundary treatments at the site.</p>

**Public Open Space**

Standard	Development Response
<p>The planning authority will seek the provision of public open space in all residential schemes and commercial developments in excess of 5,000 sqm. In accordance with Table 15-1, 10% is required in Z1 zoning.</p>	<p>3767 sqm of public open space is proposed which equates to 24% provision of the net site area (1.57 ha).</p>

**Play Infrastructure**

Standard	Development Response
<p>In schemes of 25 or more units, small play spaces of 85-100 sq. m. are considered suitable for toddlers and children up to the age of six, with suitable play equipment, seating for parents/ guardians, and within sight of the apartment building. For larger schemes of 100 or more apartments, play areas of</p>	<p>The provision of 85-100 sqm of play spaces is applicable to the subject site. A play space is located within the courtyard of Block B. In addition, some incidental play features are also dotted around the scheme such as small rockeries and timber logs for climbing and creative play.</p>

Standard	Development Response
<p>200-400 sq. m for older children and young teenagers should also be provided in addition.</p>	<p>The public open space at the site also includes a playground at the eastern part of the space. Seating is also provided within the communal open space and public open space provision. Please refer to landscape drawing no. SHB5-BVF-DR-MAL-L-P3-0100-Landscape Masterplan prepared by Mitchell + Associates for further details.</p>

**Apartment Standards**

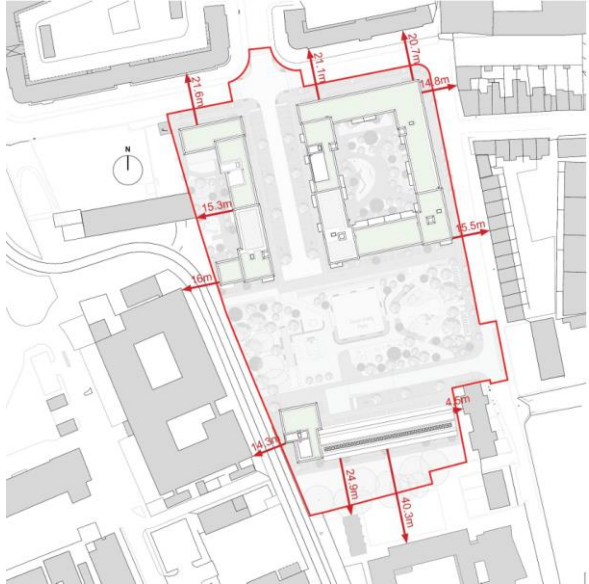
Standard	Development Response
<p><b>Unit Mix</b>                      Specific Planning Policy Requirement 1 states that housing developments may include up to 50% one bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms unless specified as a result of a Housing Need and Demand Assessment (HNDA) carried out by the Planning Authority as part of the development plan process.</p> <p>Council Part 8 or Part 10 residential schemes may propose a different mix having regard to the specific needs of the Housing &amp; Community Services Department.</p>	<p>This part 8 proposal was formulated jointly with the DCC Housing Department. The application site is located in the Sub-City – Dublin 8 HNDA where there is a specific housing unit mix recommended. However, given the site is a Council Part 8 scheme, a different mix has been proposed which aligns with the Housing Waiting List of Area L.</p>
<p><b>Unit Size / Layout</b>                      Specific Planning Policy Requirement 3 sets out the minimum floor areas for apartments</p>	<p>A HQA has been provided with this Part 8 application and provides a breakdown of each unit and demonstrates compliance. All units meet the floor area requirements.</p>
<p><b>Dual Aspect</b>                      Dublin City Council will encourage all developments to meet or exceed 50% dual aspect within the development unless specific site characteristics dictate that a lower percentage may be appropriate</p>	<p>126 (73.7%) of units are dual aspect. The proposed development complies.</p>
<p><b>Floor to Ceiling Height</b>                      A minimum floor to ceiling height of 2.7m for ground floor residential units and a minimum of 2.4m in upper floor shall be provided</p>	<p>The proposed apartments exceed these standards in all cases.</p>
<p><b>Lift, Stair Cores and Entrance Lobbies</b>                      a maximum of 12 apartment per core may be provided</p>	<p>The proposed development complies with up to 9 per core proposed.</p>
<p><b>Internal Storage</b></p>	<p>Internal storage has been provided in accordance with the Apartment Guidelines.</p>

Standard	Development Response
<p>Internal storage within an apartment unit shall be provided in accordance with the Sustainable Urban Development: Design Standards for New Apartments</p>	
<p><b>Private Amenity Space</b>                      Private amenity space shall be provided in the form of terrace, balcony or private garden and should be located off the main living area in the apartment. The minimum areas for private amenity are set out in Appendix 1 and Section 3.35 to 3.39 of the Sustainable Urban Housing: Design Standards for New Apartments (2020) for details.</p> <p>At ground floor level, private amenity space should be sufficiently screened to provide for privacy. Where ground floor apartments are to be located adjoining the back of a public footpath or other public area, consideration may be given to the provision of a 'privacy strip' of approximately 1.5 m in depth, subject to appropriate landscape design and boundary treatment.</p>	<p>All units comply with their private open space requirements with the provision of balconies above ground floor and private curtilage space which will be railed and gated to define the public/ private interface.</p> <p>Two perimeter blocks are proposed which will provide a built edge fronting onto Basin Street Lower/ Ewington Lane, Basin View and the new internal road from Basin Street Lower.</p>
<p><b>Communal Amenity Space</b>                      All new apartment developments are required to provide for communal amenity space externally within a scheme for the use by residents only. Communal open space provision is in addition to any private or public open space requirements. Communal amenity spaces may comprise of courtyard spaces and linear open spaces adjacent to the development. The minimum areas for private amenity are set out in Appendix 1 and Section 4.10 to 4.12 of the Sustainable Urban Housing: Design Standards for New Apartments (2020) for details.</p>	<p>Each of the proposed buildings in the development are supported by a communal open space. In total, 2748 sqm is provided which exceeds the minimum area required.</p>
<p><b>Internal Communal Facilities</b>                      Large scale developments in excess of 100 or more units are encouraged to provide for internal communal facilities for use by residents.</p>	<p>The development is for 171 units and includes 516 sqm of internal community, arts and cultural space. It was not considered necessary to also provide communal space given the range in size of spaces proposed.</p>
<p><b>Security</b>                      New apartment developments should incorporate safe and secure design principles throughout the scheme by maximising natural surveillance of all common areas, streets and parking areas.</p>	<p>Please refer to Appendix B of the Architect's Design Statement, which details how the proposed development complies with the requirements of Section 15.4.5 Safe and Secure Design of the Development Plan.</p>
<p><b>Access and Services</b></p>	<p>All pedestrian and vehicular access points are clearly defined and overlooked by the proposed blocks and</p>

Standard	Development Response
<p>Pedestrian and vehicular access points should be clearly identified and located in areas that are physically overlooked. Pedestrian access should cater for all users including disabled persons and the elderly.</p>	<p>have been designed to suit all users, regardless of their abilities.</p>
<p><b>Refuse Storage</b>                      Refuse storage and collection facilities should be provided in all apartment schemes.</p> <p>All applications for 30 or more apartments should be accompanied by an Operational Waste Management Plan.</p>	<p>Refuse storage is provided, please refer to the ground floor plans for Block A, B and C drawing nos. SHB5-BVF-DR-COA-AR-P3-5620-Block A - Ground Floor Plan, SHB5-BVF-DR-COA-AR-P3-5624-Block B - Ground Floor Plan and SHB5-BVF-DR-COA-AR-P3-5629-Block-C - Ground Floor Plan. An Operational Waste Management Plan accompanies this part 8 application.</p>
<p><b>Lifecycle Reports</b>                      All residential developments should include a building lifecycle report that sets out the long term management and maintenance strategy of a scheme.</p>	<p>A Building Lifecycle Report accompanies this application.</p>
<p><b>Operational Management and Maintenance</b>                      All apartment developments will be required to address the maintenance and management of a development to clarify the overall operational management plan for the development together with the maintenance strategy for the upkeep of the building.</p>	<p>A building lifecycle report accompanies this application. It is intended that the development will be delivered through a Public Private Partnership (PPP) structure which will include maintenance and tenancy management services. Under this arrangement, the appointed PPP Company in partnership with an Approved Housing Body, will be responsible for the maintenance and management of the development and the life cycling of building elements on behalf of Dublin City Council and the residents over a 25-year period. Thereafter the maintenance and management of the development will be handed over to Dublin City Council.</p>
<p><b>Microclimate – daylight and sunlight, wind and noise</b>                      All apartment schemes should be accompanied by an assessment of the microclimatic impacts including daylight and sunlight, noise and wind</p>	<p>Previous sections of this report discuss the findings related to the Sunlight &amp; Daylight Study and Microclimate Study.</p> <p>In terms of Noise, an Acoustics Design statement prepared by Wave Dynamics accompanies this application. In summary, the study found:</p> <ul style="list-style-type: none"> <li>• Based on the recommendations in this report it is predicted that the internal and external noise levels will achieve the targeted noise levels in line with BS 82233:2014 and ProPG 2017 guidance.</li> <li>• The construction noise impact is predicted to exceed the BS 5228 requirements without any mitigation measures for all stages of the project. General and site-specific mitigation measures</li> </ul>

Standard	Development Response
	<p>have been provided in the accompanying Acoustics Design Statement report to bring the construction noise levels down within the limits of BS 5228. Following the noise mitigation recommendations in the report, the construction phase is expected to meet the requirements of BS 5228 based on the information provided to Wave Dynamics. In addition to the mitigation measures, guidance has been provided in this report for construction noise monitoring during the construction period to manage noise levels to manage construction noise.</p> <ul style="list-style-type: none"> <li>• Vibration monitors should be erected during the substructure phase of the development between the site and NSL1 and NSL2 to manage vibration during the construction period.</li> <li>• An operational noise impact assessment from the noise generated in the communal amenity space, the traffic generated on the development and car parking, and the creche play area. It is predicted that the development will not cause a negative noise impact on the nearby noise sensitive locations. The mechanical plant and equipment specification is not available at this stage of the project, as these projects will be design and build PPP projects the proposed method of heating, cooling and ventilation is not currently available. Specific noise limits have been provided in the Acoustics Design Statement report for mechanical plant and equipment, at design development stage once the plant and equipment information is available it should be assessed for compliance with the criteria outlined in this report.</li> </ul>
<p><b>Daylight and Sunlight</b> A daylight and sunlight assessment should be provided to assess the impact of the proposed development on the surrounding properties and amenity areas outside the site boundary and assess the daylight and sunlight received within each individual unit and communal areas of a proposed scheme.</p>	<p>A daylight and sunlight assessment accompanies this part 8 application.</p>
<p><b>Separation Distance</b> Traditionally a minimum distance of 22m is required between opposing first floor windows.</p>	<p>The recently issued Compact Settlement Guidelines for Planning Authorities SPPR1 reduces the separation distance to a 16 meter distance, or below</p>

Standard	Development Response
	<p>in certain circumstances. As detailed in section 15.9.17 In certain instances, depending on orientation and location in built-up areas, reduced separation distances may be acceptable. Separation distances between buildings will be assessed on a case by case basis. In all instances where the minimum separation distances are not met, each development will be assessed on a case by case basis having regard to the specific site constraints and the ability to comply with other standards set out within this chapter in terms of residential quality and amenity.</p> <p>The new building line to Ewington Lane/ Basin Street Lower have been set back c 6.2m to 6.8m from the existing kerb line to provide separation distances of 20.7m to 21.6m to Mary Aikenhead House Flats.</p> <p>The new building line to Brandon Terrace has been set back c 3.9m to 4.7m from the existing kerb line to provide separation distances of c. 14.8m to 15.5m to the opposing dwellings. These values compare favourably to the separation distances between the gables of existing Blocks 1 and 3 and the existing buildings of c. 14.3m to 17.6m.</p> <p>There are no projecting balconies on elevations to the Ewington Lane, Basin Street Lower or Brandon Terrace and no overlooking of adjoining rear gardens of residential courtyards.</p> <p>A blank eastern gable has been maintained to Block C with a privacy screen provided to the new balconies nearest Basin Grove apartments on Brandon Terrace. The new projecting balconies to the south elevation of Block C have over 40m separation from St James’s Primary School and are screened by a significant line of mature trees.</p> <p>The proposed distances between the proposed blocks and existing buildings is illustrated below.</p>

Standard	Development Response
	 <p>(Source: Coady Architects)</p> <p>Having regard to the infill nature of the site, it is considered that the separation distances are appropriate whilst also protecting the existing adjoining residential amenity.</p>

**Standards as Derived from the Appendices**

A number of standards are derived from the appendices of the CDP

Standard	Development Response
<p><b>Density Ranges</b> Table 1 – Appendix 3 state that density in the City Centre should be within a range of 100-250 uph.</p>	<p>The proposed development has a density of 149 uph and therefore is within the range of the CDP.</p>
<p><b>Plot ratio and coverage:</b> The site is located within a regeneration area, therefore the following requirements are applicable: Indicative plot ratio – 1.5-3.0 Indicative Site Coverage – 50-60%</p>	<p>The proposed plot ratio is 1.19 The proposed site coverage is 54%.</p> <p>The proposed development is below the indicative plot ratio percentage indicated in the Development Plan, however, it is noted that these standards are indicative rather than fixed. Overall, it is considered that the proposed site coverage and plot ratio are acceptable in this instance and indicative that the site is being appropriately developed.</p>
<p><b>Bicycle Parking Standards</b> Table 1 of appendix 5 sets out parking standards: <b>Residential</b></p>	<p>284 long stay spaces are provided and 98 short stay spaces are provided.</p> <p>The provision includes sufficient space for cargo bike parking.</p>



Standard	Development Response
<p>Long stay: 1 space per bedroom in residential apartments</p> <p>Short stay: 1 per two apartments</p> <p><b>Community/ Arts/ Culture</b></p> <p>Long stay: 1 space per 5 staff in community centre</p> <p>Short stay 1 per 100 sqm Gross Floor Area for community centre</p> <p><b>Creche</b></p> <p>Long Term – 1 per 5 staff and 1 per 10 children</p>	
<p><b>Car Parking Standards</b></p> <p>The site falls under Zone 1 – Canal Cordon and North Circular Road. Based on the proposal at this site the following standards apply:</p> <p><b>Residential</b></p> <p>0.5 per dwelling</p> <p><b>Community/ Arts/ Culture</b></p> <p>1 per 350 sqm GFA</p> <p><b>Creche</b></p> <p>1 per 100 sqm GFA</p>	<p>The proposed development includes 55 no. spaces (51 no. residential, 2 no. creche and 2 no. community, arts and cultural use). This equates to a parking ratio of 0.29 per residential unit and 0.32 overall.</p>
<p><b>Electric Vehicles</b></p> <p>All new developments must be futureproofed to include EV charging points and infrastructure. In all new developments, a minimum of 50% of all car parking spaces shall be equipped with fully functional EV Charging Point(s). The remaining spaces shall be designed to facilitate the relevant infrastructure to accommodate future EV charging. Space for EV charging infrastructure shall be clearly detailed in planning applications.</p>	<p>The proposal for this development is that 50% all public spaces will have EV chargers installed in line with DCC development plan and the rest will ducted for future EV charging points. Please refer to Climate Action, Sustainability and Part L Report and drawing no. SHB5-BVF-DR-SMK-ME-P3-6035-EV Car Charging.</p>
<p><b>Motorcycle Parking</b></p> <p>New developments shall include provision for motorcycle parking in designated, signposted areas at a rate of 5% of the number of car parking spaces provided</p>	<p>6 no. motorcycle space is proposed as part of the development.</p>
<p><b>Waste Storage Facilities</b></p> <ul style="list-style-type: none"> <li>• Receptacles that are designed for reuse, with the exception of a specific area designated by a local authority as being only suitable for the collection of nonreusable receptacles such as bags, ideally of 1,100 litre capacity, must be used.</li> </ul>	<p>The proposed Waste Storage Area for Apartment Blocks are located on ground level. Refer to drawing nos. SHB5-BVF-DR-COA-AR-P3-5620-Block A - Ground Floor Plan, SHB5-BVF-DR-COA-AR-P3-5624-Block B - Ground Floor Plan and SHB5-BVF-DR-COA-</p>

Standard	Development Response
<ul style="list-style-type: none"> <li>To provide a three-bin collection system for residents in communal collection schemes, for each type of waste: general (residual) waste, dry mixed recyclables and organic waste. A proposal on the three-bin system including bin quantity, type and frequency of collection must be submitted in writing to the Waste Regulation Unit in Dublin City Council for agreement. Sufficient space must be provided to accommodate the collection of dry mixed recyclables and organic waste.</li> <li>Suitable wastewater drainage points should be installed in the receptacle bin storage area for cleaning and disinfecting purposes.</li> </ul>	<p>AR-P3-5629-Block-C - Ground Floor Plan prepared by Coady Architects.</p> <p>The proposed waste storage facilities accord with these requirements, please refer to the Operational Waste Management Plan prepared by Traynor Environmental which accompanies this application</p>
<p><b>Green and Blue Roof</b></p> <p>Planning applications which include roof areas of greater than 100 square metres with flat and gently sloped roofs are considered appropriate for green blue roof application.</p> <p>The extent of roof area which provides growing medium for vegetation must meet the following coverage requirements as a percentage of total roof area.</p> <p>Minimum coverage for an extensive green roof is 70% Minimum coverage for an intensive green roof is 50%.</p>	<p>It is proposed to provide green / blue roofs over at least 70% of the total roof area in accordance with the Dublin City Council Green &amp; Blue Roof Guidelines 2021. Roof structures will be designed to cater for the additional loads associated with the blue roof storage layer and the overlying green roof build-up. Details of the proposed green / blue roof build-up are provided on Malone O'Regan drawing no. 150 and 151.</p>
<p><b>SuDS Requirements</b></p> <p>SuDS requirement 1 – runoff destination SuDS requirement 2 – hydraulic control SuDS Requirement 3 – Water Quality SuDS Requirement 4 – Amenity SuDS Requirement 5 - Biodiversity</p>	<p>Please refer to the accompanying Engineering Report prepared by Malone O'Regan for details of the proposed SuDS measures. Refer to the Malone O'Regan SuDS detail drawing no. 150 and 151.</p>
<p><b>Surface Water Management Planning</b></p> <p>Development including or in excess of 2 no. residential units or 100 sq. m. of non-residential uses (including social and community uses)</p> <p>All developments with surface water implications which fall within these thresholds will be required to prepare a SWMP as part of their project design process.</p>	<p>Please refer to the Engineering Report prepared by Malone O'Regan which details the surface water management proposed as part of the project.</p>

## 8. ENVIRONMENTAL ASSESSMENTS

### 8.1 Environmental Impact Assessment

An Environmental Impact Assessment (EIA) Screening report was prepared by MacCabe Durney Barnes to accompany this Part 8 application. It concludes:

*'Having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:*

- *The scale, nature and location of the proposed impacts*
- *The potential impacts and proposed mitigation measures*
- *The results of the any other relevant assessments of the effects on the environment*

*It is considered that the proposed development would not be likely to have significant effects on the environment and it is concluded that an environmental impact assessment report is not required.'*

### 8.2 Appropriate Assessment

An AA Screening Report has been prepared by NM Ecology and accompanies this application. The report concludes:

"In Section 3 of the OPR guidance (OPR 2021), it is stated that the first stage of the AA process can have two possible conclusions:

**1. No likelihood of significant effects**

Appropriate assessment is not required and the planning application can proceed as normal. Documentation of the screening process including conclusions reached and the basis on which decisions were made must be kept on the planning file.

**2. Significant effects cannot be excluded**

Appropriate assessment is required before permission can be granted. A Natura Impact Statement (NIS) will be required in order for the project to proceed.

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

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

Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when considered

in isolation), that subsequently becomes significant when the additive effects of other plans and projects are considered. However, as the proposed development poses no risk of impacts on European sites in isolation, the risk of in-combination effects can also be ruled out.

Therefore, with regard to Article 42 (7) of the *European Communities (Birds and Natural Habitats) Regulations 2011*, it can be concluded that the proposed development will not be likely to have a significant effect on any European sites. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.

In accordance with the OPR 2021 guidance, we note that no mitigation measures have been considered when reaching this conclusion"

### 8.3 Preliminary Ecological Appraisal

A preliminary Ecological Appraisal accompanies this Part 8 application prepared by NM Ecology. The report concludes:

*"As the Site is of low baseline ecological importance and no ecological impacts are currently envisaged, it is not necessary to carry out an Ecological Impact Assessment. This Preliminary Ecological Appraisal may be included in the Part 8 application to demonstrate that ecological features have been considered. Screening for Appropriate Assessment is provided in a separate document. As noted above, the proposed development is likely to provide a net gain in biodiversity (subject to the landscape proposals), and thus complies with Policy GI 16 of the Dublin City Development Plan."*

### 8.4 Flood Risk Assessment

A Desktop Flood Risk Assessment has been prepared by Malone O'Regan. The purpose of the Flood Risk Assessment (FRA) is to assess the potential flood risk to the proposed development site and to assess the impact that the development as proposed may or may not have on the hydrological regime of the area in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). The study was principally focused on examining flooding risks to the proposed site from the River Liffey and River Camac. The report concludes:

*"The analysis and flood zone delineation undertaken as part of this DFRA indicates that the proposed site is not expected to be impacted during the occurrence of a 0.1% AEP (1 in 1000 year) fluvial flood event."*

*The PFRA flood mapping indicates that the proposed development site does not fall within the predicted extreme 0.1% (1 in 1000 year) current scenario fluvial flood zone. The site is not located near the River Camac and River Liffey. The site is not in a fluvial or tidal flood zone for either area."*

*The node point closest to the northern boundary of the site is referenced as node point 09Camm00084. The 1% AEP (1 in 100 year) and 0.1% AEP (1 in 1000 year) flood levels at this point are predicted as 7.68 and 8.49m respectively. Using the information obtained from the predicted flood level, in order to permit a sustainable development of this site and to mitigate against potential residual flood risk to the development it is recommended that the finished floor level for all units should be above a minimum level of 8.49m + 500mm freeboard = 8.99m."*

*It is proposed that Block A at the northwest of the site will have a finished floor level from 20.50m to 20.65m. Block B at the northeast of the site will have a finished floor level from 19.910 to 20.360m. The existing finished floor level of Block C is 20.370m and the proposed extension to Block C will have a finished floor level of 20.350m. This allows for more than the minimum 500mm freeboard from the River Camac.*

*The site passes the Dublin City Justification Test for Development Plans as it is located fully in Flood Zone C.*

*An analysis of OPW records indicates that the site is not at risk of tidal flooding.*

*The flood mapping shows small pockets of moderate pluvial flood risk present on the development site; this corresponds to minor undulations in the ground level within the undeveloped site. In developing the site, the ground levels will be re-profiled, removing these undulations. The proposed site is currently occupied as flats and car parking; the site is largely hardstanding and is provided with no attenuation facility or flow control mechanism. The proposed drainage system will collect surface water runoff from the site and attenuate to equivalent greenfield run-off rates; this will mitigate the potential pluvial flood risk arising from the development site.*

*In consideration of the above assessment, analysis and recommendations, overall development of the site is not expected to result in an adverse impact to the existing hydrological regime of the area or to result in an increased flood risk elsewhere."*

## 8.5 Archaeological Impact Assessment

An Archaeological Impact Assessment has been prepared by John Purcell Archaeological Consultancy.

The first edition OS map and the 25" map shows the site marked as city basin and was in use as a reservoir for drinking water. This dates to the 19<sup>th</sup> century. Proximate to the site was the nearby distinctly shaped harbour of the Grand Canal, and this harbour was the original terminus of the Grand Canal, until the main line canal was extended further east around Pearse Street to be closer to the ports and docks. This section of the grand canal remained and provided water and served as a vital transport network. The supply of water to the City Basin ceased in 1869 as the new high-pressure water supply from the Vartry scheme came into use. It is also noted that the site is recorded on Dublin City Industrial Heritage Records.

Policy Objectives BHA26.4 of the Development Plan requires development proposals within the Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994, notification of sites over 0.5 hectares size with potential underwater impacts and of sites listed in the Dublin City Industrial Heritage Record, will be subject to consultation with the City Archaeologist and archaeological assessment prior to a planning application being lodged.

As part of the pre-part 8 process, an archaeological impact assessment has been prepared and submitted as which allows for technical departments such as City Archaeologists to provide feedback on the documentation and plans submitted and outline any issues prior to the formal initiation of the Part 8 procedure. In this regard, it is considered that the pre-part 8 process and the archaeological assessment submitted as part of the pre-part 8 process meet the requirements of BHA26.4 (Section 11.5.5).

In summary the Archaeological Impact Assessment report concludes:

*“The assessment of the archaeological evidence at the site indicates significant archaeological potential. Historical maps reveal the existence of an 18th-century reservoir, which served as a water source for the city until the 20th century, before being filled in during the 1960s redevelopment. Geological testing has identified earlier structures, particularly in the western portion, suggesting the presence of subsurface remains related to the city basin.*

*Given the potential significance of these remains, there is a high likelihood of extensive archaeological material related to the city basin existing on the site. Additionally, early fabric may exist outside the basin area. Therefore, any development work could directly impact these remains. The following recommendations are made to address these concerns:*

- 1. Archaeological Testing: It is recommended that comprehensive archaeological testing be conducted at the site to better understand the extent and significance of the remains. The archaeologist should submit their Method Statement for review to the Archaeology Section of the DCC before commencing any work.*
- 2. Significant Discoveries: In the event of significant archaeological discoveries, consultations with the City Archaeologist and the National Monuments Service should be initiated. This collaboration will help devise a comprehensive plan for recording all relevant fabric found at the site.*
- 3. Preservation and Mitigation: Where archaeological material is identified, preservation in situ through avoidance or redesign should be considered. If necessary, archaeological excavation should be carried out under license prior to the commencement of development.*
- 4. Foundation Design: The new development will utilize a piled foundation without a basement. The foundations should be designed to ensure minimal impact on the remains of the monument, adhering to national policy for in-situ preservation.*
- 5. Ground Investigations: No further ground investigations should be conducted on site without the approval of the project archaeologist. Implementing these recommendations will ensure that the archaeological potential of the site is thoroughly investigated and preserved, balancing development needs with the protection of significant historical remains.”*

## 9. CONCLUSIONS

In summary, the proposed development is for social housing on zoned lands under the control of Dublin City Council. The proposed development consists of apartments with a creche, landscaped areas, community, arts and cultural space.

The site is occupied by 5 no. apartment blocks, constructed c. 1967, all 5 storeys in height containing a total of 115 units, split between 10 no. unlettable bedsits, 17 no. amalgamated one beds and 88 no. 3 bed duplexes. The existing units are in a dilapidated condition and require a significant ongoing maintenance. The proposed redevelopment of the site will facilitate the construction of new modern blocks with greater levels of insulation, energy efficient heating and an increase in density would be a positive improvement on the existing situation and in this instance the replacement of the existing buildings

The proposed development will make a positive contribution to the consolidation of the urban fabric in Dublin 8, particularly as it provides retrofitting and construction of new apartment units at the site, which will deliver high quality amenity for residents and a sense of place with the new public open space provision at the site. It will generally improve the outlook of the area, particularly along Basin View and includes a new internal road layout which will also provide active street uses in the form of a creche and community, arts and cultural spaces. The proposed Part 8 scheme aligns with the Guiding Principles of SDRA 15 and will positively contribute to the regeneration of the Liberties area. The housing mix is reflective of the Sub-City Dublin 8 HNDA and will make positive contributions to meeting the housing needs of area L.

The proposed development will contribute to a diversification of housing tenure in the Liberties and make a positive contribution to the area owing to the provision of high quality public open space, creche and community, arts and cultural space.



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