

OPR Ref: DP-035-23

5<sup>th</sup> December 2023

Planning and Property Development Department,

Block 4, Floor 3,

**Dublin City Council,** 

Civic Offices,

Wood Quay,

Dublin 8.

Re: Proposed Variation No. 4 to the Dublin City Development Plan 2022-2028 in respect of the SDRA 3 Finglas Village Environs and Jamestown Lands

A chara,

Thank you for your authority's work in preparing the Proposed Variation No. 4 to the Dublin City Development Plan 2022-2028 (the proposed Variation) in respect of the SDRA 3 Finglas Village Environs and Jamestown Lands and incorporation of Jamestown Masterplan 2023 (the Masterplan) into the Dublin City Development Plan 2022-2028 (the Development Plan) by way of new appendix.

The Office of the Planning Regulator (the Office) wishes to acknowledge the considerable and evident work your authority has put into the preparation of the proposed Variation.

As your authority is aware, a key function of the Office is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The Office has evaluated and assessed the proposed Variation under the provisions of sections 31AM(1) and (2) of the *Planning and Development Act 2000*, as amended (the Act) and this submission has been prepared accordingly.

## Overview

The Office strongly welcomes the proposed Variation to provide a statutory basis for the regeneration and development of Finglas Village Environs and the Jamestown Lands. The policy framework set out in the Masterplan will support the delivery of housing on a strategically located site within the city which is strongly aligned with the National Planning

Framework (NPF), including urban regeneration (NPO 6), improving quality of life and the attractiveness of urban areas as places to live and work (NPO 4). Moreover it is considered that the approach to Urban Form and Design as outlined in section 4 of the Masterplan will lead to the regeneration of the site in a manner consistent with compact growth (NPO 3 and RPO3.2) and national policy objectives including sustainable transportation and climate mitigation.

The Office also acknowledges that the proposed Variation will facilitate the delivery of an improved public realm and improved east to west and north to south permeability in the area ensuring that place making principles are at the core of the site's regeneration. The Office notes that the subject lands are formed by Strategic Development and Regeneration Area 3 (Finglas Village Environs and Jamestown Lands) (SDRA 3), which is an area identified as having considerable regeneration potential in the Development Plan. This approach is consistent with that outlined as part of RPO 3.3 (Regeneration) of the Regional Spatial Economic Strategy (RSES) as well as chapter 13 of the Development Plan.

In general, the Office notes and welcomes the overall approach of your authority in the preparation of the proposed Variation and in addressing the NPF and the RSES in accordance with section 13 of the Act, which demonstrates a plan-led approach to sustainable development within Dublin city, and the planning authority's commitment to consolidation and regeneration within the city.

In this regard, it is considered that the proposed Variation is consistent with the core strategy. It is also noted that chapter 16 of the Development Plan addresses monitoring and implementation, including the core strategy. As such it is considered that there are adequate provisions in place for the core strategy to be implemented as outlined in the Development Plan.

It is noted that the introduction to the Masterplan outlines that there are elements of the Masterplan which are to be delivered that are 'fixed', 'flexible' and 'indicative'. The Office welcomes such an approach, as this will ensure that the fixed elements of the Masterplan such as essential infrastructure are to be delivered as illustrated and/or described. The flexible elements, such as building lines on local streets can be amended while ensuring that an appropriate urban form, similar to that described, is provided. Finally, it is noted that the indicative elements demonstrate how a cohesive urban structure can be delivered while encouraging innovative solutions from landowners/developers. This approach is particularly

welcome, as it will ensure the important infrastructure of the Masterplan area will be delivered while allowing for landowners/developers to address the intended urban structure and design as part of the planning application process.

The Office also considers that there is opportunity for more detailed co-ordination between Dublin City Council and neighbouring Fingal County Council, in relation to the overall redevelopment of the Jamestown Estate and the delivery of sustainable neighbourhoods. Collaboration and co-operation between Dublin City Council and Fingal County Council in terms of co-ordination and implementation will be crucial in relation to prioritising investment in infrastructure and delivering on the vision for Dublin City set out in the MASP. This co-ordination should also involve engagement with the Eastern Midlands Regional Authority.

## Summary

The Office's evaluation and assessment of the proposed Variation concludes that no recommendations or observations are warranted.

The Office looks forward to continued positive engagement with your authority regarding the implementation of the Development Plan.

Please feel free to contact the staff of the Office in the context of your authority's responses to the above, which we would be happy to facilitate. Contact can be initiated through plans@opr.ie.

Is mise le meas.

**Anne Marie O'Connor** 

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Deputy Regulator and Director of Plans Evaluations