

Variation (No. 30)
of the
Dublin City Development Plan
2016 – 2022

The Statutory Display of Variation (No. 30) 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 West Area Office, Ballymun Civic Offices, Main St. Ballymun, Dublin 9.

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

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

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 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 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 was 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 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 variation is set out below.

Adopted by City Council on 14th September 2020

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 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 rezoned area 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 was thus proposed to regularise the zoning of these dwellings.

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. 30) of the Dublin City Development Plan 2016-2022 to change the land use zoning of lands at Carton Terrace and Balbutcher Lane, Ballymun, Dublin 11.

The Planning Authority has determined that Variation (No. 30) would not be likely to have significant effects on the environment, taking account of relevant criteria set out

Adopted by City Council on 14th September 2020

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, 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
- Submissions received during the public consultation period including the observation from the OPR
- The Chief Executive's Report and Recommendations (No. 240C/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. 30) of the Dublin City Development Plan 2016-2022 to change the land use zoning of lands at Carton Terrace and Balbutcher Lane, Ballymun, Dublin 11.

An Appropriate Assessment (AA) Screening in accordance with Section 177U of the Planning and Development Act, as amended, was undertaken on Variation No. 30 to the Dublin City Development Plan 2016 – 2022.

The Planning Authority has determined that an Appropriate Assessment of Variation (No. 30) 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.

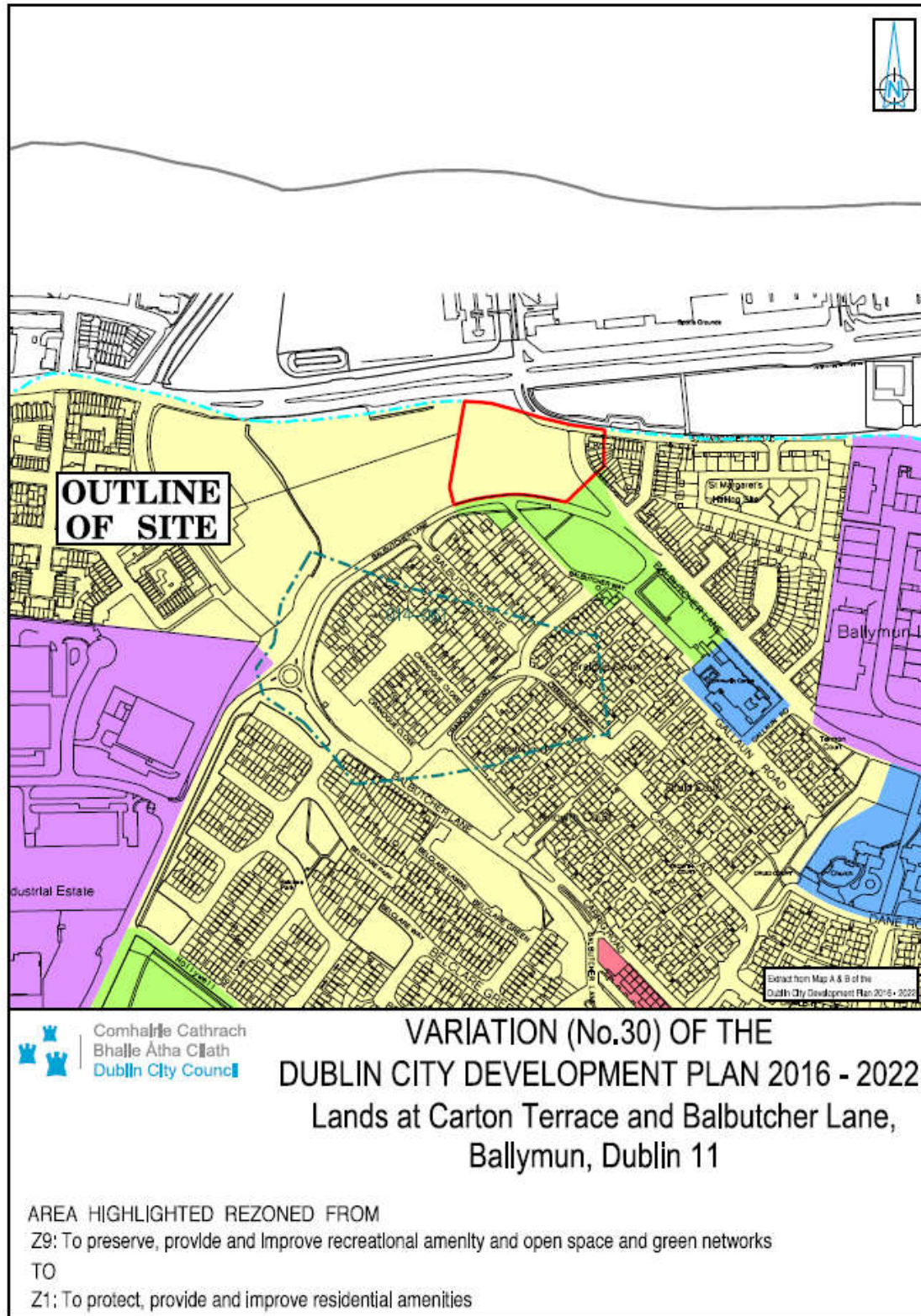
In carrying out this Assessment, the Council took into account the relevant matters specified under Part XAB of the Planning and Development Act 2000, as amended, and also:

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

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

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.



Adopted by City Council on 14th September 2020