

**PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED, (SECTION 13)
PLANNING AND DEVELOPMENT REGULATIONS 2001 - 2019
NOTICE OF PROPOSED VARIATIONS NO. 8 - 27 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's. 8 - 27

It is proposed to vary the Dublin City Development Plan 2016-2022 so that a number of sites currently zoned for primarily industrial uses are brought forward for primarily residential and mixed uses and to add new text to section 14.8.9.

Reason: The proposed Variations No's 8-27 are to go towards meeting national and regional brownfield development objectives for the city.

Variation No. 8

Address: Clearwater Retail Park, Finglas Road, Dublin 11

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'

Variation No. 9

Address: Santry Industrial Lands, Santry Avenue and Swords Road, Dublin 9

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'

Variation No. 10

Address: Shanowen Road Lands, Whitehall/Santry, Dublin 9

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'

Variation No. 11

Address: Mornington Business Park, Malahide Road, Dublin 5

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'

Variation No. 12

Address: Sites at Malahide Road (adjacent to Mornington Grove), Malahide Road, Dublin 5

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 Z10 'To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office / retail / residential the predominant uses in inner city areas.'

Land Use Zoning Objective Z3 'To provide for and improve neighbourhood facilities'

Variation No. 13

Address: Site at Harmonstown Road, Dublin 5

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 Z10 'To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office / retail / residential the predominant uses in inner city areas.'

Variation No. 14

Address: Chapelizod Bypass/Kylemore Road, Dublin 20

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'

Variation No. 15

Address: 11 Ballyfermot Road Lower, Dublin 10

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'

Variation No. 16

Address: Goldenbridge Industrial Estate, Tyrconnell Road, Dublin 8

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 Z10 'To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office / retail / residential the predominant uses in inner city areas.'

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

It is proposed to add the following text to Section 14.8.9 of the Dublin City Development Plan 2016-2022, as a last text paragraph relating to Land-Use Zoning Objective Z9 – Amenity/Open Space Lands/Green Network – Zone Z9:

'Adjacent development shall be designed to complement the Z9 area and to provide passive surveillance. Any future amendment in the width of a Z9 area, which is considered to be minor in nature, will be considered in special circumstances where the proposal will benefit the character of the area and there is no net loss of Z9 land.'

Variation No. 17

Address: Esmond Avenue, Fairview Strand, Dublin 3

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'

Variation No. 18

Address: Seville Place, Dublin 1

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 Z5 'To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity'

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

Variation No. 19

Address: Lands at Old Kilmainham/South Circular Road, Dublin 8

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'

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

Variation No. 20

Address: 109-114 Cork Street, Dublin 8

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 Z10 'To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office / retail / residential the predominant uses in inner city areas.'

Variation No. 21

Address: Davitt Road, Crumlin, Dublin 12

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'

Variation No. 22

Address: Herberton Road / Keeper Road (Glenview Industrial Estate), Drimnagh, Dublin 12

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'

Variation No. 23

Address: White Heather Industrial Estate, Dublin 8

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'

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

Variation No. 24

Address: Parkgate Street / Wolfe Tone Quay, Dublin 8

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 Z5 'To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity'

Variation No. 25

Address: East Wall Road, Dublin 3

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 Z10 'To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office / retail / residential the predominant uses in inner city areas.'

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Variation No. 26

Address: Brickfield House and Sunshine Estate, Crumlin Road, Dublin 12

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'

Variation No. 27

Address: Greenmount Industrial Estate, Harold's Cross, Dublin 6W

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 Z10 'To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office / retail / residential the predominant uses in inner city areas.'

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

A copy of the Proposed Variations, together with the SEA and AA screening reports, are available for inspection at the **Ground Floor, Block 4, Civic Offices, Wood Quay, Dublin 8 from Monday to Friday (excluding 24/12/19 – 1/1/20)** between the hours of **9.00 and 16.30 from Friday 29th November 2019 to Wednesday 8th January 2020 (both dates inclusive)**. Details are also available on the City Council's website at www.dublincity.ie

Copies of the variations are also available to view at City Council Area Offices.

Children or groups or associations representing children, are also entitled to make submissions or observations. All submissions or observations received with respect to the Proposed Variations made to the Planning Authority up to and including **Wednesday 8th January 2020** will be taken into consideration before the making of a decision on the Proposed Variations.

Submissions or observations may be made Online at link URL: <https://consultation.dublincity.ie/planning/proposed-variations-no-8-27>

Or

by post to the following address:-
Ms Avril Feeney
Administrative Officer
Variations No. 8-27
Planning and Property Development Department
Block 4, Floor 3
Dublin City Council
Civic Offices, Wood Quay, Dublin 8

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