

## PROPOSED DRAFT VARIATION (NO. 29) OF THE DUBLIN CITY DEVELOPMENT PLAN 2016 – 2022

**RE: Proposed Draft Variation of Dublin City Development Plan 2016-2022:  
Lands at 5-6 Malahide Road, Dublin 17**

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### PROPOSAL

It is proposed to vary the Dublin City Development Plan 2016-2022 by **changing the zoning** of the subject lands at 5-6 Malahide Road, Dublin 17.

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

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

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

### SITE LOCATION AND DESCRIPTION

This site has an area of approximately 0.19 hectares and is located on the northern side of Malahide Road, between the Crown Paints Facility at nos. 1-3 Malahide Road and no. 1 Newtown Cottages. The site is occupied by two detached single storey dwellings and has two vehicular entrances and a pedestrian entrance onto Malahide Road.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

The Planning Authority considers that it is appropriate to change the zoning of the subject lands from Z6 (Employment/Enterprise) to Z1 (Sustainable Residential Neighbourhoods).

This Variation is required as a correction to the Z6 (Employment/Enterprise) zoning of these two houses which appear to have been zoned Z6 in error for the last three Development Plans and would be more appropriate to be zoned Z1 (Sustainable Residential Neighbourhoods), as the adjoining houses at Newtown Cottages are zoned.

The proposed rezoning of the site from Z6 to Z1 would both be more in keeping with the Z1 zoning of the adjoining dwellings at Newtown Cottages and would also allow for housing in this established residential suburb.

### Environmental Assessment Conclusion Statements

Determination of Strategic Environmental Assessment (SEA) Screening under Section 13K of the Planning and Development Regulations, 2001, as amended and the Planning and Development Act 2000, as amended for the Proposed Draft Variation (No. 29) of the Dublin City Development Plan 2016-2022 re. site at 5-6 Malahide Road, Dublin 17

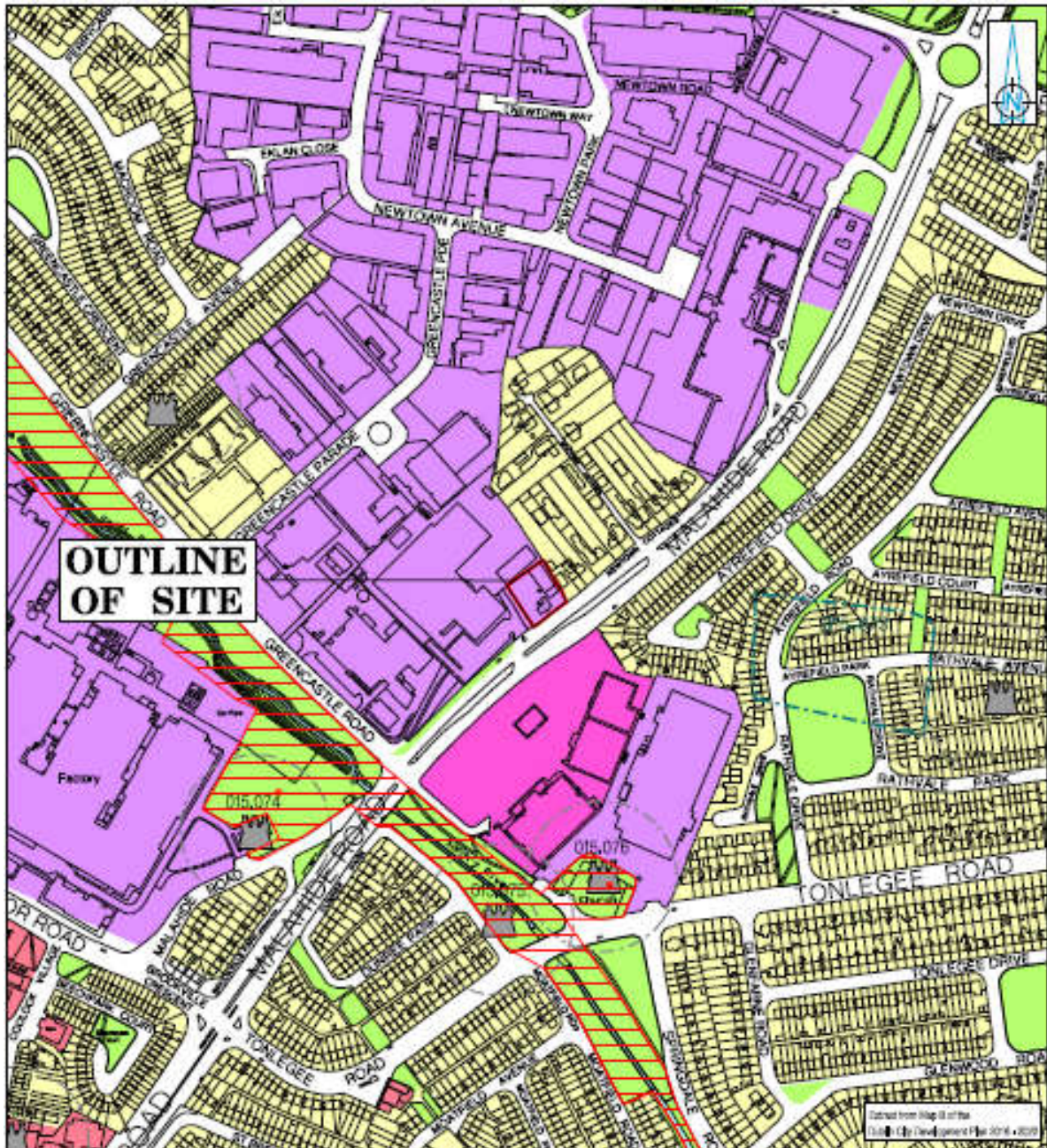
A Strategic Environmental Assessment (SEA) Screening Determination has been made by Dublin City Council regarding the proposed Variation (No. 29) to the Dublin City Development Plan 2016 – 2022. The Planning Authority has determined that the proposed Variation (No. 29) would not be likely to have significant effects on the environment, taking account of relevant criteria set out in Schedule 2A of the Planning and Development Regulations, 2001, as amended, and taking into account observations made by the EPA and the Department of Communications, Climate Action and Environment on 24th March 2020 and on 13th March 2020 respectively.

Determination of Appropriate Assessment Screening in compliance with Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC), as transposed into Irish legislation by the Natura 2000 Communities (Birds and Natural Habitats) Regulations 2011 and Planning and Development Act 2000 (as amended) (Section 177U) for the Proposed Draft Variation (No. 29) of the Dublin City Development Plan 2016-2022 re. site at 5-6 Malahide Road, Dublin 17

An Appropriate Assessment (AA) screening determination has been made by Dublin City Council (in compliance with Section 177U of the Planning and Development Act 2000 as amended) regarding the proposed Variation. The Stage 1 Screening determines that Appropriate Assessment of the Proposed Variation is not required as the proposal, individually or in combination with other plans or projects will not have a significant effect on a European site. Therefore it is not considered necessary to undertake any further stages of the Appropriate Assessment process.

In carrying out this Assessment, the Council took into account the relevant matters specified under the Planning and Development Act 2000 (as amended), including:

- Existing Dublin City Development Plan 2016-2016 (and associated AA Screening, NIS and SEA reports);
- The Strategic Environmental Assessment Screening Report on the proposed Variation
- Observations made by the EPA and the Department of Communications, Climate Action and Environment on 24th March 2020 and on 13th March 2020 respectively.



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DUBLIN CITY DEVELOPMENT PLAN 2016 - 2022**  
Lands at No.s 5-6 Malahide Road,  
Dublin 17

AREA HIGHLIGHTED REZONED FROM  
Z6: To provide for the creation and protection of enterprise  
and facilitate opportunities for employment creation  
TO  
Z1: To protect, provide and improve residential amenities