

## **PROPOSED VARIATION (NO. 30) OF THE DUBLIN CITY DEVELOPMENT PLAN 2016 – 2022**

### **RE: Proposed Variation of Dublin City Development Plan 2016-2022: Lands at Carton Terrace and Balbutcher Lane, Ballymun, Dublin 11**

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#### **PROPOSAL**

It is proposed to vary the Dublin City Development Plan 2016-2022 by changing the land use zoning of the subject lands at Carton Terrace and Balbutcher Lane, Ballymun, Dublin 11.

**From: Zoning Objective Z9 – To preserve, provide and improve recreational amenity and open space and green networks.**

**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**

The subject site measures approximately 1.38ha and is located in the north-west of Ballymun, to the south of St. Margaret's Road, west of Carton Terrace, east of the O'Cualann co-operative housing scheme (Baile na Laochra) and the City Council's modular social housing scheme and north of Balbutcher Lane. The site is grassed and mounded up on the sides. The site is subject of anti-social behaviour with illegal dumping and joy-riding. The area to be rezoned also includes approximately six dwellings at Carton Way and Carton Terrace which are currently zoned Z9 (Amenity/Open Space Lands/Green Network) and does not reflect the residential use of these existing dwellings. It is thus proposed to regularise the zoning of these dwellings.

With the completion of the City Council's modular housing and O'Cualann's co-operative residential scheme to the west of the site, the landscape of the surrounding area has changed with the site now largely surrounded by housing. The area will be further altered with the development of the site to the north-east for the Council's new northside depot and civic amenity site (Reg. Ref. F17A/0686) reducing the number of undeveloped sites in the area and filling in the urban landscape. In addition work has commenced on site for the realignment of the Hampton Wood – Balbutcher Lane North junction which will enhance connectivity in the area whilst also reinforcing the residential environment of the north western quadrant of Ballymun.

#### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

The Planning Authority considers that it is appropriate to change the zoning of the subject lands from Z9 (Amenity/Open Space Lands/Green Network) to Z1 (Sustainable Residential Neighbourhoods). The purpose and rationale of this proposed variation is set out below.

The subject lands are within the boundary of the Ballymun Local Area Plan (LAP) 2017. As part of the preparation of the LAP, submissions were received to consider this site for a wide variety of uses including:

- Skate and bike park
- Community Farm/Allotments
- Residential development

With reference to the above, the LAP stated that "*there is a need for a detailed review of these lands as part of implementing the LAP*" (Section 5.8.2) and the following Sports, Recreation and Open Space objectives are included:

*"SRO9: Review the use of the Z9 lands to the west of Carton Terrace and south of St. Margaret's Road, to provide for residential development, which can include co-operative housing, on the western half of the site and to explore the provision of a skate and bike park, and / or allotments and a community farm. An alternative suitable location for these uses may be Site No. 14: Balbutcher Lane. (This may involve a variation to the City Development*

Plan).”

“SRO10: Explore the provision of a skate and bike park within Ballymun within the Z9 lands to the northwest of Poppintree Community Sports Centre or Site No. 14 (beside the Reco).”

Pursuant to Objective SR09 above, the Planning, Property and Development Department analysed the subject site as a potential location for an urban farm / community gardens / allotments. This analysis found that the site would not be suitable as it is located on the periphery of the Ballymun, does not adjoin any key existing social / recreation centres, or any significant residential or employment zones to allow synergies to develop or to attract a volume of visitors to sustain the operation and would be difficult to secure, manage and maintain.

The periphery location, issues of management, maintenance and security also applied to the considerations of a skate and bike park proposal for the subject site. It is noted that there are ongoing maintenance issues with the 5 aside sports pitch and playground to the west of Poppintree Sports & Community Centre and as such the provision of additional recreation uses, somewhat removed from the sports and community centre, would be problematic.

In light of the above and given that part of the subject lands have been vacant for a significant period of time it is considered that the site has limited future potential as a park or open space area. Furthermore given the changing character of the surrounding area and recently completed housing schemes adjoining the site, it is considered that residential zoning of the site would be appropriate.

The area to be rezoned also includes approximately six dwellings at Carton Way and Carton Terrace which are currently zoned Z9 (Amenity/Open Space Lands/Green Network) and does not reflect the residential use of these existing dwellings. It is thus proposed to regularise the zoning of these dwellings.

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. 30) of the Dublin City Development Plan 2016-2022 re. lands at Carton Terrace and Balbutcher Lane, Ballymun, Dublin 11.

A Strategic Environmental Assessment (SEA) Screening Determination has been made by Dublin City Council regarding the proposed Variation (No. 30) to the Dublin City Development Plan 2016 – 2022. The Planning Authority has determined that the proposed Variation (No. 30) 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 23rd March 2020 and on 13th March 2020 respectively.

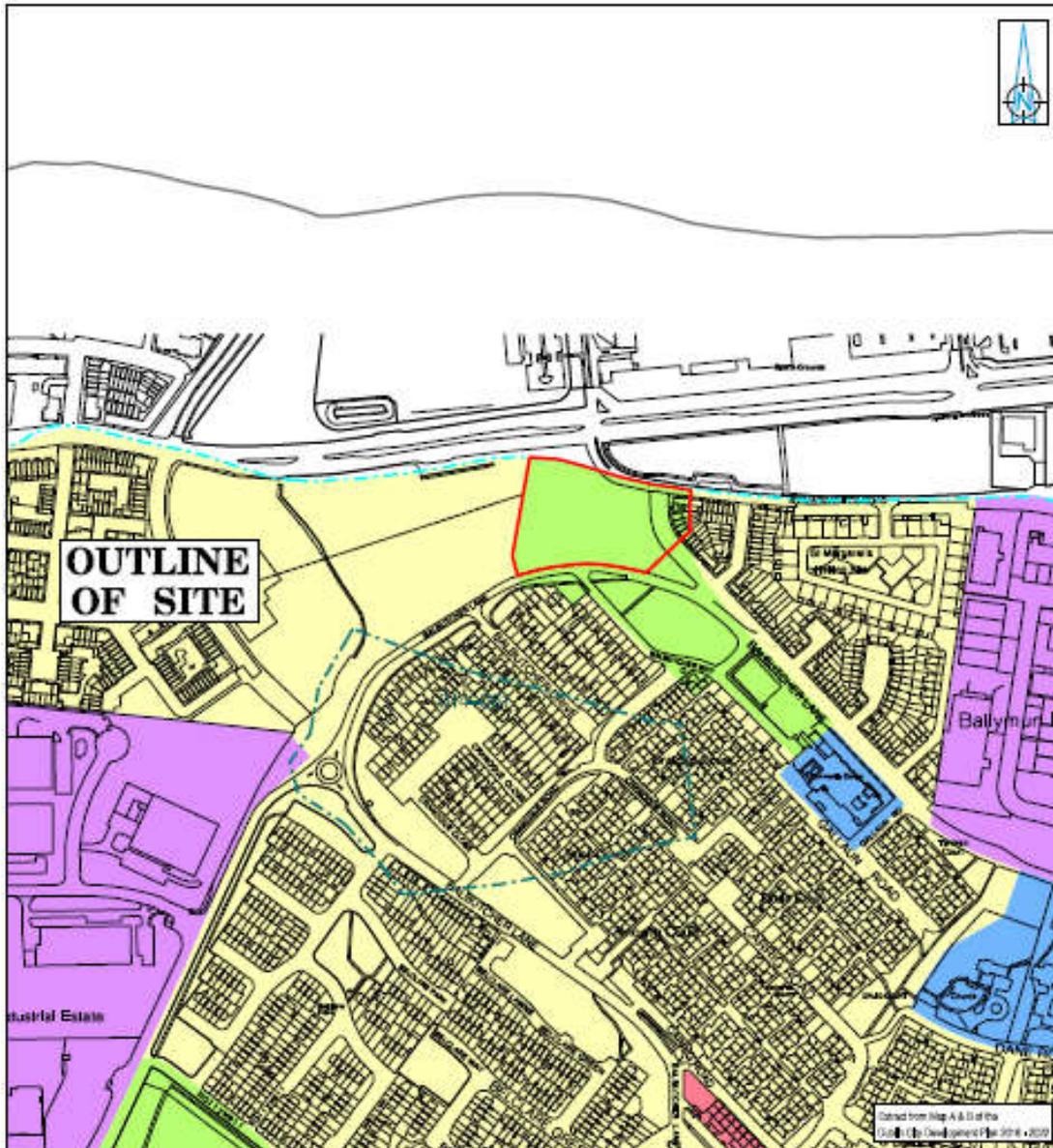
Determination of Appropriate Assessment Screening in compliance with Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC), as transposed into Irish legislation by the Natura 2000 Communities (Birds and Natural Habitats) Regulations 2011 and Planning and Development Act 2000 (as amended) (Section 177U) for the Proposed Draft Variation (No. 30) of the Dublin City Development Plan 2016-2022 re. re. lands at Carton Terrace and Balbutcher Lane, Ballymun, Dublin 11.

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 23<sup>rd</sup> March 2020 and on 13<sup>th</sup> March 2020 respectively.



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AREA HIGHLIGHTED REZONED FROM  
Z9: To preserve, provide and improve recreational amenity and open space and green networks  
TO  
Z1: To protect, provide and improve residential amenities