

HSE Head Office  
Dr. Steevens' Hospital  
Steeven's Lane  
Dublin 8  
D08 W2A8

21<sup>st</sup> January 2022

Dear Sir / Madam,

**RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION IN RESPECT OF A MIXED-USE DEVELOPMENT ON LANDS AT THE FORMER FACTORY SITE, FINGLAS BUSINESS CENTRE, JAMESTOWN ROAD, DUBLIN 11**

On behalf of the applicant, Jamestown Village Limited, please find enclosed a CD copy of an application for Strategic Housing Development for a mixed-use development comprising 321 no. Build to Rent units, café, retail unit, office, gym and crèche on lands at the former factory site, Finglas Business Centre, Jamestown Road, Dublin 11.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application has been provided for your information.

A dedicated project website has also been established on which the application details are uploaded, and this website can be viewed at: [www.thesteelworks.ie](http://www.thesteelworks.ie)

The proposed development in described in the published notice as follows:

The development will consist of:

1. Demolition of existing ESB substation and boundary treatments.
2. Block A (6 storeys) comprises a c. 195 sqm café, bike and bin storage, ESB substation, meter room and switch room at ground floor level with 79 apartments (28 no. 1-bed and 51 no. 2-bed units) at ground to fifth floor level.
3. Block B (6 storeys) comprises 47 apartments (23 no. 1-bed and 24 no. 2-bed units) with bike storage and meter room at ground floor level.
4. Block C (6 storeys) comprises a c. 290 sqm crèche, bin and bike storage, ESB substation, meter rooms and switch room at ground floor and 90 no. apartments (34 no. 1-bed and 56 no. 2-bed units) at ground to fifth floor level.
5. Block D (6 storeys) comprises a c. 450 sqm public gymnasium, ESB substation, switch room, meter room, bin and bike storage at ground floor alongside residential

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- amenity space (c. 841.6 sqm) at ground floor including gym, study area, library/quiet room, lounge, games area, kids play room, shared kitchen and cinema room with 105 apartments (25 no. 1-bed and 80 no. 2-bed units) at first to fifth floor level and external roof terrace (c. 469 sqm).
6. Block E (5 storeys) comprises c. 125 sqm of retail, c. 262 sqm of flexible office space, ESB substation, switch room, WCs, reception and bin store at ground floor with c. 2,176 sqm of flexible office space at first to fourth floor level, with c. 686.8 sqm basement below providing 56 no. bicycle parking spaces, plant, storage and shower facilities associated with the office building.
  7. Provision of external communal open space in a landscaped garden courtyard extending to c. 1,891 sqm with children's play area, open air stairs and lift providing access to basement parking and c. 168 sqm of communal open space at residents' allotments at the southern elevation of Block A, with c. 2,045 sqm of public open space provided, bicycle parking areas provided throughout the surface level of the site.
  8. Shared vehicular and bicycle access is taken from a new secondary access road branching west from Jamestown Road at the northeast corner of the site (extending to the western boundary), with 17 surface car parking spaces (including 8 no. visitor [3 accessible], 4 no. crèche, 5 no. Go Car [1 accessible] spaces) in the northern part of site, with ramp access to a basement level (c. 6,386 sqm) providing 175 car parking spaces (163 no. residential [5 no. accessible], 5 no. Go Car, 7 no. office [1 accessible]) and 12 motorbike parking spaces, with a total of 907 no. bicycle parking spaces (171 at ground floor and 736 at basement).
  9. A total of c. 1,049.2 sqm of residential support facilities in the form of laundry, management suite, reception, WCs, bin and bike storage.
  10. All circulation and ancillary uses, associated infrastructure and enabling works associated with the development, green/blue roofs, telecommunications equipment (radio antennas and microwave link dishes at Block D roof level) landscaping, pedestrian access, set down area at southern perimeter, boundary treatments and ESB substation at northern perimeter.

The site is zoned Z14 – Strategic Development and Regeneration with an objective “To seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and ‘Z6’ would be the predominant uses” under the Dublin City Development Plan 2016-2022. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.thesteelworks.ie](http://www.thesteelworks.ie).

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](http://www.pleanala.ie) relating to the implications of

the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

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A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

If you have any queries please do not hesitate to contact us.

Yours faithfully,



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**John Spain Associates**

Irish Water  
Colvill House,  
94-96 Talbot Street,  
Dublin 1

21<sup>st</sup> January 2022

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The proposed development in described in the published notice as follows:

The development will consist of:

1. Demolition of existing ESB substation and boundary treatments.
2. Block A (6 storeys) comprises a c. 195 sqm café, bike and bin storage, ESB substation, meter room and switch room at ground floor level with 79 apartments (28 no. 1-bed and 51 no. 2-bed units) at ground to fifth floor level.
3. Block B (6 storeys) comprises 47 apartments (23 no. 1-bed and 24 no. 2-bed units) with bike storage and meter room at ground floor level.
4. Block C (6 storeys) comprises a c. 290 sqm crèche, bin and bike storage, ESB substation, meter rooms and switch room at ground floor and 90 no. apartments (34 no. 1-bed and 56 no. 2-bed units) at ground to fifth floor level.
5. Block D (6 storeys) comprises a c. 450 sqm public gymnasium, ESB substation, switch room, meter room, bin and bike storage at ground floor alongside residential

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The site is zoned Z14 – Strategic Development and Regeneration with an objective “To seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and ‘Z6’ would be the predominant uses” under the Dublin City Development Plan 2016-2022. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022.

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If you have any queries please do not hesitate to contact us.

Yours faithfully,



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**John Spain Associates**

National Transport Authority,  
Dún Scéine,  
Harcourt Lane,  
Dublin 2, D02 WT20  
[info@nationaltransport.ie](mailto:info@nationaltransport.ie)

21<sup>st</sup> January 2022

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The proposed development is described in the published notice as follows:

The development will consist of:

1. Demolition of existing ESB substation and boundary treatments.
2. Block A (6 storeys) comprises a c. 195 sqm café, bike and bin storage, ESB substation, meter room and switch room at ground floor level with 79 apartments (28 no. 1-bed and 51 no. 2-bed units) at ground to fifth floor level.
3. Block B (6 storeys) comprises 47 apartments (23 no. 1-bed and 24 no. 2-bed units) with bike storage and meter room at ground floor level.
4. Block C (6 storeys) comprises a c. 290 sqm crèche, bin and bike storage, ESB substation, meter rooms and switch room at ground floor and 90 no. apartments (34 no. 1-bed and 56 no. 2-bed units) at ground to fifth floor level.

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5. Block D (6 storeys) comprises a c. 450 sqm public gymnasium, ESB substation, switch room, meter room, bin and bike storage at ground floor alongside residential amenity space (c. 841.6 sqm) at ground floor including gym, study area, library/quiet room, lounge, games area, kids play room, shared kitchen and cinema room with 105 apartments (25 no. 1-bed and 80 no. 2-bed units) at first to fifth floor level and external roof terrace (c. 469 sqm).
6. Block E (5 storeys) comprises c. 125 sqm of retail, c. 262 sqm of flexible office space, ESB substation, switch room, WCs, reception and bin store at ground floor with c. 2,176 sqm of flexible office space at first to fourth floor level, with c. 686.8 sqm basement below providing 56 no. bicycle parking spaces, plant, storage and shower facilities associated with the office building.
7. Provision of external communal open space in a landscaped garden courtyard extending to c. 1,891 sqm with children's play area, open air stairs and lift providing access to basement parking and c. 168 sqm of communal open space at residents' allotments at the southern elevation of Block A, with c. 2,045 sqm of public open space provided, bicycle parking areas provided throughout the surface level of the site.
8. Shared vehicular and bicycle access is taken from a new secondary access road branching west from Jamestown Road at the northeast corner of the site (extending to the western boundary), with 17 surface car parking spaces (including 8 no. visitor [3 accessible], 4 no. crèche, 5 no. Go Car [1 accessible] spaces) in the northern part of site, with ramp access to a basement level (c. 6,386 sqm) providing 175 car parking spaces (163 no. residential [5 no. accessible], 5 no. Go Car, 7 no. office [1 accessible]) and 12 motorbike parking spaces, with a total of 907 no. bicycle parking spaces (171 at ground floor and 736 at basement).
9. A total of c. 1,049.2 sqm of residential support facilities in the form of laundry, management suite, reception, WCs, bin and bike storage.
10. All circulation and ancillary uses, associated infrastructure and enabling works associated with the development, green/blue roofs, telecommunications equipment (radio antennas and microwave link dishes at Block D roof level) landscaping, pedestrian access, set down area at southern perimeter, boundary treatments and ESB substation at northern perimeter.

The site is zoned Z14 – Strategic Development and Regeneration with an objective “To seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and ‘Z6’ would be the predominant uses” under the Dublin City Development Plan 2016-2022. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022.

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---

**John Spain Associates**

TII  
Transport Infrastructure Ireland  
Parkgate Business Centre,  
Parkgate Street,  
Dublin 8  
D08 DK10  
[landuseplanning@tii.ie](mailto:landuseplanning@tii.ie)

21<sup>st</sup> January 2022

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The site is zoned Z14 – Strategic Development and Regeneration with an objective “To seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and ‘Z6’ would be the predominant uses” under the Dublin City Development Plan 2016-2022. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.thesteelworks.ie](http://www.thesteelworks.ie).

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](http://www.pleanala.ie) relating to the implications of

the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

If you have any queries please do not hesitate to contact us.

Yours faithfully,



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**John Spain Associates**