

**Variation (No. 29)**  
**of the**  
**Dublin City Development Plan**  
**2016 – 2022**

The Statutory Display of Variation (No. 29) to the Dublin City Development Plan 2016-2022 was on view to the public by appointment from 8th July 2020 – 6th August 2020 inclusive Monday to Friday (excluding Bank Holidays) between the hours of 9.00 am and 4.30 pm.at the following locations:

- At the offices of Dublin City Council, Public Counter, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8
- At the offices of Dublin City Council North Central Area Office (Head Office), Northside Civic Centre, Bunnary Road, Coolock, Dublin 17.

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

**RE: Variation No. 29 of Dublin City Development Plan 2016-2022: Lands at 5-6 Malahide Road, Dublin 17**

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This Variation of the Dublin City Development Plan 2016-2022, which was made by the City Council on 14th September 2020, changed 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 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 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 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.

### **STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING DETERMINATION**

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 Variation (No. 29) of the Dublin City Development Plan 2016-2022 to change the land use zoning of lands at 5-6 Malahide Road, Dublin 17.

**Adopted by City Council on 14<sup>th</sup> September 2020**

The Planning Authority has determined that 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, and therefore, that a Strategic Environmental Assessment is not required for this Variation to the Dublin City Development Plan 2016-2022.

In carrying out this Assessment, the Council took into account the relevant matters specified under the Planning and Development Act 2000, as amended, the Planning and Development (Strategic Environmental Assessment) Regulations 2004 – 2011 and also:

- The Dublin City Development Plan 2016-2016
- The Appropriate Assessment Screening of the Variation
- The Strategic Flood Risk Assessment of the Variation
- Submissions received during the public consultation period including the observation from the OPR
- The Chief Executive's Report and Recommendations (No. 240B/2020)

In accordance with the requirements of the SEA Directive and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 – 2011, the Statutory Environmental Authorities have been notified of this determination and notice of it has been made public on the website of Dublin City Council. The determination and documentation is available for public inspection at the Council Offices.

#### **APPROPRIATE ASSESSMENT SCREENING DETERMINATION**

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 Variation (No. 29) of the Dublin City Development Plan 2016-2022 to change the land use zoning of lands at 5-6 Malahide Road, Dublin 17.

An Appropriate Assessment (AA) Screening in accordance with Section 177U of the Planning and Development Act, as amended, was undertaken on Variation No. 29 to the Dublin City Development Plan 2016 – 2022.

The Planning Authority has determined that an Appropriate Assessment of Variation (No. 29) is not required, as the Variation, individually or in combination with other plans or projects, does not have the potential to result in any land use effects that could in turn result in likely significant effects on a European sites. 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 Part XAB of the Planning and Development Act 2000, as amended, and also:

- The Dublin City Development Plan 2016-2022
- The Strategic Environmental Assessment Screening of the Variation
- The Strategic Flood Risk Assessment of the Variation
- Submissions received during the public consultation period
- The Chief Executive's Report and Recommendations (No. 240B/2020)

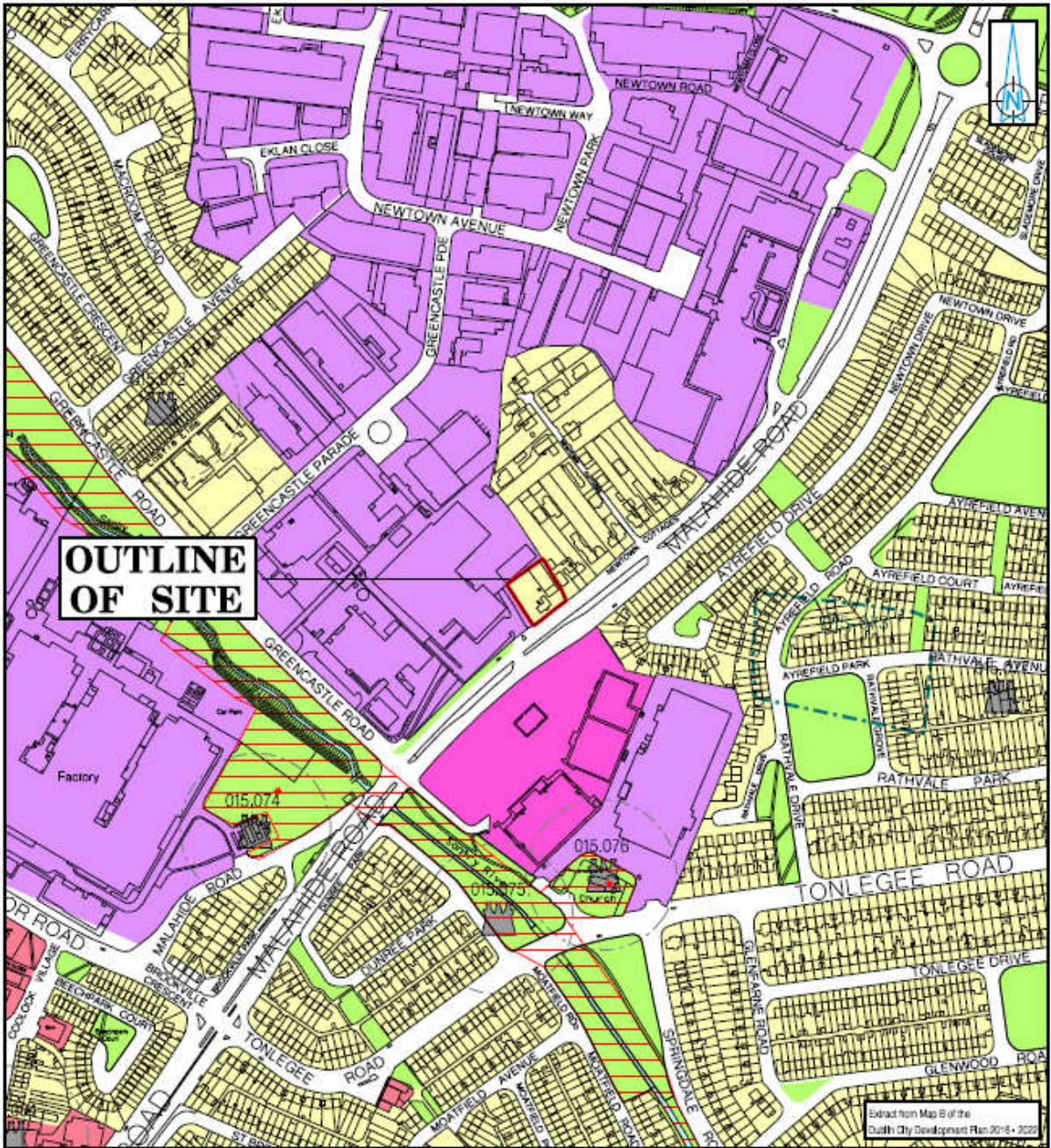
The determination and documentation is available for public inspection at the Council Offices.

**Adopted by City Council on 14<sup>th</sup> September 2020**

## **WRITTEN SUBMISSIONS OR OBSERVATIONS**

Written submissions or observations regarding the Variation made to the Planning Department within the said period were taken into consideration before making the Variation.





Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

## VARIATION (No.29) OF THE 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