

**PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED, (SECTION 13)  
PLANNING AND DEVELOPMENT REGULATIONS 2001, AS AMENDED  
NOTICE OF VARIATIONS NO. 7, 8, 11 – 13, 15 - 24 and 26 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 made the following Variations of the Dublin City Development Plan 2016-2022:

**Variation No. 7 of the Dublin City Development Plan 2016 - 2022**

**Variation No. 7**

The Dublin City Development Plan 2016 – 2022 has been varied by the incorporation of the National Planning Framework (NPF) and the Regional Spatial Economic Strategy (RSES).

**Variations No. 8, 11 – 13, 15 - 24 and 26 of the Dublin City Development Plan 2016 - 2022**

The City Development Plan 2016 – 2022 has been varied by the change in Land Use Zoning at the locations as set out below. A masterplan requirement has been inserted in relation to the Z10 Zoning for Variations No. 11, No. 12, No. 13, No. 16, No.20, No. 22 and No.26. New text has also been added to Section 14.8.9 of the City Development Plan 2016 – 2022

**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. 11**

**Address: 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:** 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,

And, adds a requirement for a masterplan for the overall lands as follows:

*"Dublin City Council recognises that there is an urgent need to rezone land for housing and mixed uses to meet the demands of the City. This represents an opportunity for Dublin to rejuvenate and grow as a sustainable City comprising vibrant neighbourhoods and sustainable communities.*

*Adequate transportation, educational health and recreational amenities must be included. As such DCC will require the preparation and submission of a masterplan demonstrating how a sustainable mix of uses will be achieved on the overall site as part of the integrated planning and development of the area."*

**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'**

And, adds a requirement for a masterplan for the overall lands as follows:

*"Dublin City Council recognises that there is an urgent need to rezone land for housing and mixed uses to meet the demands of the City. This represents an opportunity for Dublin to rejuvenate and grow as a sustainable City comprising vibrant neighbourhoods and sustainable communities.*

*Adequate transportation, educational health and recreational amenities must be included. As such DCC will require the preparation and submission of a masterplan demonstrating how a sustainable mix of uses will be achieved on the overall site as part of the integrated planning and development of the area."*

**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.'

And, adds a requirement for a masterplan for the overall lands as follows:

*"Dublin City Council recognises that there is an urgent need to rezone land for housing and mixed uses to meet the demands of the City. This represents an opportunity for Dublin to rejuvenate and grow as a sustainable City comprising vibrant neighbourhoods and sustainable communities.*

*Adequate transportation, educational health and recreational amenities must be included. As such DCC will require the preparation and submission of a masterplan demonstrating how a sustainable mix of uses will be achieved on the overall site as part of the integrated planning and development of the area."*

**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'**

And, adds a requirement for a masterplan for the overall lands as follows:

*"Dublin City Council recognises that there is an urgent need to rezone land for housing and mixed uses to meet the demands of the City. This represents an opportunity for Dublin to rejuvenate and grow as a sustainable City comprising vibrant neighbourhoods and sustainable communities.*

*Adequate transportation, educational health and recreational amenities must be included. As such DCC will require the preparation and submission of a masterplan demonstrating how a sustainable mix of uses will be achieved on the overall site as part of the integrated planning and development of the area."*

The following text has been added 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 variation 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'

**Variation No. 20**

**Address: 110-114 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.'

And, adds a requirement for a masterplan for the overall lands as follows:

*"Dublin City Council recognises that there is an urgent need to rezone land for housing and mixed uses to meet the demands of the City. This represents an opportunity for Dublin to rejuvenate and grow as a sustainable City comprising vibrant neighbourhoods and sustainable communities.*

*Adequate transportation, educational health and recreational amenities must be included. As such DCC will require the preparation and submission of a masterplan demonstrating how a sustainable mix of uses will be achieved on the overall site as part of the integrated planning and development of the area."*

**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:** 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.*

And, adds a requirement for a masterplan for the overall lands as follows:

*"Dublin City Council recognises that there is an urgent need to rezone land for housing and mixed uses to meet the demands of the City. This represents an opportunity for Dublin to rejuvenate and grow as a sustainable City comprising vibrant neighbourhoods and sustainable communities.*

*Adequate transportation, educational health and recreational amenities must be included. As such DCC will require the preparation and submission of a masterplan demonstrating how a sustainable mix of uses will be achieved on the overall site as part of the integrated planning and development of the area."*

**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. 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 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.'

And, adds a requirement for a masterplan for the overall lands as follows:

*"Dublin City Council recognises that there is an urgent need to rezone land for housing and mixed uses to meet the demands of the City. This represents an opportunity for Dublin to rejuvenate and grow as a sustainable City comprising vibrant neighbourhoods and sustainable communities.*

*Adequate transportation, educational health and recreational amenities must be included. As such DCC will require the preparation and submission of a masterplan demonstrating how a sustainable mix of uses will be achieved on the overall site as part of the integrated planning and development of the area."*

A copy of the above Variations are available for inspection online at

<http://www.dublincity.ie/main-menu-services-planning-city-development-plan/variations-development-plan-2016-2022>

or at the Planning Public Counter, Planning Department, Ground Floor, Block 4, Civic Offices, Wood Quay, Dublin 8 from Monday to Friday (excluding public holidays) between the hours of 9.00hrs to 16.30hrs by phoning 01 222 2149 or emailing [planning@dublincity.ie](mailto:planning@dublincity.ie) for an appointment.