

Proposed Draft Variation (No. 6)

of the

**Dublin City Development Plan
2016-2022**

The Statutory Display of this Proposed Draft Variation (No. 6)
to the Dublin City Development Plan 2016-2022
will be on view to the public from
Thursday 15th November to Thursday 13th December 2018 inclusive
Monday to Friday (excluding bank holidays)
between the hours of 9.30 a.m. and 4.30 p.m. at the

Dublin City Council
Civic Offices,
Ground Floor, Block 4,
Wood Quay,
Dublin 8.

PROPOSED DRAFT VARIATION (NO. 6) OF THE DUBLIN CITY DEVELOPMENT PLAN
2016 – 2022

RE: Proposed Draft Variation of Dublin City Development Plan 2016-2022:
Site at Marrowbone Lane (including DCC depot lands), Dublin 8

PROPOSAL

It is proposed to vary the Dublin City Development Plan 2016-2022 by **changing the zoning** of the subject lands at site Marrowbone Lane (including DCC depot lands), 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.

The proposed draft variation area is delineated on the attached map.

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 Marion 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):

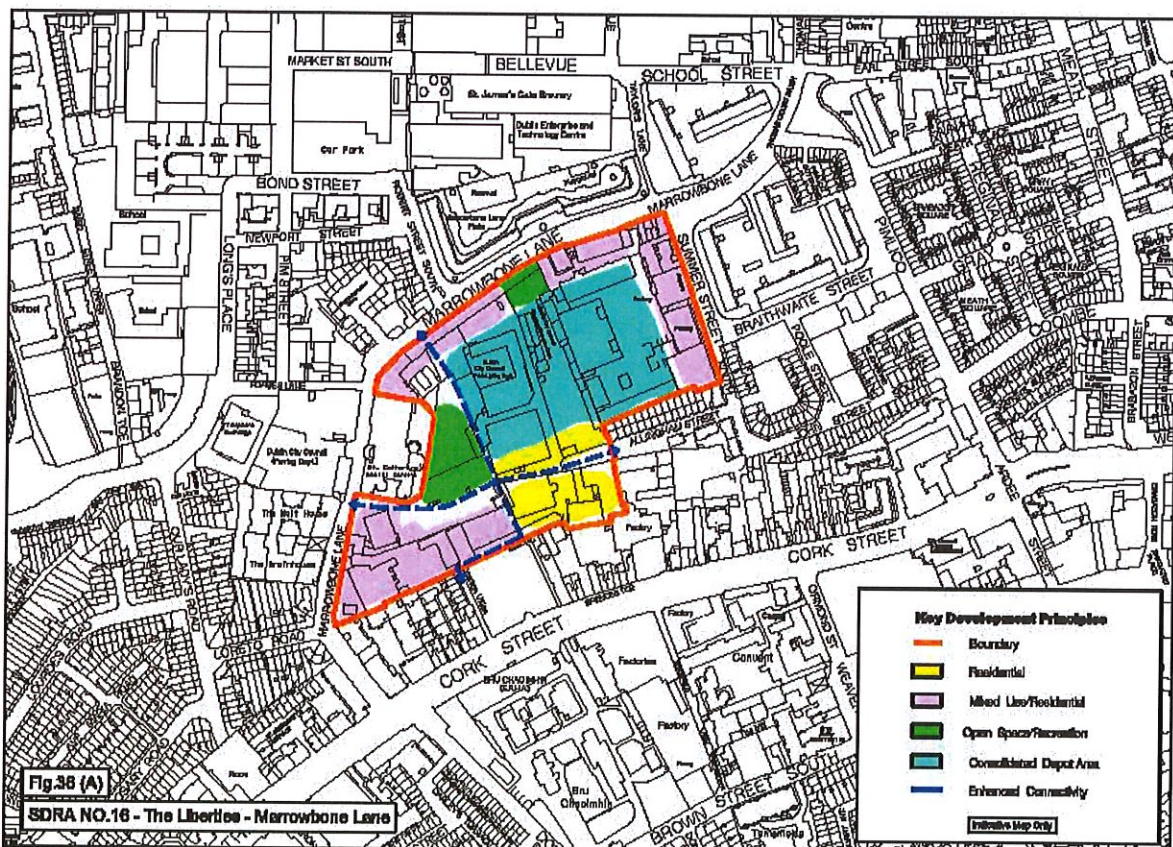


Figure 36(A)

SITE LOCATION AND DESCRIPTION

This site has an area of 4.6 hectares and is generally located between Cork Street to the south, Summer Street South and Allingham Street to the southeast and east, and Marrowbone Lane to the north and west. The overall site is largely occupied by a Dublin City Council depot, which includes water services, public lighting, drainage, Transfrontier Shipping and a City Council laboratory.

The site also contains a number of separate structures/uses such as St Catherine's sports centre, a vacant engineering services firm and a bicycle store/factory.

The site includes properties on Summer Street South and Marrowbone Lane (including the depot site, the Maltings Business Park, St Catherine's Sports Centre and the ESB substation).

PURPOSE OF THE PROPOSED DRAFT VARIATION

The Planning Authority considers that it is appropriate to change the zoning of the subject lands to Z14 (Strategic Development and Regeneration Areas), for a number of reasons.

The rationalisation of the City Council depot will deliver a well designed consolidated depot on a significantly smaller footprint (45% of its current footprint) enabling the continued delivery of essential Council services including flood risk management, street cleaning, road maintenance and housing maintenance to the city centre and south city areas. The balance of the site would be given over to the provision of improved amenity and recreational facilities, some residential and mixed use development and new access routes as provided for in the Liberties Local Area Plan.

The Depot Consolidation Project will expedite the implementation of important elements of the Liberties Local Area Plan by facilitating the following:

- the provision of additional all weather pitches adjacent to and managed by St. Catherine's Leisure Centre (one 7 a-side pitch: 60m x 35m; one 4 a-side pitch: 20m x 35m; in addition to the existing astro field),
- the provision of an additional 100 plus new residential units,
- an improved active street frontage and public realm along Marrowbone Lane
- improved permeability of the area by provision of 2 new access routes - the Robert Street South extension & an extension to Allingham Street.

Whilst it is noted that a large part of this area is now zoned Z9 (open space), these areas are currently in use as a depot. It is important to highlight the enhancements to both the public realm and open space provision in the surrounding area that have taken place or are due to take place. There have been significant improvements in the delivery of new public open space or upgraded open space in the wider area in the recent past and there are also proposals for further improvements. These sites, identified in Figure 1 below, are:

1. Weaver Park, Cork Street
2. Bridgefoot Street
3. St Teresa's Gardens
4. St Luke's
5. St. Audeon's Park
6. Newmarket Square
7. Linear Park along St James's Hospital

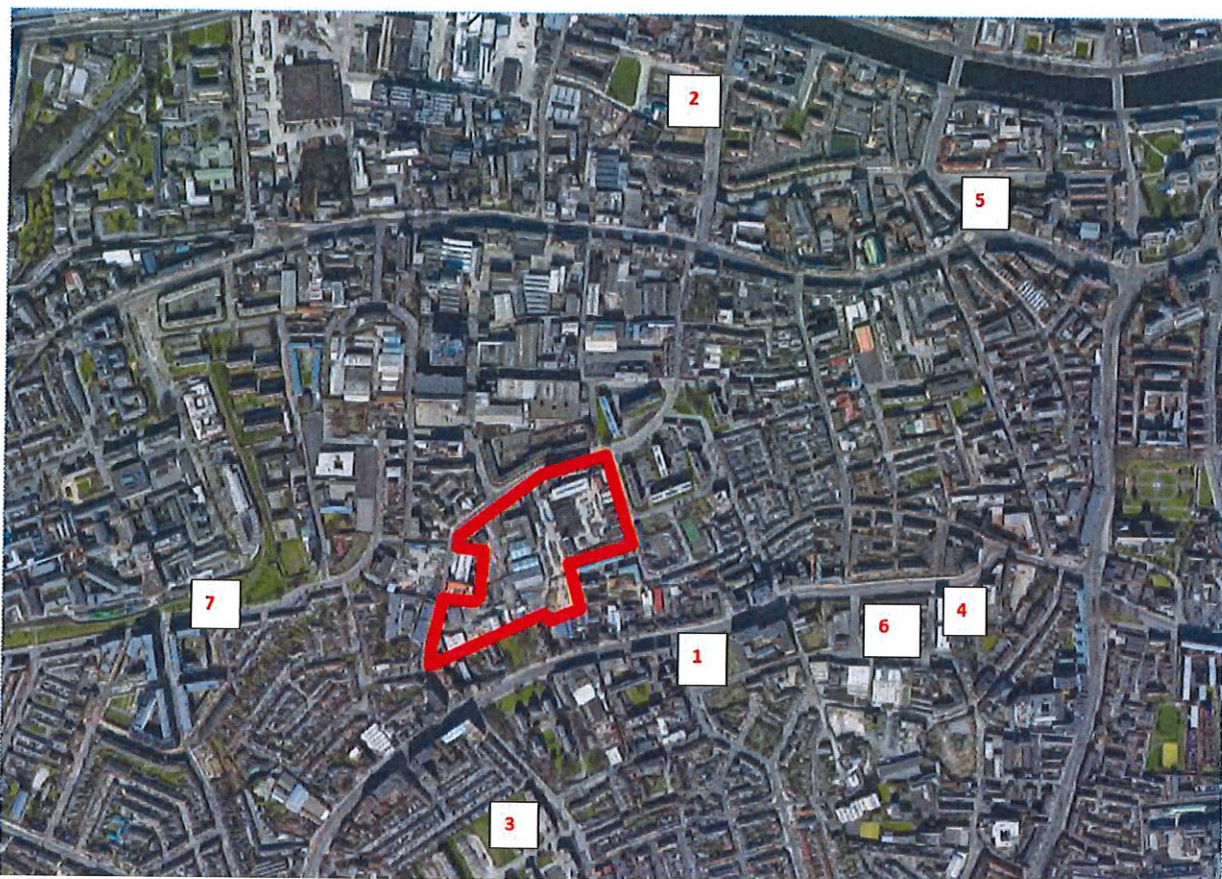


Fig. 1 – public realm and open space provision in the surrounding area

DETERMINATION ON STRATEGIC ENVIRONMENTAL SCREENING

The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning and Development Regulations 2001-2004, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment is not required for the Proposed Draft Variation to the Dublin City Development 2016-2022.

DETERMINATION ON APPROPRIATE ASSESSMENT SCREENING

An Appropriate Assessment Screening was undertaken of the Proposed Draft Variation of the Dublin City Development Plan 2016 - 2022, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). The Proposed Draft Variation is not predicted to have a likely impact on the key features or the conservation function of any Natura 2000 sites.

WRITTEN SUBMISSIONS OR OBSERVATIONS

Written submissions or observations with regard to the Proposed Draft Variation made to the Planning Department within the said period will be taken into consideration before making the variation.

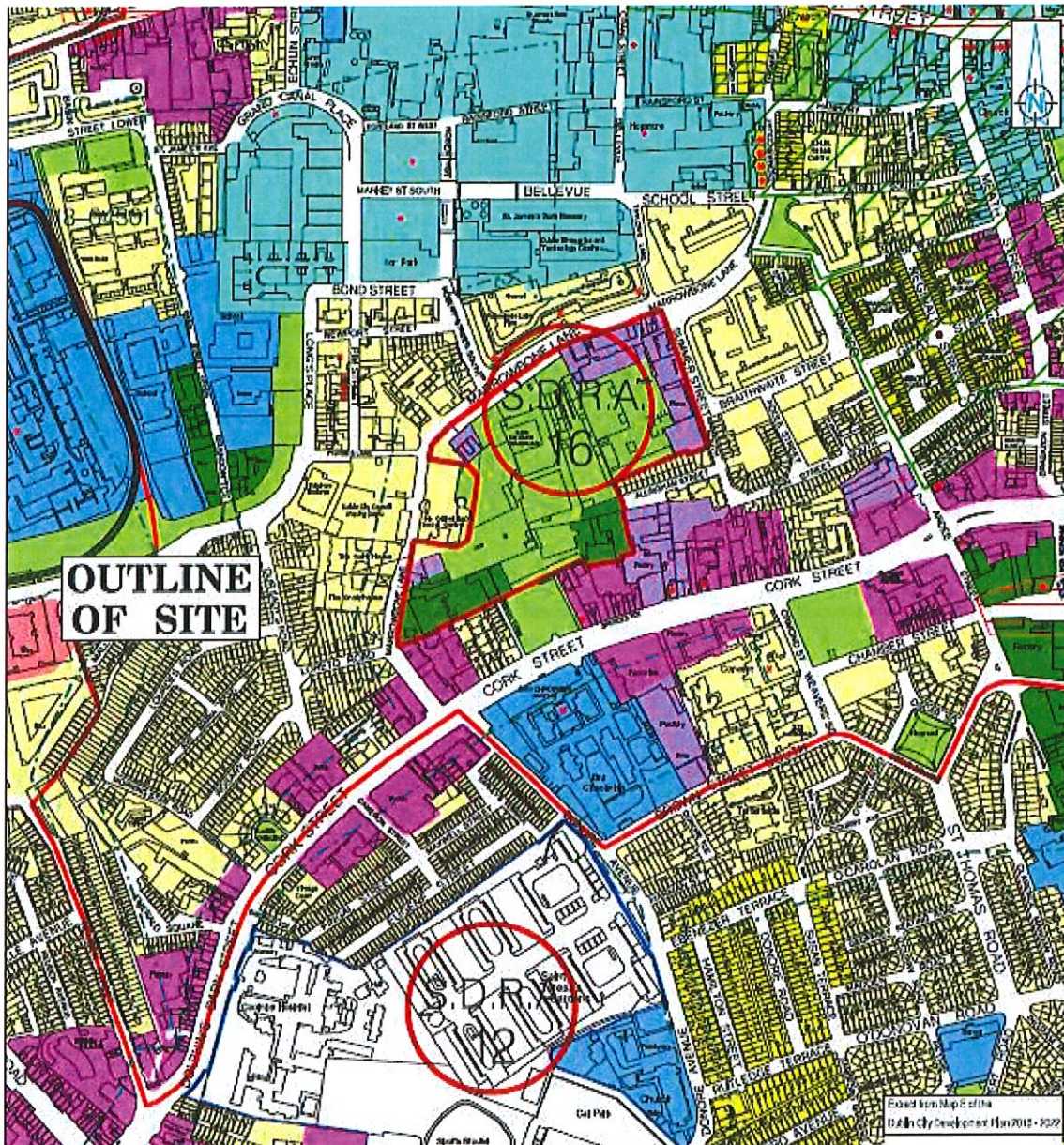
Submissions or observations on this Proposed Draft Variation of the Dublin City Development Plan 2016-2022 can be made in writing, to reach:

Avril Feeney,
Administrative Officer,
Planning Department,
Dublin City Council,
Block 4, Floor 3,
Civic Offices, Wood Quay,
Dublin 8.

Or can be emailed to:

variations@dublincity.ie

On or before 4.30 P.M. on Thursday 13th December 2018



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

PROPOSED VARIATION OF THE DUBLIN CITY DEVELOPMENT PLAN 2016 - 2022 Site at Marrowbone Lane, Dublin 8

AREA HIGHLIGHTED REZONED FROM

Z1: To protect, provide and improve residential amenities

Z6: To provide for the creation and protection of enterprise and facilitate opportunities for employment creation

Z9: To preserve, provide and improve recreational amenity and open space and green networks

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

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