

Response ID BHLF-MMW1-9HPA-M

Submitted to Proposed Draft Variation No 6 of the Dublin City Development Plan 2016 - 2022: Marrowbone Lane (Including DCC Depot lands), Dublin 8
Submitted on 2018-12-11 12:25:58

Introduction

1 What is your name?

Name:
Jim Conway

2 What is your email address?

Email:


3 What is your organisation?

Organisation:
Eastern and Midland Regional Assembly

4 Make a submission here

Make a submission:
See attached.

5 Upload document image or link here

Upload document or image here:
181207_ DCC Variation No.6 Marrowbone Lane FINAL.pdf was uploaded





Tionól Reigiúnach Oirthir agus Lár-Tíre Eastern and Midland Regional Assembly

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Proposed Draft Variation No. 6 of the Dublin City Council Development Plan 2016-2022 – Zoning Amendment to lands at Marrowbone Lane (including Dublin City Council depot), Dublin 8 to Zoning Objective Z14 (Strategic Development and Regeneration Areas).

This submission on the proposed draft Variation No. 6 of the Dublin City Council Development Plan 2016-2022 has been reviewed by the executive and approved by the Eastern and Midland Regional Assembly at the meeting of 7th December 2018.

Introduction

The Eastern and Midland Regional Assembly (EMRA) is part of the regional tier of governance in Ireland. It is primarily focused on the formulation, adoption and implementation of Regional Spatial and Economic Strategies (which will replace the existing Regional Planning Guidelines), oversight and coordination of Local Economic and Community Plans (LECPs), management of EU Operational Programs, EU project participation, implementation of national economic policy, and additional functions through working with the new National Oversight and Audit Commission.

There has been a significant level of transition in Regional Governance in Ireland post June 2014. In the context of the publication of the National Planning Framework – Project 2040 by the Department of Housing, Planning, Community and Local Government and the commencement of the formulation of the Regional Spatial and Economic Strategy for the Eastern and Midland Region, there is a transition period of implementation of existing Regional policy in the form of the current Regional Planning Guidelines. A Draft Regional Spatial and Economic Strategy is currently on display for the duration of the public consultation period November 5th 2018 to January 23rd 2018.

It should be noted that the current status of the RPGs 2010 – 2022 is enshrined in the Local Government Reform Act 2014 Sec.63. (4) "Notwithstanding any other provision of this Act, the regional planning guidelines prepared by a dissolved regional authority and published in respect of the period 2010 to 2022, shall continue to have effect as if made under this Part until a regional spatial and economic strategy is prepared and adopted by the regional assembly concerned."

Legislative Context

Under Section 27C of the Planning & Development Act, 2000 (as inserted by Section 18 of the Planning and Development Act, 2010) the Eastern and Midland Regional Assembly, as the successor regional assembly of the dissolved Dublin and Mid East Regional Authorities, is obliged to prepare submissions/ observations to be submitted to the relevant planning authority and copied to the Minister for Housing, Planning, Community and Local Government.

A submission shall contain a report which shall state whether, in the opinion of the Regional Assembly, the draft variation of the Development Plan, and in particular its core strategy is consistent with the Regional Planning Guidelines in force for the area of the Development Plan. If, in the opinion of the Regional Assembly the proposed variation of the Development Plan, and its core strategy are not consistent with the RPGs, the submission / observations and report shall include recommendations as to what amendments, in the opinion of the Regional Assembly, are required to ensure that they are consistent.

This report contains the opinion of the Eastern and Midland Regional Assembly in relation to the above matters along with recommendations as required under Section 27C of the Planning and Development Act 2000 as amended.

Draft Variation no.6

Draft Variation no. 6 of the Dublin city Development Plan proposes to change the zoning of the subject lands at Marrowbone Lane (including Dublin City Council depot), Dublin 8

From:

Zoning Objective Z1 - To protect, provide and improve residential amenities,

Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation,

Zoning Objective Z9 - To preserve, provide and improve recreational amenity and open space and green networks, and

Zoning Objective Z10 - To consolidate and facilitate the development of inner city and inner suburban sites for mixed uses, with residential the predominant use in suburban locations, and office/retail/residential the predominant uses in inner city areas,

To:

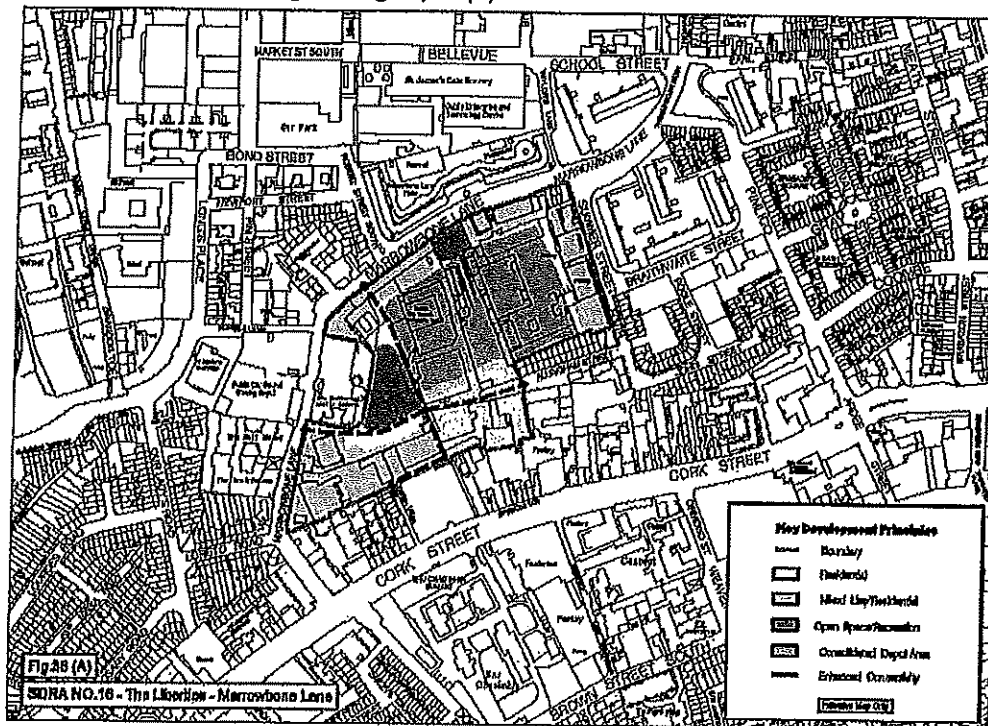
Zoning Objective Z14 – To seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and "Z6" would be the predominant uses.

It is also proposed to add the following text to section 15.1.1.19 of the Dublin City Development Plan 2016 – 2022 relating to SDRA 16 Liberties and Newmarket Square:

13. To provide for the following elements in the regeneration of the Marrowbone Lane depot site; see Figure 36(A);

- Consolidation and reduction in area of the existing City Council depot
- Provision of new public space onto Marrowbone Lane
- Extension of amenity/recreational spaces in association with St. Catherine's sports centre.
- New east-west link through the site to the south of St. Catherine's Sports Centre to link up with Allingham Street including the provision of new residential uses
- New north south route linking Marrowbone Lane with Cork Street via Allingham Street and Marlon Villas
- Provision for new mixed uses onto Marrowbone Lane and Summer Street South to provide definition and activity onto the street

And to insert the following new Figure, 36 (A):



Submission

Draft Variation no. 6 of the Dublin city Development Plan proposes to change the zoning of 4.6 ha of lands between Marrowbone Lane and Cork Street, Dublin 8, which include a Dublin city council depot, St Catherine's sports centre and a number of separate commercial uses, from a number of different land use Zoning Objectives to Z14 (Strategic Development and Regeneration Areas) to provide for a mix of uses, of which residential and employment/enterprise would be the predominant uses.

The purpose of the draft variation is to facilitate the consolidation of the city council depot on a smaller footprint thus enabling the continued delivery of services and a mix of uses on the balance of

the site including; 100 plus new residential units, additional amenity and recreation uses and improved permeability and public realm along Marrowbone Lane.

It is noted that areas of the site currently zoned Z9 (Open Space) are currently in use as a depot and that the draft variation provides for significantly enhanced amenity and recreational provision to support the rezoning of these lands. An Appropriate Assessment Screening determines that the proposed Variation would not require a Strategic Environmental Assessment and would not be likely to impact on any Natura 2000 sites.

The Regional Planning Guidelines for the Greater Dublin Area 2010-22 sets out strategic policy to promote Dublin as a focus for economic activity and to support residential development and the redevelopment of sites at appropriate locations. Furthermore, the National Planning Framework includes a National Strategic Outcome to promote the compact growth of Dublin (NSO 1 refers) and the Draft RSES includes a key Regional Policy Objective (RPO 4.3 refers) to achieve this through consolidation and re-intensification of infill/brownfield sites within the existing built up area.

It is considered that proposed variation no. 6 to the Dublin City Development Plan would support compact sustainable growth and the provision of residential development as set out in the core strategy of the Dublin City Development Plan and is consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

This submission was prepared by the Assistant Director and approved by the members of the Eastern and Midland Regional Assembly at the meeting of 7th December 2018.

Regards,



Jim Conway
Director
Eastern and Midland Regional Assembly
December 7th 2018.