



**PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED, (SECTION 13)  
PLANNING AND DEVELOPMENT REGULATIONS 2001 - 2019  
NOTICE OF PROPOSED VARIATIONS NO. 28, 29 and 30 OF  
THE DUBLIN CITY DEVELOPMENT PLAN 2016 – 2022**

Notice is hereby given pursuant to Section 13 of the Planning and Development Act 2000, as amended, that Dublin City Council, being the Planning Authority for Dublin City, has prepared Proposed Variations of the Dublin City Development Plan 2016-2022 in respect of the following:

**Variations No. 28, 29 and 30**

**Variation No. 28**

**Address: Pedestrian/Cycle Bridge across the River Liffey from the Irish National War Memorial Gardens/Islandbridge to the Chapelizod Road (R109), Islandbridge, Dublin 8.**

It is proposed to vary the Dublin City Development Plan 2016-2022, by amending objective MTO31 (from Chapter 8: Movement and Transport) to include a pedestrian/cycle bridge across the River Liffey, from the Irish National War Memorial Gardens/Islandbridge to the Chapelizod Road (the R109).

**Reason:** Taking into account Objective GIO4 of the Dublin City Development Plan 2016-2022 to improve pedestrian and cycle access routes to strategic level amenities and the identification in Chapter 11 of the Development Plan of the Irish National War Memorial Gardens (INWMG) as one of the city's key cultural attractions, it is considered that the proposed pedestrian/cycle bridge will contribute positively to the INWMG's tourism and cultural attraction status and will act as a pivot point with the potential to link recognised walking, cycling and military trails, connecting Kilmainham across the River Liffey on to the Phoenix Park and beyond.

**Variation No. 29**

**Address: Lands at 5-6 Malahide Road, Dublin 17.**

It is proposed to vary the Dublin City Development Plan 2016-2022 by changing the Land Use Zoning Objective of the lands at 5-6 Malahide Road, Dublin 17.

**From:** Land Use Zoning Objective Z6 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation';

**To:** Land Use Zoning Objective Z1 – 'To protect, provide and improve residential amenities'

**Reason:** This variation is required to the Z6 (Employment/Enterprise) zoning of these lands to remove existing housing from Z6 to the more appropriate Z1 (Sustainable Residential Neighbourhoods) so that these houses are in keeping with the Z1 (Sustainable Residential Neighbourhoods) zoning of the adjoining dwellings at Newtown Cottages.

**Variation No. 30**

**Address: Lands at Carton Terrace and Balbutcher Lane, Ballymun, Dublin 11.**

It is proposed to vary the Dublin City Development Plan 2016-2022 by changing the Land Use Zoning Objective of the lands at Carton Terrace and Balbutcher Lane, Ballymun, Dublin 11.

**From:** Land Use Zoning Objective Z9 'To preserve, provide and improve recreational amenity and open space and green networks';

**To:** Land Use Zoning Objective Z1 'To protect, provide and improve residential amenities'

**Reason:** Taking into consideration the shape and location of the lands, it is considered that the site has limited potential as an open space area. In addition, the changing character of the surrounding area and recently completed housing schemes adjoining the site means that this site could, if developed for housing, aid the delivery of new housing in a cohesive urban form to this area and it is therefore considered that residential zoning of the site would be appropriate.

Copies of the Proposed Variations, together with the respective SEA and AA screening reports and Strategic Flood Risk Assessments may be

inspected for a period from Wednesday 8th July to Thursday 6th August 2020 inclusive at the offices of **Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30pm by appointment only, (excluding Bank Holidays).**

- To make an appointment to view Proposed Variation No. 28, 29 and/or 30 at the offices of Dublin City Council, Public Counter, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, please email: [planning@dublincity.ie](mailto:planning@dublincity.ie) or Phone 01 222 2149 from Monday to Friday (excluding Bank Holidays).
- To make an appointment to view Proposed Variation No. 28 at the offices of Dublin City Council's South Central Area Office, Eblana House, Marrowbone Lane, Dublin 8, Monday – Friday 9.00am to 4.30pm **by appointment only**, please email [southcentral@dublincity.ie](mailto:southcentral@dublincity.ie) or Phone 01 222 5200 from Monday to Friday (excluding Bank Holidays).
- To make an appointment to view Proposed Variation No. 29 at the offices of Dublin City Council North Central Area Office (Head Office,) Northside Civic Centre, Bunratty Road, Coolock, Dublin 17, Monday – Friday 9.00am to 4.30pm **by appointment only**, please email: [north.central@dublincity.ie](mailto:north.central@dublincity.ie) or Phone 01 222 8870 from Monday to Friday (excluding Bank Holidays).
- To make an appointment to view Proposed Variation No. 30 at the offices of Dublin City Council North West Area Office, Ballymun Civic Offices, Main St. Ballymun, Dublin 9, Monday – Friday 9.00am to 4.30pm **by appointment only**, please email: [Ballymun.areaoffice@dublincity.ie](mailto:Ballymun.areaoffice@dublincity.ie) or Phone 01 222 5747 from Monday to Friday (excluding Bank Holidays).

Children or groups or associations representing children, are also entitled to make submissions or observations. All valid submissions or observations received with respect to the Proposed Variations made to the Planning Authority up to and including Thursday 6th August 2020 will be taken into consideration before the making of a decision on the Proposed Variations.

The Planning process is an open and public one. In that context, all submissions/observations are a matter of public record, and will also be placed on the City Council's website.

Submissions or observations may be made: Online at link URL: <https://consultation.dublincity.ie/planning/proposed-variations-no-28-30>

Or by post to the following address:

**Ms Avril Feeney  
Administrative Officer,  
(Variations No. 28 - 30.)  
Planning and Property Development Department,  
Block 4, Floor 3,  
Dublin City Council,  
Civic Offices, Wood Quay,  
Dublin 8.**