

**Proposed Variations  
(No.'s 8 - 27)**

**of the**

**Dublin City Development Plan  
2016-2022**



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## A Introduction to Proposed Variations (No.'s 8 – 27) of the Dublin City Development Plan 2016-2022

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### 1. Proposals

It is proposed to vary the Dublin City Development Plan 2016 – 2022 (proposed Variations No.'s 8 - 27) so that the lands identified on Table 1 below which are currently zoned industrial uses (LUZ Objective Z6) are rezoned for primarily residential and mixed uses.

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

**To:** The relevant Proposed Land Use Zoning Objective(s) listed in Table 1 below.

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

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

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'

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.'

**Table 1**

Proposed Variations	Map Ref.	Subject Lands	Current Zoning	Proposed Zoning
<b>No.8</b>	A5	Clearwater Retail Park, Finglas Road, Dublin 11	Z6 (employment)	Z1 (Residential)
<b>No.9</b>	B2	Santry Industrial Lands, Santry Avenue and Swords Road, Dublin 9	Z6 (employment)	Z1 (Residential)
<b>No.10</b>	B7	Shanowen Road Lands, Whitehall/Santry, Dublin 9	Z6 (employment)	Z1 (Residential)
<b>No.11</b>	B9	Mornington Business Park, Malahide Road, Dublin 5	Z6 (employment)	Z1 (Residential)
<b>No.12</b>	B10	Sites at Malahide Road (adjacent to Mornington Grove), Malahide Road, Dublin 5	Z6 (employment)	Z10 (Mixed Uses) & Z3 (Neighbourhood)
<b>No.13</b>	B11	Site at Harmonstown Road, Dublin 5	Z6 (employment)	Z10 (Mixed Uses)
<b>No.14</b>	D1	Chapelizod Bypass/Kylemore Road, Dublin 20	Z6 (employment)	Z1 (Residential)
<b>No.15</b>	D3	11 Ballyfermot Road Lower, Dublin 10	Z6 (employment)	Z1 (Residential)
<b>No.16</b>	D6	Goldenbridge Industrial Estate, Tyrconnell Road, Dublin 8	Z6 (employment)	Z10 (Mixed Uses) & Z9 (Open Space) &

				Addition of Text to Section 14.8.9
<b>No.17</b>	E6	Esmond Avenue, Fairview Strand, Dublin 3	Z6 (employment)	Z1 (Residential)
<b>No.18</b>	E7	Seville Place, Dublin 1	Z6 (employment)	Z5 (City Centre) & Z9 (Open Space)
<b>No.19</b>	E12	Lands at Old Kilmainham/South Circular Road, Dublin 8	Z6 (employment)	Z1 (Residential) & Z9 (Open Space)
<b>No.20</b>	E14	109-114 Cork Street, Dublin 8	Z6 (employment)	Z10 (Mixed Uses)
<b>No.21</b>	E35	Davitt Road, Crumlin, Dublin 12	Z6 (employment)	Z1 (Residential)
<b>No.22</b>	E36	Herberton Road / Keeper Road (Glenview Industrial Estate), Drimnagh, Dublin 12	Z6 (employment)	Z1 (Residential)
<b>No.23</b>	E37	White Heather Industrial Estate, Dublin 8	Z6 (employment)	Z1 (Residential) & Z9 (Open Space)
<b>No.24</b>	E41	Parkgate Street / Wolfe Tone Quay, Dublin 8	Z6 (employment)	Z5 (City Centre)
<b>No.25</b>	F2	East Wall Road, Dublin 3	Z6 (employment)	Z10 (Mixed Uses)
<b>No.26</b>	G4	Brickfield House and Sunshine Estate, Crumlin Road, Dublin 12	Z6 (employment)	Z1 (Residential)
<b>No.27</b>	H1	Greenmount Industrial Estate, Harolds Cross, Dublin 6W	Z6 (employment)	Z10 (Mixed Uses) & Z1 (Residential)

In addition, it is also proposed to vary the CDP by adding 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, (Proposed Variation No. 16 refers).

*‘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’.*

## **2. Purpose of the Proposed Variations**

The purpose of the proposed re-zoning Variations is to change the land use zoning of well serviced (transport / water / drainage) but underutilized employment (Z6) zoned brownfield lands in built-up areas across Dublin City to residential/ mixed use/open space (Z1, Z3, Z5, Z9 and Z10). This is in order to bring them into more intensive and efficient use in accordance with National and Regional planning policy and, in order to allow for a more compatible zoning objective at the local level.

The proposed text modification to Section 14.8.9 of the CDP, relating to Land-Use Zoning Objective Z9 – Amenity/Open Space Lands/Green Network, seeks to facilitate the improvement of the functionality and passive surveillance of Z9 lands, where appropriate.

## **B Background to the Variations**

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### **1. Review of Industrial Lands Study (Z6/Z7)**

The review of employment / industrial lands (Z6/Z7) throughout the city has been taking place in order to meet the following objective contained within the City Development Plan 2016-2022:

CEE04:

- (i) *To carry out a targeted survey of those industrial estates with likely redevelopment potential and to make recommendations on how that redevelopment potential might be best achieved.*
- (ii) *To carry out a study on the potential of lands zoned for enterprise and employment space, the adequacy of such potential supply, and the issue of under-utilised/vacant lands.*

The purpose of the Z6/Z7 review has been to examine the most appropriate policy and zoning response to Objective CEE04 of the Dublin City Development Plan 2016 – 2022 following a detailed examination of the Z6 / Z7 lands having regard to National and Regional Planning policy including the Dublin Metropolitan Area Strategic Plan (MASP), and the future needs of the city.

By way of context, c. 860 hectares of the 10,000 hectares that make up the city are zoned for employment purposes (Zoning Objective Z6 and Z7).

Circa 600 hectares representing c. 6% of land within the Council's administrative area is currently zoned Z6. Land Use Zoning Objective **Z6 seeks 'to provide for the creation and protection of enterprise and facilitate opportunities for employment creation'**.

Circa 256 hectares representing 2.5% of land within the Council's administrative area is currently zoned Z7. Land Use Zoning Objective **Z7 seeks 'to provide for the protection and creation of industrial uses and facilitate opportunities for employment creation'**.

### **2. National and Regional Population Growth and Brownfield Targets**

National and Regional Planning Policy places an emphasis on urban consolidation and compact growth. These documents seek the following:

The National Planning Framework (NPF) (Project Ireland 2040) seeks that Dublin city needs to accommodate a greater proportion of the growth it generates within its footprint and therefore it sets a target of at least 50% of all new homes for Dublin City and suburbs to be delivered within its existing built-up footprints. To achieve these targets the NPF identifies as key the reusing of large and small 'brownfield' land / infill sites, and underutilised lands at locations well served by existing and planned public transport. The NPF particularly highlights the need to focus on underutilised lands within the canals and the M50 ring. In a Dublin context it seeks the relocating of less intensive uses outside the M50 ring from the existing built up area.

The Regional Spatial and Economic Strategy for the Eastern and Midlands Region seeks the consolidation and re-intensification of infill, brownfield and underutilised lands within Dublin City and its suburbs. 50% of all new homes within Dublin City and its suburbs are to be located in the existing built up area. The RSES identifies a population target increase for Dublin City (DCC's administrative area) of circa 100,000 people by 2031. To facilitate this growth the RSES also includes a Metropolitan Area Strategic Plan (MASP) for the Dublin metropolitan area. MASP directs future growth to identified Strategic Development Areas located on existing and planned strategic transport corridors and anticipates future growth will also be accommodated on 'brownfield' / infill development lands in the city.

### **3. The Future Needs of the City**

In order to align these new national, regional and local planning policy objectives and to incorporate new population growth targets for the City into the City Development Plan, the Planning Authority is currently progressing a separate proposed Variation to the City Development Plan (No. 7) in accordance with Section 11 (1) (b) of the Planning and Development Act, 2000, as amended.

The current housing allocation for the Dublin City Council area is 29,500 (over 7 years). To reflect the population growth targets of the NPF and the RSES, the City's housing allocation is proposed to be amended to a range of 21,939 - 26,439 (over the six year period from 2016 – 2022). The Core Strategy of the City Development Plan 2016 – 2022 demonstrates there is sufficient suitably zoned and serviced land to provide for 55,000 units. This quantum of available lands for housing reflects the fact that the city is largely built out and all the lands are zoned. It also reflects the reality that the remaining lands to be developed for housing will not come on stream at once; particularly when addressing complex brownfield lands. Development issues associated with brownfield lands along with the recent national recession have resulted in low levels of construction activity through the first few years of the current Development Plan. While recent trends point to a rising and significant increase in housing construction over the past 2 years, it is imperative for the city that a suitable and viable range of development options exist.

Ensuring the vitality of Dublin City is dependent on providing affordable places to live and places to work within a reasonable distance of each other, to allow people a good quality of life and to ensure a sustainable pattern and low carbon form of development.

In examining the Z6/Z7 lands, it is essential that the Council ensures that a sustainable mix of uses are retained across the City, and that areas of the City do not become mono-use in their entirety. The City area contains many types of employment, some locally focussed and service based, some national and international from small start-ups to global firms. A balance is required to ensure that a strong mix of types of employment and essential local services are retained within the City. The mixed-use approach promoted in Z10 and Z14 objectives in the City Development Plan seeks to ensure that this balance is maintained in a sustainable manner. In examining the lands zoned Z6 and Z7, this “mix of use” philosophy plays an important part of the assessment and direction of the study.

### **4. Site Categorisation**

A total of 82 employment study areas / land banks ranging in size, make up and profile have been studied.. These have been categorised as follows:

#### Category 1: Small Scale Sites:

For these sites, due to their particularly small scale and the nature of surrounding uses, a change to more appropriate zoning policy would allow for the redevelopment of the site and address issues of poor street frontage and/or blight, provide new housing and/or new retail units and/or a denser level of employment use and local services. These will be considered for a future variation, following a more detailed assessment of the sites in question.

#### Category 2: Medium Scale Sites:

Other sites of a slightly larger scale, which contain a level of vibrancy and employment, but are operating at low volume of use and have the capacity to intensify, it is proposed to ensure that the site develops a mixed use character with a good level of employment use, but is allowed grow to accommodate residential as part of this and to allow for regeneration at a site level. A future variation to reflect this will be considered for some of these sites, with others considered as part of the next Development Plan.

### Category 3: Economically Strategic Sites:

For some sites, due to their specific location close to the M50, and/or Dublin Port and Tunnel and the Airport, the nature of their use for logistics and distribution and their strategic importance to the economy; or due to their specific local context, the Z6/ Z7 zoning will remain the most appropriate zoning.

### Category 4: Larger Sites needing Framework Plans etc:

For a number of sites, which on their own total over 270 hectares - 45% of the total Z6:- it is intended to progress a more detailed study. All of these locations are of a strategic and regional level of significance; and change has implications to the current Core Strategy of the City Development Plan. For these sites, the scale of the lands involved means that any change would need to be addressed within a more detailed planning framework- such as an SDRA, LAP or SDZ.

### Category 5: Other Miscellaneous Sites:

For some sites, the zoning is no longer a good reflection of the current use / their location, but any zoning change in the short term has no significant impact on the future use of the site or facilitate significant new development. For such sites, it is proposed that the zoning will be re-visited as part of the preparation of the next City Development Plan.

## **5. Initial Study Outcomes**

Following on from the above categorisation exercise and the recommendations contained therein, the study then focused on **Category 1: Small Scale Sites and Category 2: Medium Scale Sites** (all Z6 lands). Further detailed assessments for each site / land bank in these categories were carried out with a view to identifying their potential / the appropriateness of a rezoning for residential and/or mixed use development through the Variation process.

In their current form many of the land banks, in *Category 1 : Small Scale Sites and Category 2: Medium Scale Sites*, as stated above, were identified as underutilized employment lands, in that they are low scale in nature with evidence of vacancy and in some circumstances general dereliction and urban blight evident. The rezoning of these lands to residential / mixed use / open space would provide for the potential to address localised issues of urban regeneration, urban blight and underutilisation.

Specifically, the proposed variations could provide for residential development in areas that are predominantly residential, and, in the case of rezoning to mixed uses, the retention of existing employment uses with the enablement of more intensive employment development. These sites are typically serviced by existing infrastructure and in some cases will enhance the use of local shops, schools and community facilities. In some cases the rezoning of lands abutting waterways to open space areas has the potential to lead to general environmental improvements and watercourse enhancement and protection. As a result of this overall assessment process, 20 no. land banks have been identified from within **Category 1 and Category 2** and are recommended for rezoning. The 20 Z6 (employment) land banks proposed for rezoning constitute serviced but underutilized brownfield lands which are located on strategic transport corridors and/or are generally well serviced by public transport.

In total these lands comprise of circa 55 hectares. Based on the density assumption of 100 units per hectare and also assuming that 50% of the mixed use component would be in residential use this 55 ha has the potential to provide for over 4,000 additional units (this figure is indicative).

The benefits for the city of reusing / intensifying development on inner city and suburban DCC brownfield lands are many and include: the potential to achieve more homes and jobs in the city through high quality and high density mixed use development; continued support of existing services and infrastructure and facilitating people to live, work and recreate within the same area. Such an approach also facilitates the transition to a low carbon future.

## **C Proposed Variations (No.'s 8 – 27) of the Dublin City Development Plan 2016-2022**

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### **1. Proposed Variations**

Each of the **Variation Proposals, Locations, Descriptions** and **Variation Purpose** are set out below with each Proposed Variation Map (annotated with a Map Ref No., see Table 1 above).

Table 2 below lists site characteristics for each proposed Variation site in relation to Transport, Irish Water, Flooding / Drainage, Biodiversity / Open Space and Conservation.

Maps A, B, D, E, F and G located in **Appendix A** show the location of each proposed Variation site in its city context, using its map reference number (see Table 1 above).

## **Proposed Variation No. 8 - Clearwater Retail Park, Finglas Road**

### **PROPOSAL**

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.

### **SITE LOCATION AND DESCRIPTION**

The Z6 lands (0.96 ha in total) are known as the Clearwater Retail Park and are located on the west side of the Finglas Road, north of (and adjacent to) the Finglas Clearwater Shopping Centre. The lands are served by the Finglas QBC (proposed Bus Connects).

The site contains a large surface carpark with one large building located on these lands which is divided into three separate retail units - all three units are occupied, operational and functioning. There is also a garage structure on the lands.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

Given the low intensity nature of development on the lands (i.e. single storey buildings), it is considered that there is potential for additional development on the lands. In view of the residential character of the wider area and the adequate retail provision which already exists in the area, a change of zoning to residential would be considered appropriate.

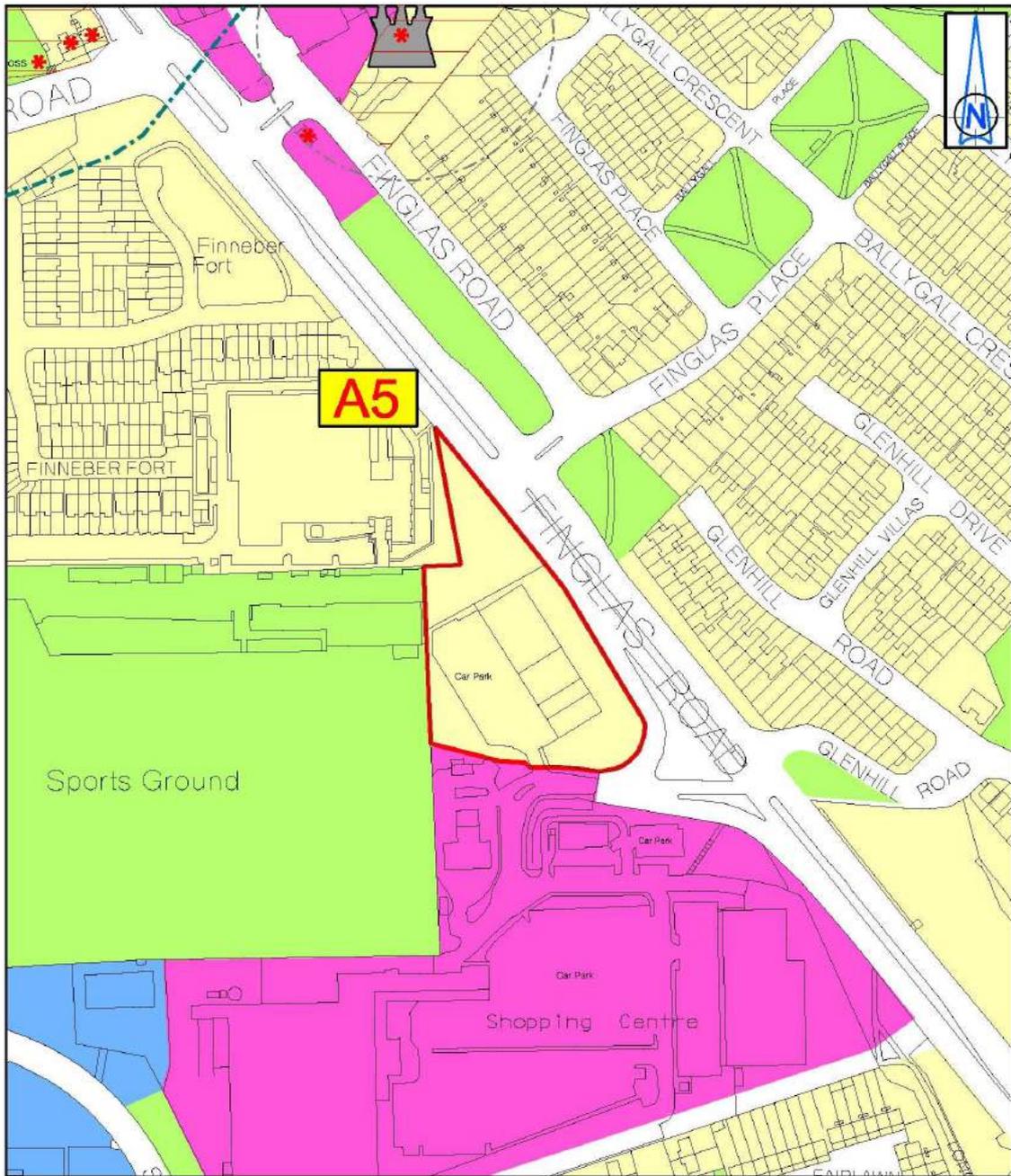
### **Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA)**

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



**Dublin City Council Development Plan 2016-2022  
Clearwater Retail Park, Finglas Road, D11**

Map Ref A5  
 Site Boundary   
 Scale 1:2,500

Proposed Zoning  
 Z1   
 Area 0.964 Hectares

## **Proposed Variation No. 9 - Santry Industrial Land**

### **PROPOSAL**

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.

### **SITE LOCATION AND DESCRIPTION**

The Z6 lands (10.89 ha in total) are located to the north of the Omni Shopping Centre and to the west of the Swords Road in Santry. The lands are well served by Dublin Bus.

This Z6 land bank has frontage to both Santry Avenue to the north, the Swords Road to the east and is in close proximity to Santry Demesne Park. The northern boundary lies in close proximity to the administrative boundary with Fingal County Council.

Santry Hall Industrial Estate and St John's Court Office Park are located within these lands and are both accessed off the Swords Road. An IDA industrial site is located off Santry Avenue. Lands to the east of this Z6 land bank fronting onto the Swords Road are Zoned Z3 and Z4 (Neighbourhood Centre and District Centre). There are large areas of surface car parking and some lands are unused at present.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

These Z6 lands comprise a medium scale land bank characterised by low scale and low density development. The land bank contains some long established employment uses / retail uses, however, the land bank is also characterised by a level of vacancy and an appearance of dereliction.

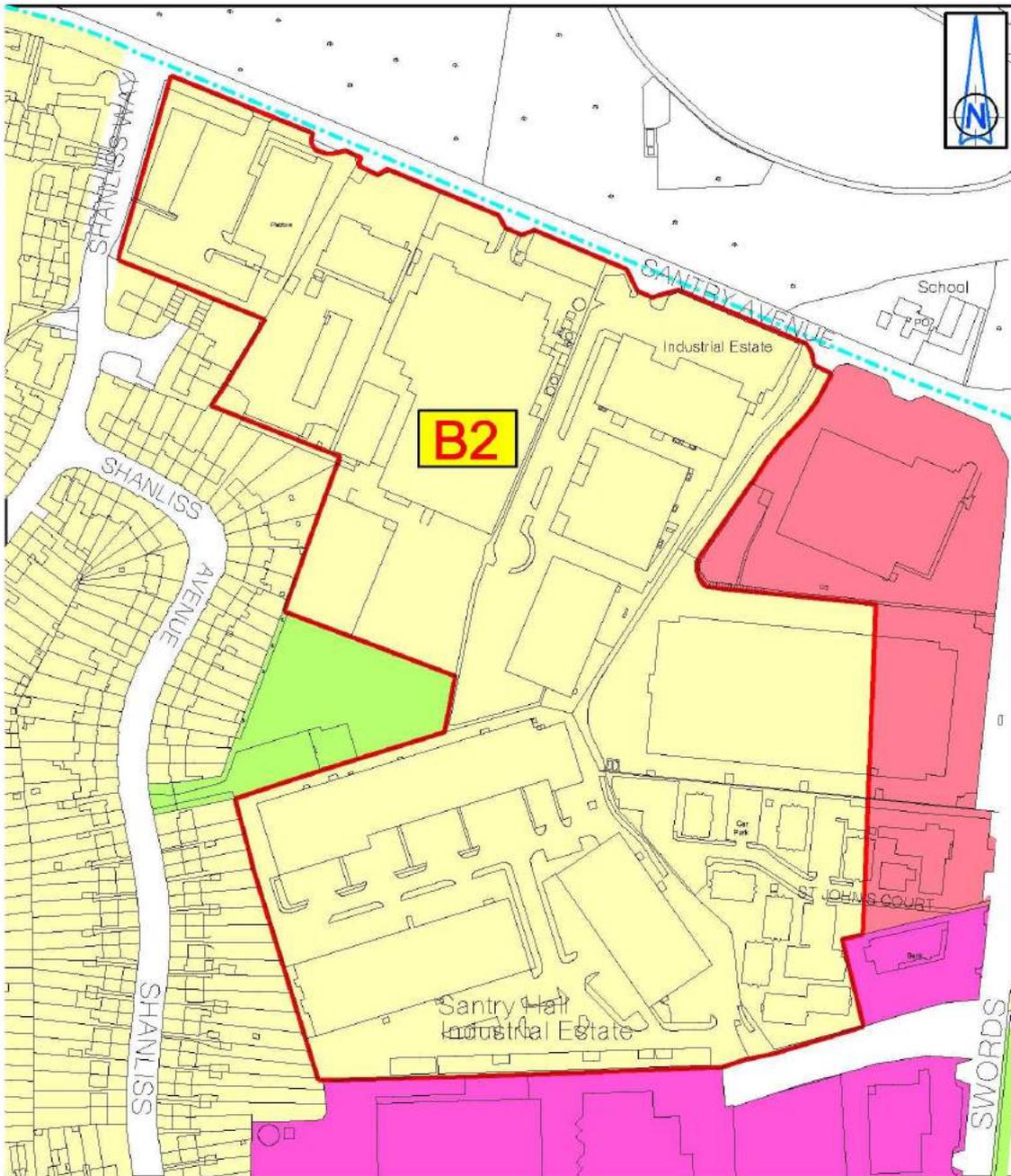
The lands are bounded by a neighbourhood centre / District Centre zoning and residential development. In view of the residential character of the wider area with the Omni shopping centre located to the south of the lands it is considered that a change of zoning to primarily residential use would be appropriate on these lands.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended) has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



**Dublin City Council Development Plan 2016-2022  
Santry Industrial Lands, Santry Ave, and Swords Road, D9**

Map Ref B2  
Site Boundary   
Scale 1:2,500

Proposed Zoning  
Z1   
Area 10.892 Hectares

## **Proposed Variation No. 10 - Shanowen Road Lands**

### **PROPOSAL**

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.

### **SITE LOCATION AND DESCRIPTION**

These Z6 lands (c.4.25ha) are located in the north east outer suburbs in Santry / Whitehall and are well served by Dublin Bus (Quality Bus Corridor on Swords Road). The Z6 zoned land is located on Shanowen Road, off the Swords Road, to the south of Omni Shopping Centre.

Structures on the lands include 1 to 2 storey storage and office buildings with uses including Santry Garda Station, the Land Registry of Ireland's central document storage warehouse and other public sector related offices and storage.

The lands are surrounded by residential uses. The lands are within close proximity to the proposed Metrolink Station at Collins Avenue / Ballymun Road junction.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

These Z6 lands are located in a suburban residential location, well served by Dublin Bus. The Z6 lands are located in a well-established residential area. The Z6 lands are characterised by low scale development and large areas of car parking.

The lands are therefore considered to be underutilized in terms of their potential to provide high quality and high density development in line with national and regional planning policy. To reflect the residential character of the wider area a change of use to Z1 (residential) would be appropriate at this location.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended) has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



Dublin City Council Development Plan 2016-2022  
 Shanowen Road Lands, Whitehall/Santry, D9

Map Ref B7  
 Site Boundary   
 Scale 1:2,500

Proposed Zoning  
 Z1   
 Area 4.257 Hectares

## **Proposed Variation No. 11 - Mornington Business Park**

### **PROPOSAL**

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.

### **SITE LOCATION AND DESCRIPTION**

This report relates to Z6 lands measuring 0.9653 ha in total. The lands are located in the outer suburbs off the Kilmore Road in Artane and the lands are well served along the Malahide Road, by Dublin Bus.

The lands are bounded on all sides by residential development. There is a parade of local shops to the south. The lands are accessed from Kilmore Road off the Malahide Road. The Z6 study area comprises a number of light industrial uses in one building.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

These Z6 lands comprise a small-scale employment land bank, surrounded by an established residential area. The lands are characterised by low scale and low-density development with a large area of surface car parking.

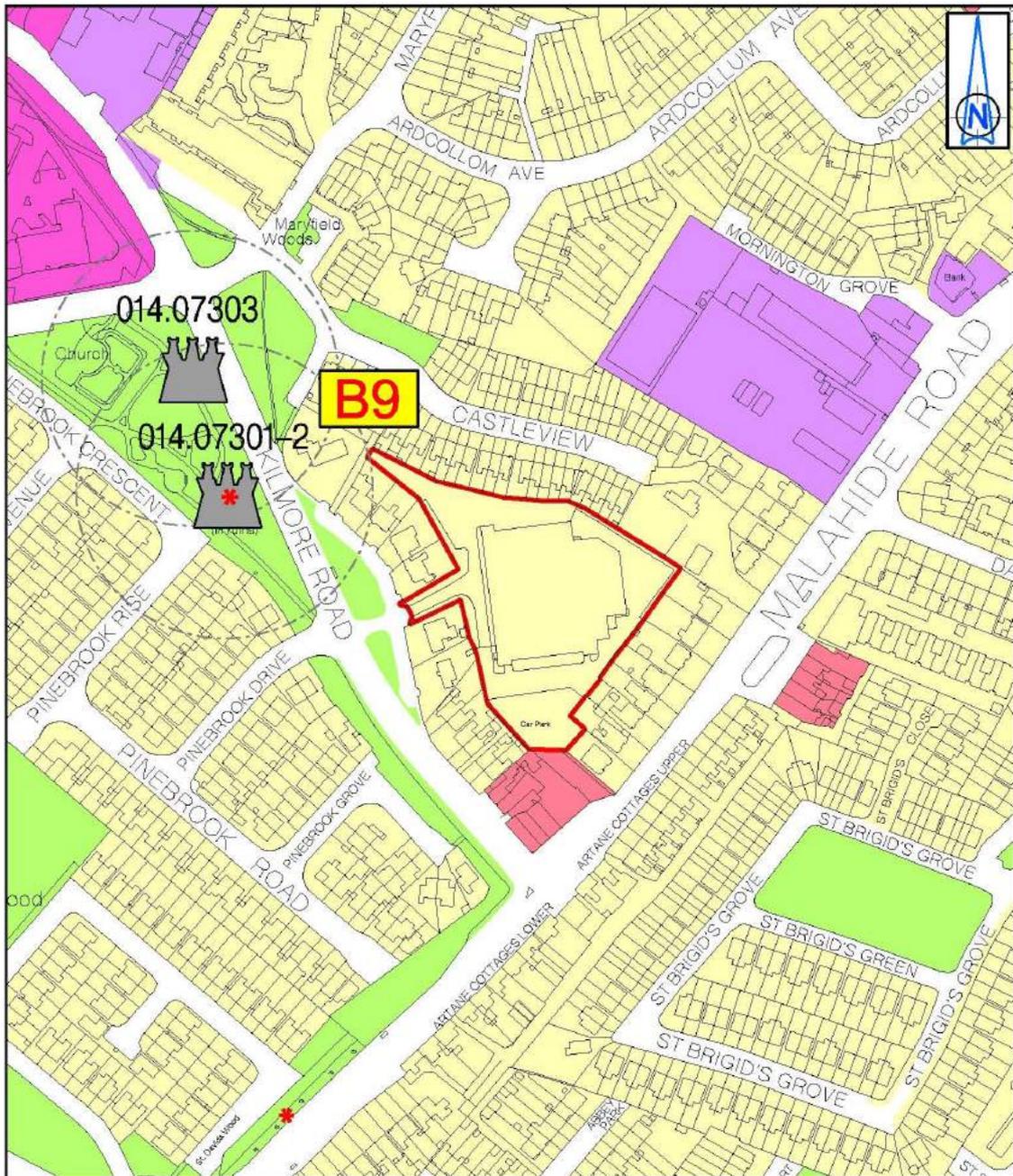
Given its outer suburban location, the residential character of the area and the proximity of the lands to high frequency public transport; it is considered that there is potential to intensify development on these lands and provide new housing. It is considered that a change of land use zoning from Z6 (employment) to residential would be appropriate for these lands.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



**Dublin City Council Development Plan 2016-2022  
Mornington Business Park, Malahide Road, D5**

Map Ref B9  
 Site Boundary   
 Scale 1:2,500

Proposed Zoning  
 Z1   
 Area 0.965 Hectares

## **Proposed Variation No. 12 - Malahide Road (adjacent to Mornington Grove)**

### **PROPOSAL**

From: 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.

To: Zoning Objective Z3 – To provide for and improve neighbourhood facilities.

### **SITE LOCATION AND DESCRIPTION**

This report relates to 2 no. Z6 land banks measuring 1.2495 ha in total. The lands are located in the outer suburbs on the Malahide Road in Artane. The lands are well served by Dublin Bus.

The lands are bounded by the Malahide Road which runs parallel to the lands. Mornington Grove to the north, is a cul de sac residential development. The lands comprise a parade of local shops with a filling station to the south and a bank (PSTB) to the north east.

The Z6 study area comprises primarily of a number of actively used local shops and services with apartments above including a filling station and bank.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

These Z6 lands are characterised by their outer suburban location (Malahide Rd). They are well served by Dublin Bus and are located in proximity to Harmonstown Dart Station. The Z6 lands reviewed comprise low scale / actively used uses including local shops, a filling Station, a bank and a medical centre bounded by residential uses.

The land use is characterised by low scale / intensity of development. To reflect the residential character of the wider area and to support more intensive development close to transport corridors, a change of zoning from employment uses to mixed uses (including residential) would be appropriate at this location.

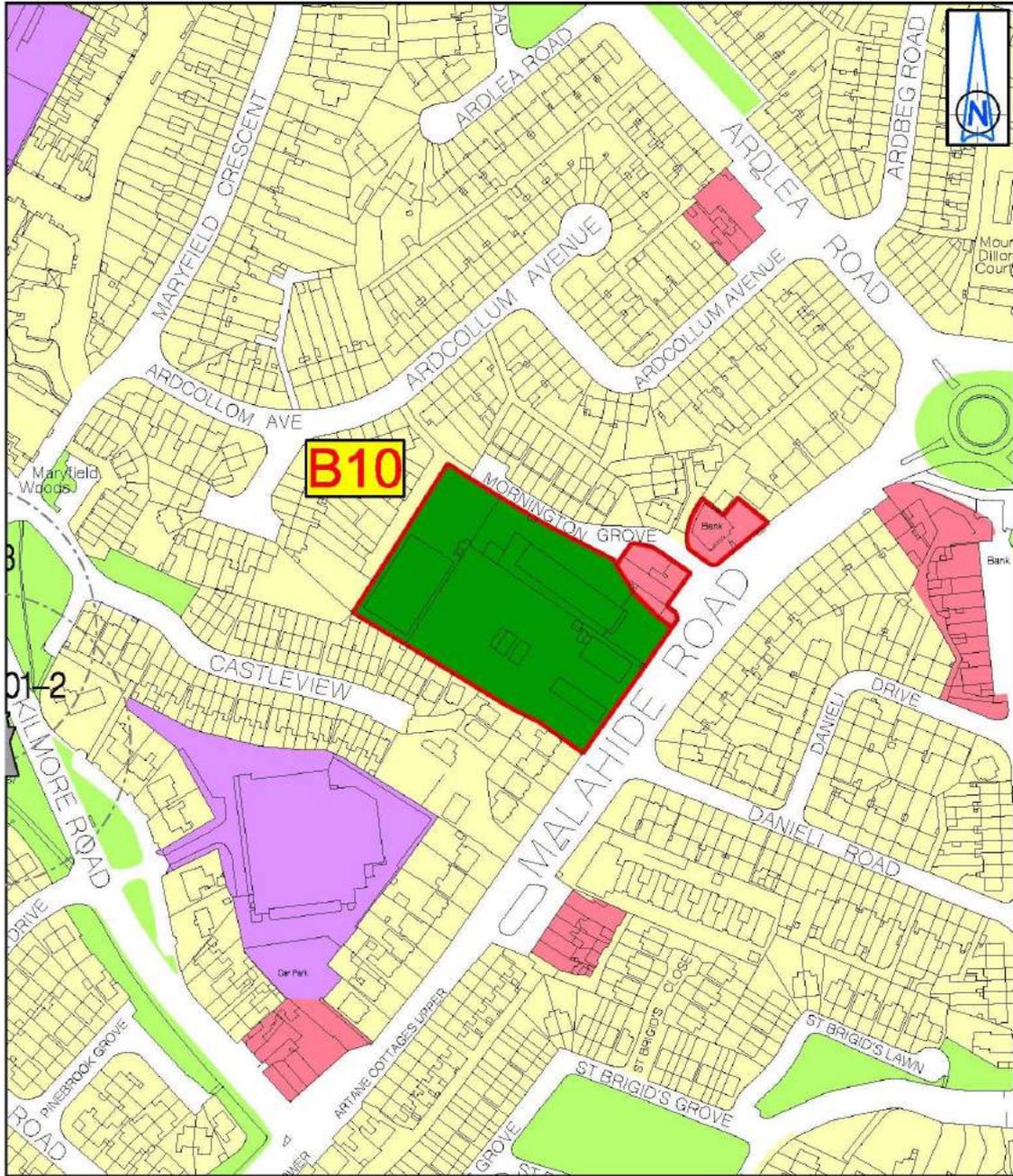
A strip of Z3 zoning (neighbourhood facilities) is proposed on the north east corner of the lands in order to protect the existing neighbourhood related uses in situ.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



**Dublin City Council Development Plan 2016-2022  
Sites at Malahide Road (adjacent to Mornington Grove) D11**

Map Ref B10  
 Site Boundary   
 Scale 1:2,500

**Proposed Zoning**

Z3	<span style="background-color: red; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span>	Area 0.150Hectares
Z10	<span style="background-color: green; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span>	Area 1.099Hectares

## **Proposed Variation No. 13 - Harmonstown Road**

### **PROPOSAL**

From: 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.

### **SITE LOCATION AND DESCRIPTION**

This Z6 land bank is located in the outer suburbs in Harmonstown and measures 2.6624ha. The area is well served by Dublin Bus and is approximately 100m from the Harmonstown Dart Station. The land bank is set within a well-established residential area comprising of two storey semi-detached and terraced dwellings.

The uses within the land bank consist of retail, suppliers, community uses, motor sales, car wash and service uses. The uses are low intensity, with large areas of surface car parking.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

The Z6 lands are located at an outer suburban location, beside Harmonstown DART station. The predominant uses on the lands are retail, community, commercial and light industry. The land use is characterised by low scale / intensity of development. To reflect the residential character of the wider area and to support more intensive development within close proximity of a DART station, a change of zoning from employment uses to mixed uses (including residential) would be appropriate at this location.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



**Dublin City Council Development Plan 2016-2022  
Site at Harmonstown Road, D5**

Map Ref B11  
 Site Boundary   
 Scale 1:2,500

Proposed Zoning  
 Z10   
 Area 2.662 Hectares

## **Proposed Variation No. 14 - Chapelizod Bypass / Kylemore Road**

### **PROPOSAL**

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.

### **SITE LOCATION AND DESCRIPTION**

This report relates to Z6 lands measuring 3.57ha in total. The lands are located in the outer suburban part of the city at Chapelizod / Ballyfermot. The lands are well served by Dublin Bus (Lucan - City Centre' Quality Bus Corridor and along Kylemore Road).

The lands bound the Chapelizod bypass to the north and east. To the west is Gaels-Drumfinn Avenue Park and the CDETB Ballyfermot Training Centre is to the south of the Z6 lands. The lands are accessed off the Kylemore Road. There is easy access from the lands to the M50 / N4 junction.

The Z6 study area comprises primarily of light industrial, pharmaceutical and warehousing uses.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

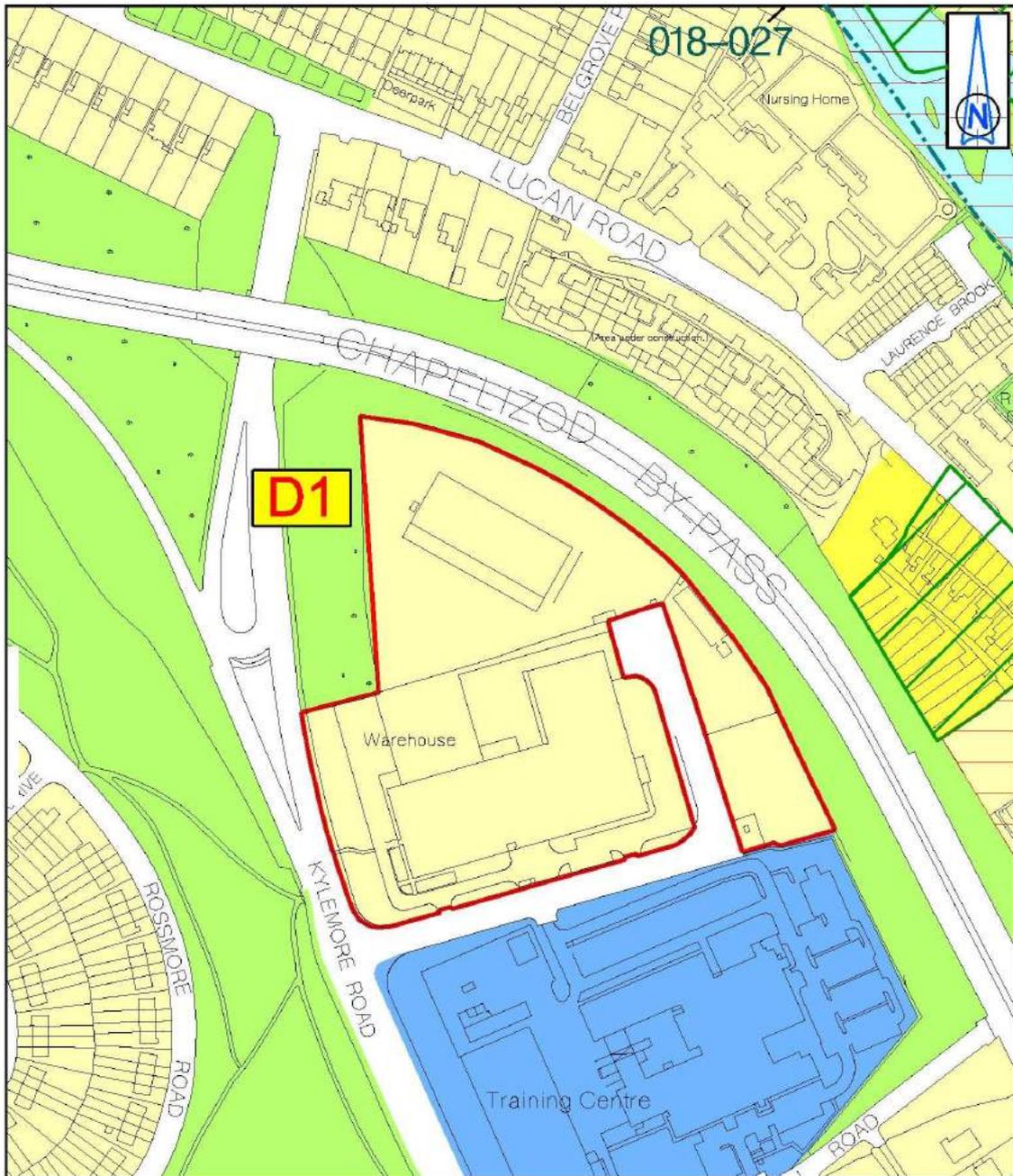
These Z6 lands comprise a small scale employment land bank located in the outer suburbs. The lands benefit from access to high frequency bus services and potentially from a future Luas Extension to Lucan (final alignment to be decided). The lands are characterised by low scale development with large areas of surface car parking. Given the lands outer suburban location and the current low density commercial uses and the proximity to high frequency public transport; it is recommended the Z6 zoning is no longer appropriate in this area and the area reviewed be re-zoned to Z1 which provides for residential.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



Dublin City Council Development Plan 2016-2022  
 Chapelizod Bypass / Kylemore Road, D20

Map Ref D1  
 Site Boundary   
 Scale 1:2,500

Proposed Zoning  
 Z1   
 Area 3.572 Hectares

## **Proposed Variation No. 15 - 11 Ballyfermot Road Lower**

### **PROPOSAL**

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.

### **SITE LOCATION AND DESCRIPTION**

This report relates Z6 lands measuring 0.168ha. The lands are located in Ballyfermot in the outer suburban part of the city. The site is currently unoccupied. The lands are well served by Dublin Bus (Lucan - City Centre' Quality Bus Corridor and along Ballyfermot Road).

The lands are accessed from the Ballyfermot Road to the south with the Chapelizod bypass located to the north and the De La Salle school to the west. The lands are surrounded by residential development. The site is bounded by palisade fencing along the Ballyfermot Road.

The Z6 study area comprises an existing vacant site previously used as a fuel (coal and timber) yard.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

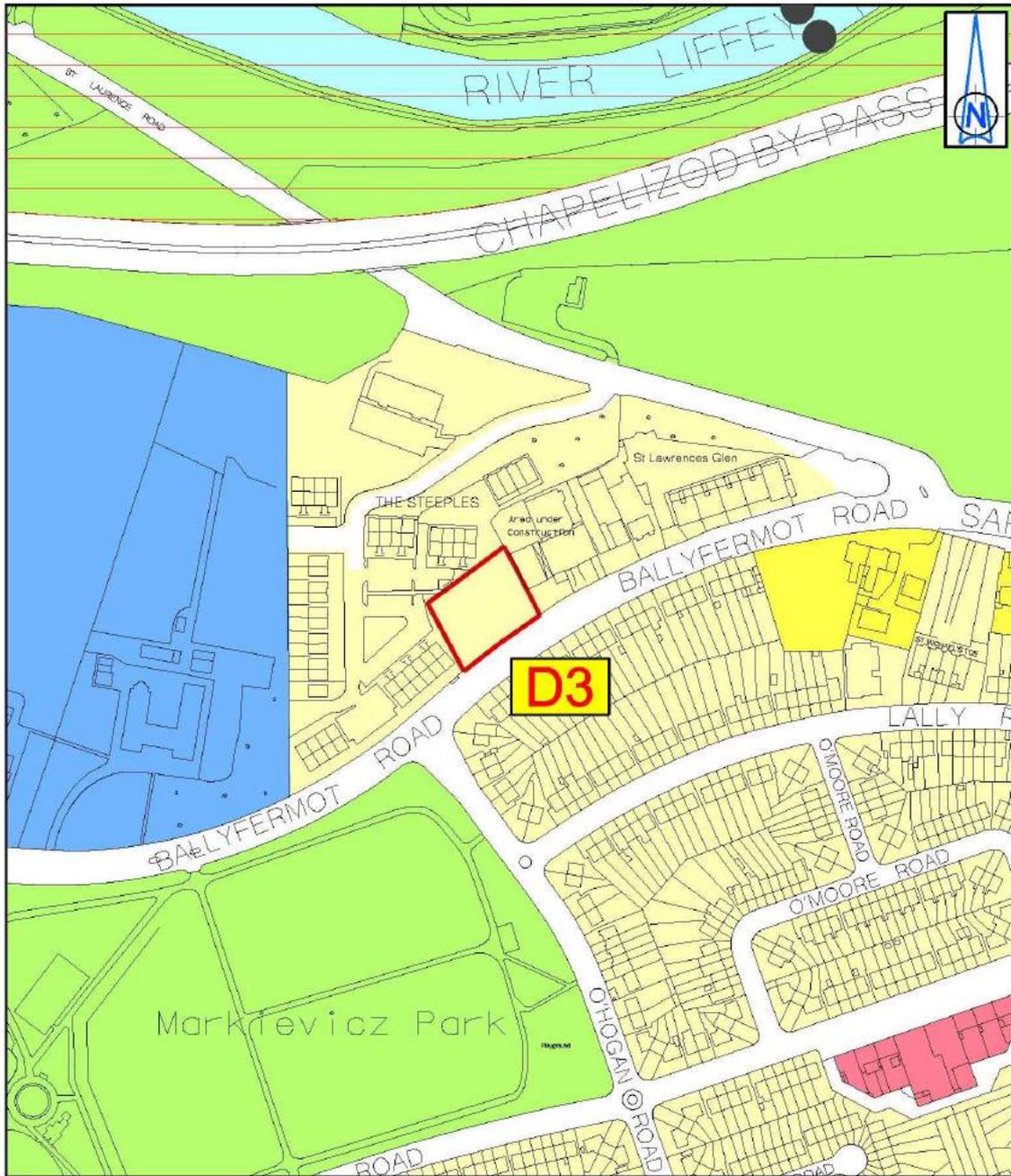
Given the lands outer suburban location, the pattern of residential development in proximity and the proximity of the lands to high frequency public transport; it is recommended the Z6 zoning is no longer appropriate in this area and the area reviewed be re-zoned to Z1 which provides for residential development.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



Dublin City Council Development Plan 2011-2017  
 No.11 Ballyfermot Road Lower, D10

Map Ref D3  
 Site Boundary   
 Scale 1:2,500

Proposed Zoning  
 Z1   
 Area 0.168 Hectares

## Proposed Variation No. 16 - Goldenbridge Industrial Estate

### PROPOSAL

From: 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.

To: Zoning Objective Z9 – To preserve, provide and improve recreational amenity and open space and green networks.

It is also 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 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”.*

### SITE LOCATION AND DESCRIPTION

This Z6 land bank measures 4.2959 HA and is located in the inner suburbs within approx. 400m of the Blackhorse Luas Stop. Vehicular and pedestrian access is via Tyrconnell Road.

The land bank comprises

- Units within Goldenbridge Industrial Estate
- 2 no. blocks on Oblete View (mixed use residential and commercial)
- Kermoor House.

Uses are mixed and include a house of worship, warehousing, food suppliers, training centres, light industry, garages, factory shops, recreational, childcare and commercial.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

This is an inner suburban location in Inchicore served by Dublin Bus and in close proximity to the Blackhorse Luas stop. The lands characterised by low volume of use with a noticeable level of vacancy amongst existing units.

The units in operation serve a certain level of functionality and include uses such as light industry, community, warehousing, residential and offices. Planning history demonstrates an existing pressure on these lands to shift away from historical uses towards office, retail and residential. It is considered appropriate to rezone these lands to a mixed use zoning (with residential the predominant use) to encourage better use of lands.

A strip of Z9 (Open Space) zoning is proposed through these lands where they abut the Camac River. This will ensure that the setting of the Camac is protected and to improve the quality of public open space and allow for an appropriate setback for future development, which will benefit from overlooking a green/blue corridor.

### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



## Proposed Variation No. 17 - Esmond Avenue

### PROPOSAL

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.

### SITE LOCATION AND DESCRIPTION

This report relates to a Z6 land bank measuring 0.2217ha located on Esmond Avenue (off Fairview Strand) in the north east of the city.

The sites within this land bank are used as builders' yards / storage and is accessed via a narrow laneway.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

The Z6 lands are located in an inner suburban location in Fairview. This area is well served by Dublin Bus. They are characterised by low intensity and low scale uses surrounded in the main by residential uses.

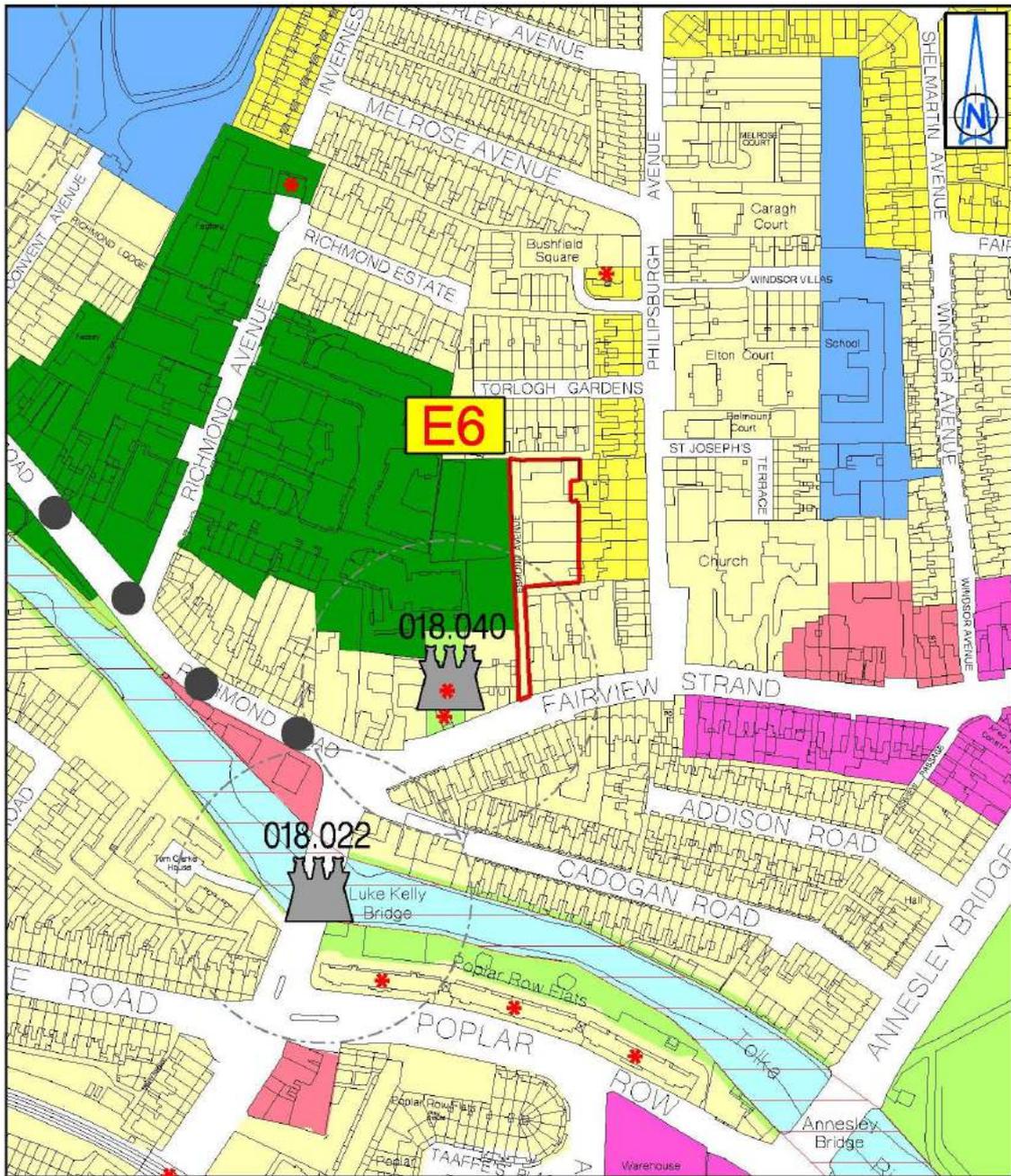
To reflect the residential character of the wider area it is considered appropriate to rezone these lands for residential purposes.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



Dublin City Council Development Plan 2016-2022  
 Esmond Avenue, Fairview Strand, D3

Map Ref E6  
 Site Boundary   
 Scale 1:2,500

Proposed Zoning  
 Z1   
 Area 0.222Hectares

## Proposed Variation No. 18 - Seville Place

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: 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.

To: Zoning Objective Z9 – To preserve, provide and improve recreational amenity and open space and green networks.

### SITE LOCATION AND DESCRIPTION

This Z6 land bank is located in the north inner city near Newcomen Bridge and measures 1.3012ha. The lands are within walking distance of Connolly Station and well served by Dublin Bus. Situated within the land bank is a railway maintenance shed, railway lines and railway bridge.

The land bank is utilised by a sole occupier and functions as a depot for the storage and maintenance of rail carriages and sidings and from which rail traffic passes through northbound from Connolly Station.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

Given the inner city location of these lands it is appropriate to rezone the lands from Z6 (employment) to Z5 (City Centre Mixed Use) in order to better reflect the wider zoning objective in the area.

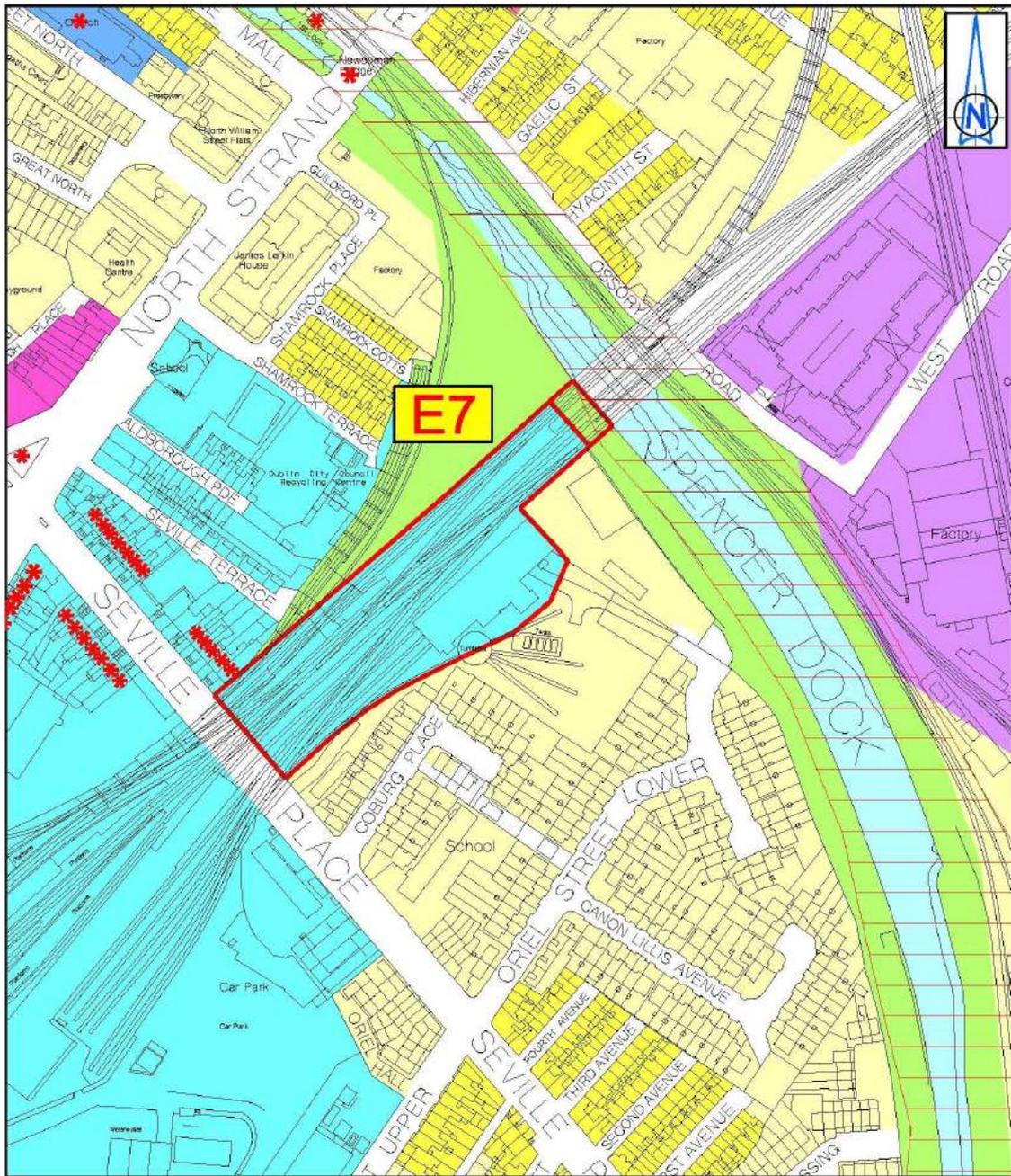
A small parcel of the lands, adjacent the Royal Canal is proposed for to be rezoned Z9 (Open Space). The purpose of this zoning is to protect the setting of this important amenity from inappropriate development and provide for continuity of greenspace.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



**Dublin City Council Development Plan 2016-2022  
Seville Place, D2**

Map Ref E7  
 Site Boundary   
 Scale 1:2,500

**Proposed Zoning**  
 Z5  Area 1.180 Hectares  
 Z9  Area 0.044 Hectares

## **Proposed Variation No. 19 - Old Kilmainham Road / South Circular Road**

### **PROPOSAL**

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.

To: Zoning Objective Z9 – To preserve, provide and improve recreational amenity and open space and green networks.

### **SITE LOCATION AND DESCRIPTION**

These Z6 lands comprise 4 land banks. They are located in the inner suburbs (off / near South Circular Road) near St. James Hospital. The lands are well served by Dublin Bus and are within walking distance of a Luas stop.

The sites are located in Kilmainham, Dublin 8 close to the junction of Old Kilmainham, Brookfield Road, Kearns Place and South Circular Road to the west of the St. James Hospital complex. The sites to the north of Old Kilmainham Road are bounded to the rear by the Camac River.

The Z6 lands contain residential uses and a number of warehouse type buildings (containing car sales, repairs and rental etc.) and more recently constructed structures (containing hair beauty products, training academy, and builders providers etc.).

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

The lands are in an inner suburban location well served by Dublin Bus and within easy walking distance to Luas Red Line and St. James Hospital Campus. Residential development has taken place on these lands and much of the commercial lands are underutilised, low scale in nature and/or vacant. It is recommended that the Land Use Zoning should be changed to reflect this.

It is proposed that the two northern sites outlined in red on Map E12 below should be rezoned from Z6 to Z1 and Z9. The proposed Z9 zoning provides for a riparian strip where these lands abut the Camac River on their northern boundary.

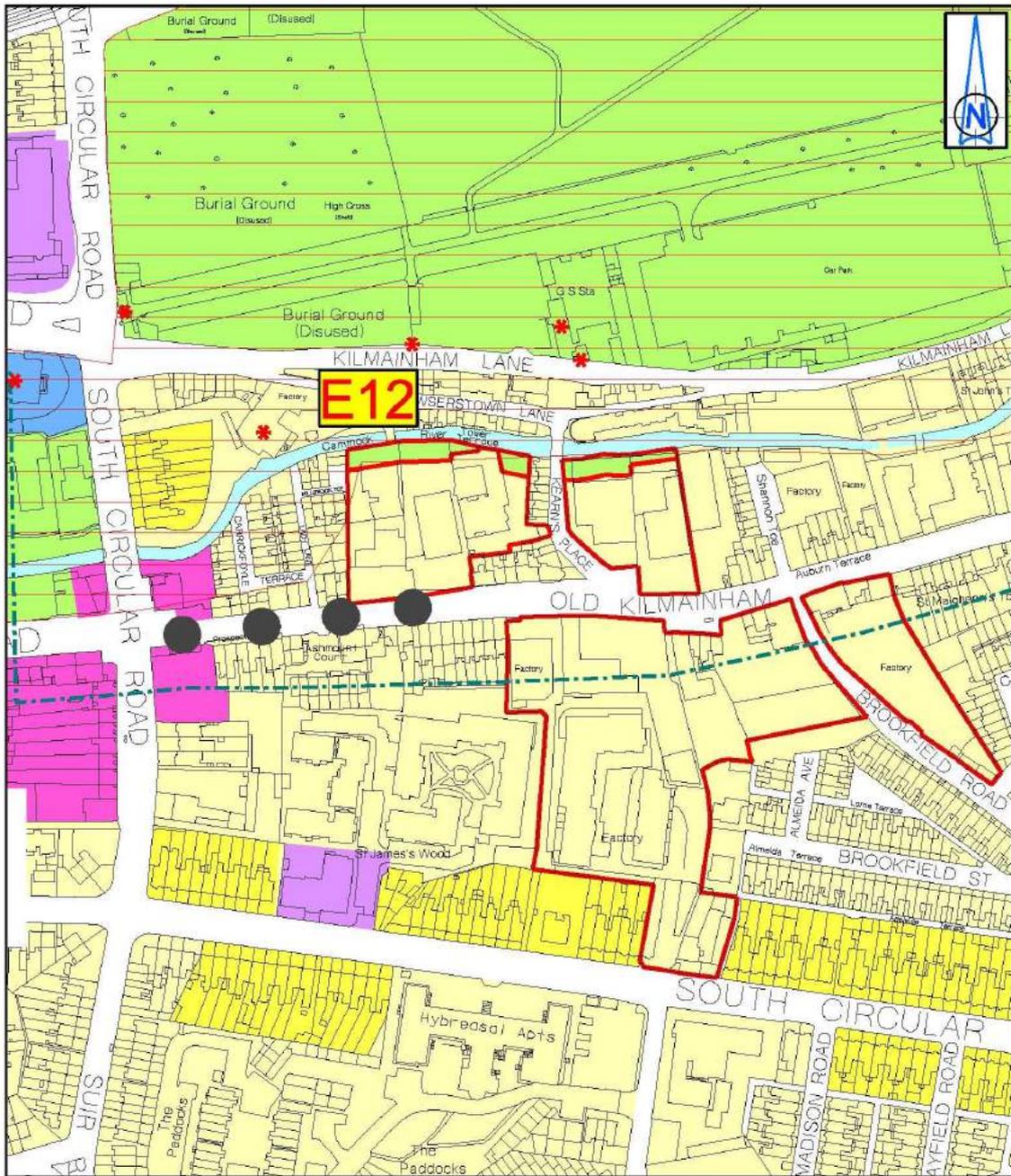
It is proposed that the two southern sites outlined in red on Map E12 below should be rezoned to Z1.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



**Dublin City Council Development Plan 2016-2022  
Lands at Old Kilmainham/South Circular Road, D8**

Map Ref E12  
 Site Boundary   
 Scale 1:2,500

**Proposed Zoning**  
 Z1  Area 0.807Hectares  
 Z9  Area 2.750Hectares

## **Proposed Variation No. 20 - 109 – 114 Cork Street**

### **PROPOSAL**

From: 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.

### **SITE LOCATION AND DESCRIPTION**

These Z6 lands (0.572 ha) are located in the inner city to the north of Cork Street at 109-114 Cork Street, Dublin 8. These Z6 lands are made up of a number of different units and premises in various states of maintenance. A plant shop takes up a significant portion of the lands. The lands are located along a QBC.

They are bounded to the south by Cork Street and, partly, to the east by John Street South. The northern boundary of the site includes Allingham Street.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

The context for these lands is mixed use. Presently, the overall site is underused, with Number 110-111 vacant. The subject site is located in the city centre and is considered to have significant potential for development/redevelopment.

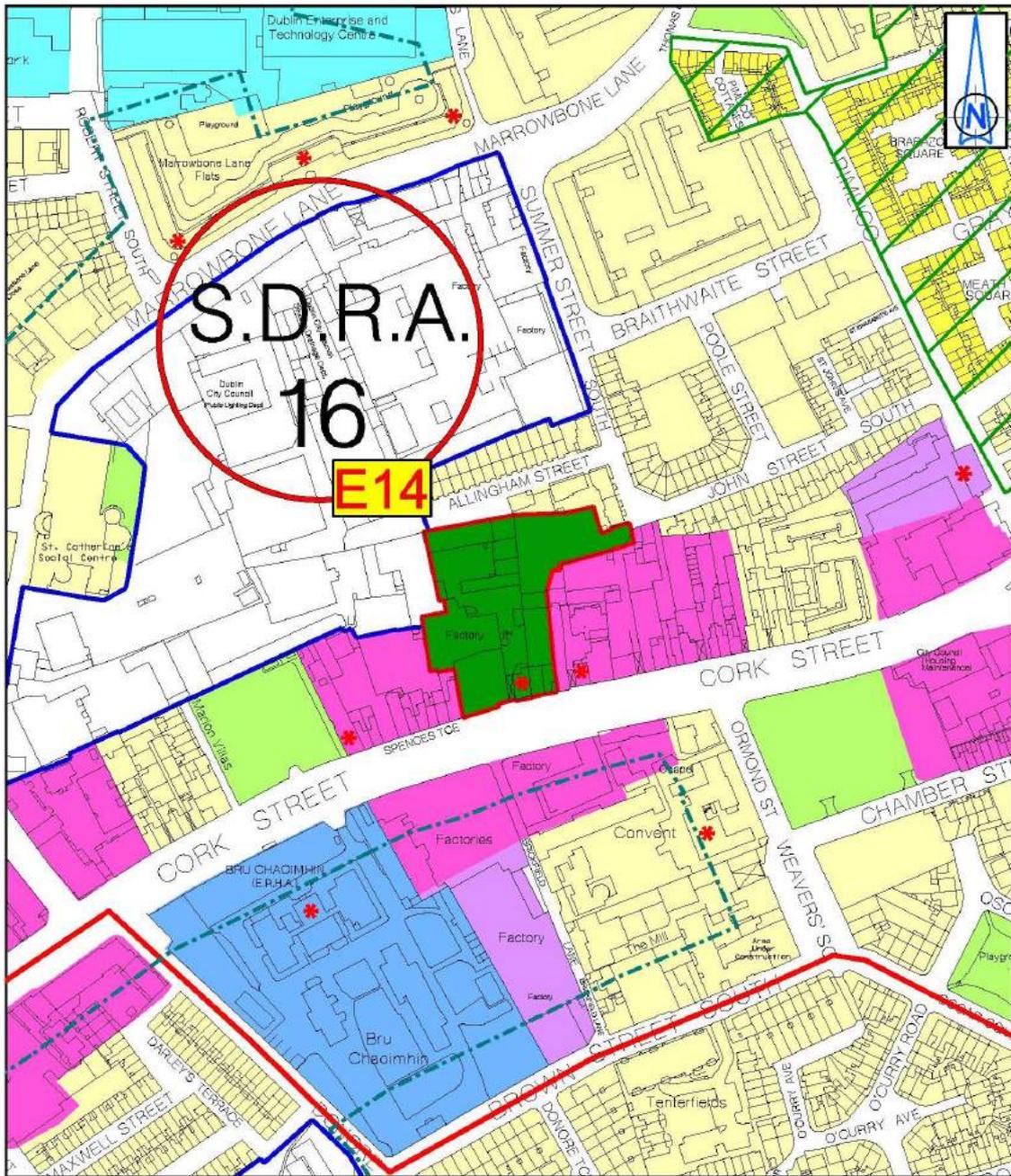
As the lands comprise an underutilised inner city site on a key communication corridor, it is considered that a change of zoning to Z10 (mixed use) would be a more appropriate zoning at this location.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



**Dublin City Council Development Plan 2016-2022**  
**No.s 109-114 Cork Street, D8**

Map Ref E14  
 Site Boundary   
 Scale 1:2,500

Proposed Zoning  
 Z10   
 Area 0.572 Hectares

## Proposed Variation No. 21 - Davitt Road

### PROPOSAL

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.

### SITE LOCATION AND DESCRIPTION

This report relates to Z6 lands (c1.8h in area) located on Davitt Road, in the south west inner suburbs (just outside the canals) in Drimnagh. The site is served by Luas (Red Line) and bus. The lands comprise light industrial uses and commercial.

The lands are bounded by Davitt Road to the north, Benbulbin Road to the west, Galtymore Road to the south and by the Good Counsel GAA club to the east.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

The Z6 lands reviewed comprise low scale / low intensity employment uses with obvious vacancy and dereliction. Given the inner suburban location of the lands which are serviced by the Luas Red Line, it is considered that this is an inefficient use of these lands. It is considered that a change of land use zoning from Z6 (employment) to residential would be appropriate for these lands.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



**Dublin City Council Development Plan 2016-2022  
 Davitt Road, Goldenbridge, Crumlin, D12**

Map Ref E35  
 Site Boundary   
 Scale 1:2,500

Proposed Zoning  
 Z1   
 Area 1.802 Hectares

## **Proposed Variation No. 22 - Herberton Road / Keeper Road (Glenview Industrial Estate)**

### **PROPOSAL**

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.

### **SITE LOCATION AND DESCRIPTION**

The Z6 lands (3.9187 ha) are located in the inner suburbs in Drimnagh, (just outside the Grand Canal), off Herberton Road / Keeper Road in Dublin 12. The lands are well served by public transport (Luas & Bus).

The lands are generally contained behind existing houses on Dolphin Road, Mourne Road, Herberton Road and Keeper Road in Drimnagh. The land bank comprises industrial type units with some office buildings on the Herberton Road side. The surrounding streets are predominantly residential in nature, made up of two storey terraced dwellings. There is a neighbourhood centre row of commercial units on Keeper Road, to the south of the subject lands.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

The Z6 lands reviewed comprise low scale / low intensity employment uses. Given the inner suburban location of the lands which are serviced by the Luas Red Line, it is considered that this is an inefficient use of these lands. It is considered that a change of land use zoning from Z6 (employment) to residential would be appropriate for these lands.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



**Dublin City Council Development Plan 2016-2022  
 Glenview Industrial Estate, Herberton Road/Keeper Road,  
 Drimnagh, D12**

Map Ref E36  
 Site Boundary   
 Scale 1:2,500

Proposed Zoning  
 Z1   
 Area 3.919 Hectares

## **Proposed Variation No. 23 - White Heather Industrial Estate**

### **PROPOSAL**

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.

To: Zoning Objective Z9 – To preserve, provide and improve recreational amenity and open space and green networks.

### **SITE LOCATION AND DESCRIPTION**

This report relates to Z6 lands (1.464 ha) located inside the Grand Canal in Dolphin's Barn within walking distance of a Luas stop. The lands comprise an Industrial Estate.

The lands are bounded by the South Circular Road to the north, Priestfield Cottages to the east, the Grand Canal/Parnell Road to the south and Dolphin's Barn Road to the west.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

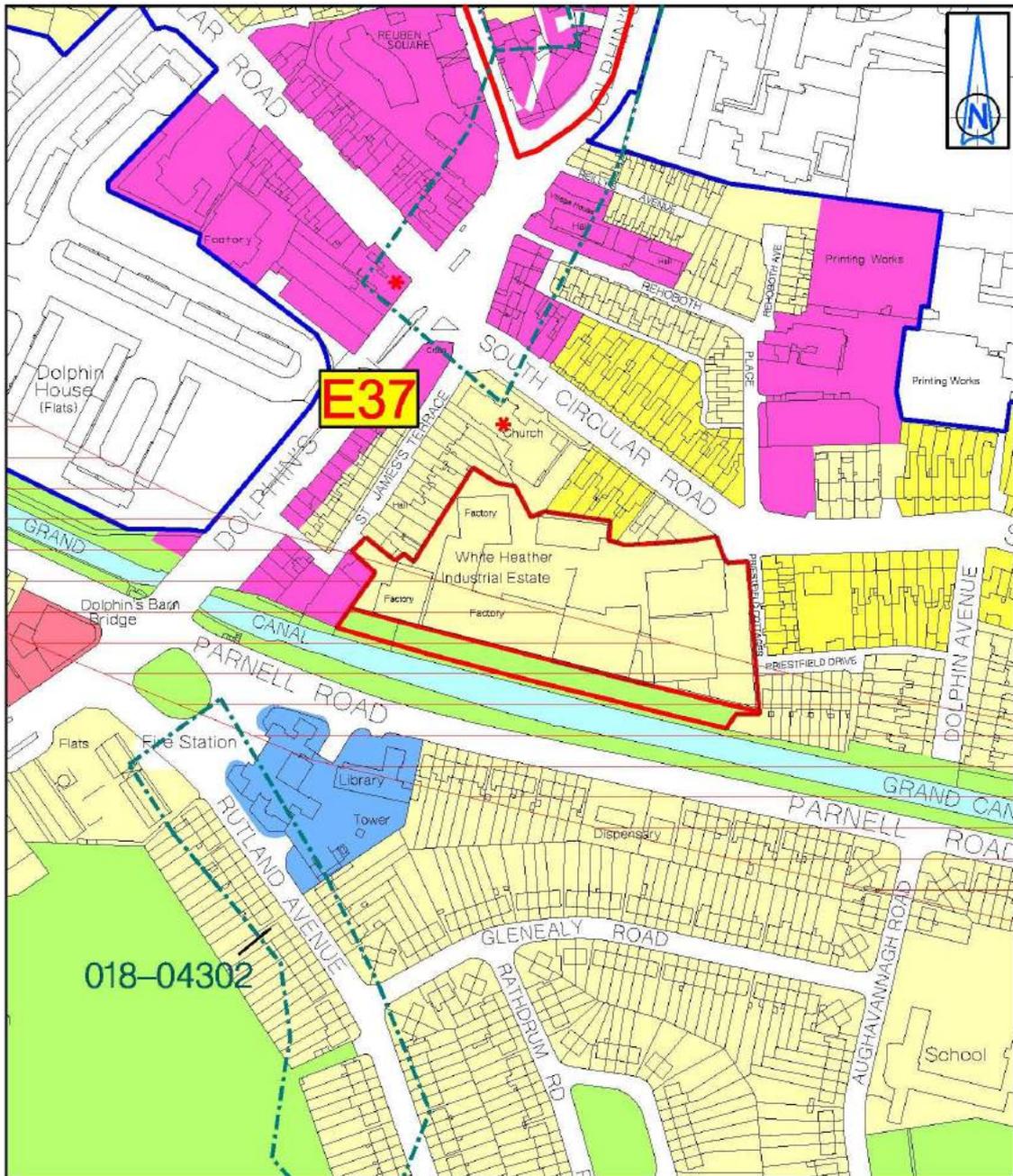
This Z6 land bank (1.464ha) comprises a small inner city industrial lands complex comprising of low scale and low intensity development. The area is well served by public transport. A change of zoning from Z6 to a residential zoning is proposed, with a Z9 zoning adjacent to the Grand Canal and existing Z9 zoning to function as a riparian buffer.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



Dublin City Council Development Plan 2016-2022  
 White Heather Industrial Estate, D8

Map Ref E37  
 Site Boundary   
 Scale 1:2,500

Proposed Zoning  
 Z1  Area 1.236Hectares  
 Z9  Area 0.228Hectares

## **Proposed Variation No. 24 - Park Gate Street / Wolfe Tone Quay**

### **PROPOSAL**

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: 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.

### **SITE LOCATION AND DESCRIPTION**

This report relates to Z6 lands measuring c.0.012 ha in total with one small building located on the lands. The disused building is located on Parkgate Street on the north side of the River Liffey near Heuston Station. The lands are served by high frequency public transport and located in an area of significant historic, amenity and tourism importance.

The Z6 study area comprise an unused (historic) ESB substation (a street based structure) and part of an urban green space, enclosed by railings.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

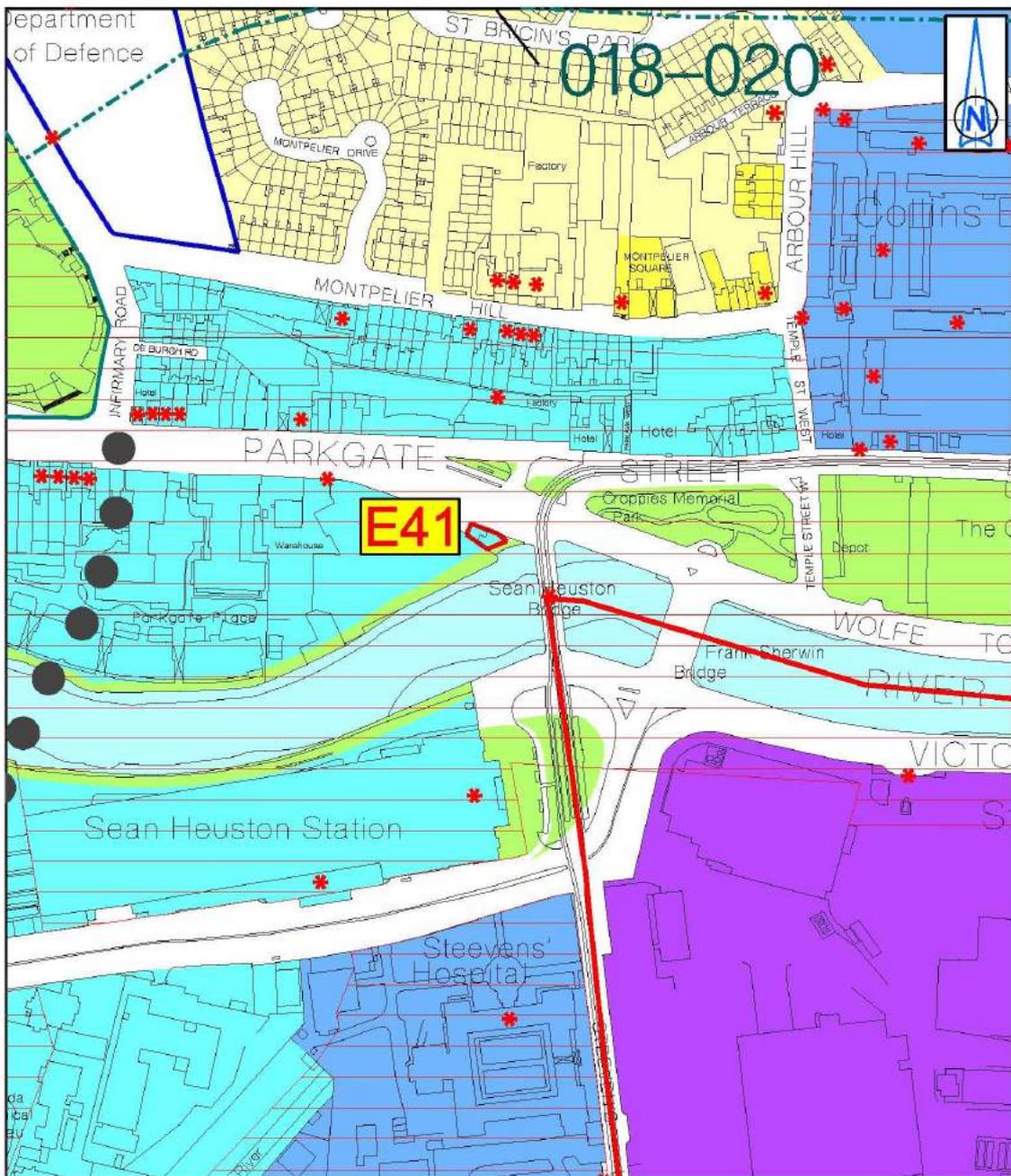
The surrounding land use is Z5 (City Centre) and this would be the most appropriate zoning response for these particular lands, allowing for a new suitable use to be found for the building located on site.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



Dublin City Council Development Plan 2016-2022  
 Parkgate Street / Wolfe Tone Quay, D8

Map Ref E41  
 Site Boundary   
 Scale 1:2,500

Proposed Zoning  
 Z5   
 Area 0.012 Hectares

## **Proposed Variation No. 25 - East Wall Road**

### **PROPOSAL**

From: 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.

### **SITE LOCATION AND DESCRIPTION**

These lands, which measure 10.9453ha, are located in the inner city and are bounded by East Wall Road to the south and the Dublin Port Tunnel to the north. The land use is characterised by low scale light industrial, retail, storage and office development. The lands are strategically located close to Dublin Port and the East Link Bridge and are served by Dublin Bus.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

These lands are strategically located close to Dublin Port and the East Link Bridge and are well served by Dublin Bus.

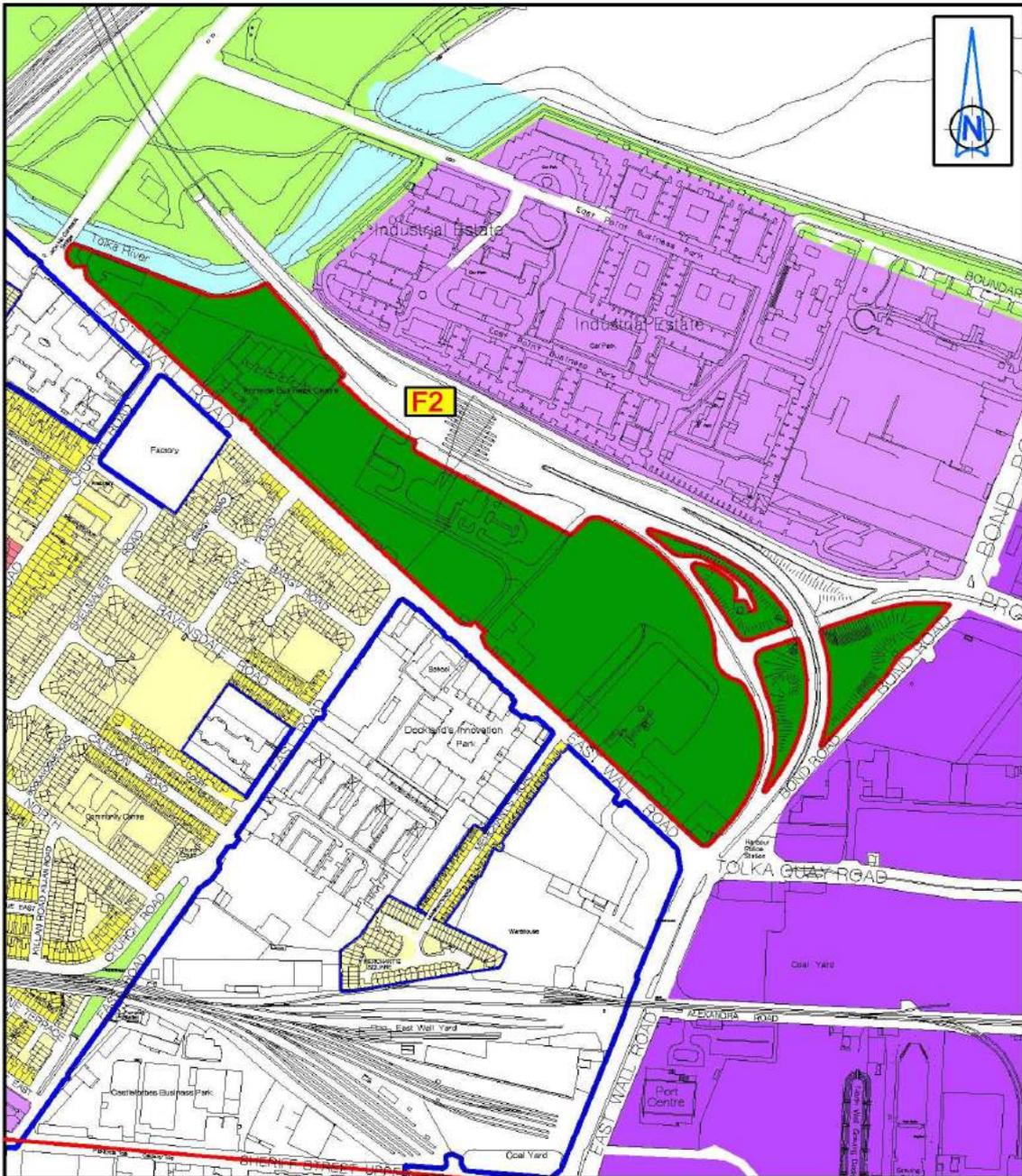
The predominant uses on the lands are commercial and light industrial with the land use characterised by low scale / intensity of development. To reflect the mixed use character of the wider area a change of zoning from employment uses to mixed uses (including residential) would be appropriate at this location.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



**Dublin City Council Development Plan 2016-2022  
 Sites at Portside Business Centre, East Wall Road, D3**

**Map Ref F2**  
**Site Boundary**   
**Scale 1:5,000**

**Proposed Zoning**  
**Z10**   
**Area 10.947 Hectares**

## **Proposed Variation No. 26 - Brickfield House & Sunshine Estate**

### **PROPOSAL**

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.

### **SITE LOCATION AND DESCRIPTION**

These Z6 lands (2.2932) comprise the Sunshine Industrial Estate and Brickfield House in Crumlin. The lands are located in an inner suburban location and are served by Crumlin Road, a major arterial route into the City from the west and a public transport corridor (QBC and proposed Bus Connects Route).

The land use is primarily warehousing, storage, commercial and light industry characterised by low scale / intensity of development.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

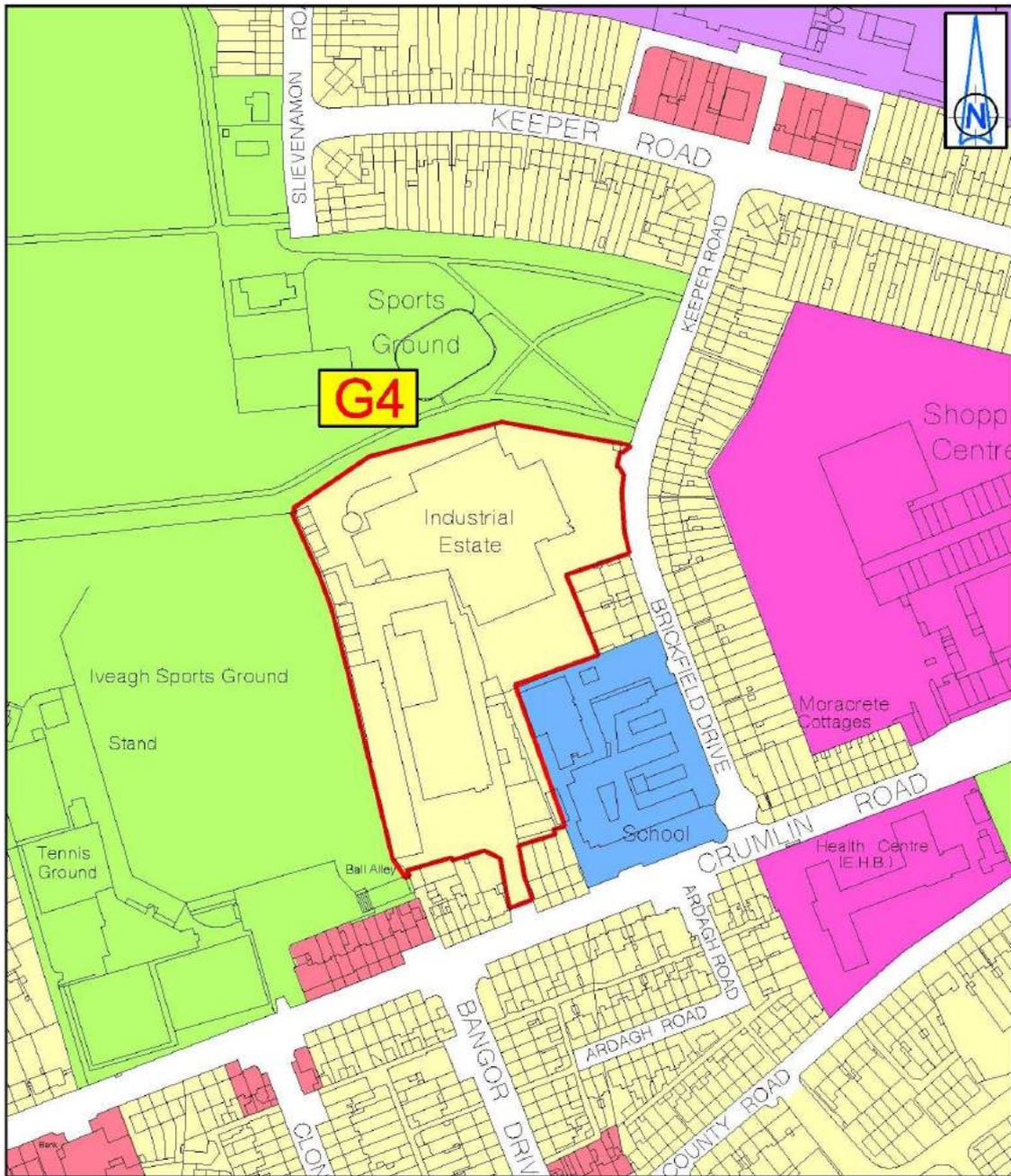
The Z6 lands reviewed comprise low scale / low intensity employment uses; a significant element of the land bank is vacant. Given the inner suburban location of the lands which are serviced by a public transport corridor and in order to reflect the broadly residential character of the wider surrounding area of the area a change of use from Z6 to Z1 (residential) zoning is proposed.

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



**Dublin City Council Development Plan 2016-2022  
Brickfield House and Sunshine Estate, Crumlin, D12**

Map Ref G4  
 Site Boundary   
 Scale 1:2,500

Proposed Zoning  
 Z1   
 Area 2.293 Hectares

## **Proposed Variation No. 27 - Greenmount Industrial Estate**

### **PROPOSAL**

From: 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.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

### **SITE LOCATION AND DESCRIPTION**

These Z6 lands are located off the Harold's Cross Road, close to the junction with Parnell Road and consists of the Greenmount Industrial Estate. The area is accessed from Greenmount Avenue which is off the Harold's Cross Road.

The lands include three protected structures. The remaining industrial estate is made up of 1 and 2 storey buildings originally associated with the mill and more modern single storey factory units.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

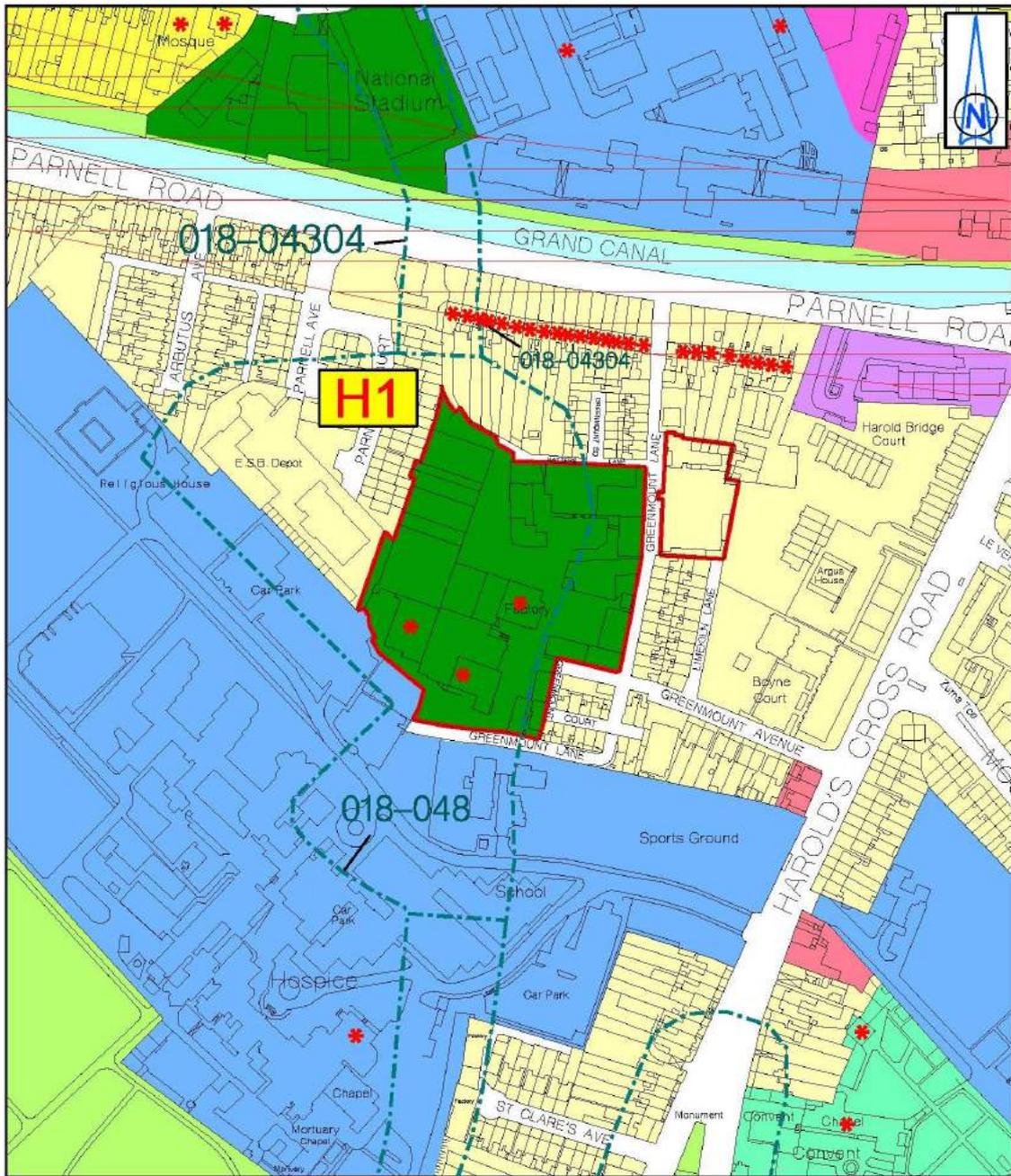
These lands comprise low scale, low intensity employment uses and include protected structure. Given the inner suburban location of the lands which are serviced by a public transport corridor and in order to encourage mixed use development which would include residential uses and employment uses, it is considered that the land bank to the west on Map H1 below should be rezoned to Z10 (mixed use) and the land bank to the east be rezoned to Z1 (residential).

#### Strategic Environmental Assessment

The Planning Authority has determined that the proposed Variation 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 by the EPA dated 25<sup>th</sup> November 2019 and Inland Fisheries dated 21<sup>st</sup> November 2019;

#### Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). The Stage 1 Screening determines that Appropriate Assessment of the proposed Variation (the draft Land use plan) is not required as the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European Site. On this basis, Dublin City Council as Competent Authority (in compliance with Part XAB of the Planning and Development Act 2000, as amended), has determined that an Appropriate Assessment of the proposed Variation is not required. The observation from Inland Fisheries Ireland dated 21<sup>st</sup> November 2019 was taken into account.



Dublin City Council Development Plan 2016-2022  
Greenmount Industrial Estate, Harolds Cross, D12

Map Ref H1  
Site Boundary   
Scale 1:2,500

Proposed Zoning  
Z1  Area 0.189Hectares  
Z10  Area 1.476Hectares

## 2. Site Characteristics of the Variations Sites

Table 2.

Proposed	Site Name	Transport	Water / Wastewater (Irish Water)	Flooding/Drainage	Biodiversity (on site)	Conservation
Var No. 8	<b>Cleanwater Retail Park, Finglas Road</b>	Served by the Finglas Quality Bus Corridor.	Water: Located in established water network. Wastewater: No major issues anticipated.	Irish Water sewers to north of site. Culvert for Finglas stream to front of site. In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Flood Zone C.	No biodiversity issues identified	No <b>Built Heritage</b> . No <b>Archaeological Heritage</b> (except for gate lodge shown on historic 6" OS map)
Var No. 9	<b>Santry Industrial Lands, Dublin 9</b>	Served by the Swords Quality Bus Corridor.	Water: Located in established water network. W. water: Generally ok. Local network reinforcement may be required.	In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Flood Zone C.	No biodiversity issues identified. Close to Santry Demesne.	<b>Built heritage</b> - Santry Demesne immediately to north. No <b>Archaeological Heritage</b>
Var No.10	<b>Shanowen Road Lands, Whitehall/Santry, Dublin 9</b>	In close proximity to the Swords Quality Bus Corridor. Well served by Dublin Bus.	Water: Located in established water network. W. water: Generally ok. Local network reinforcement may be required.	In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Flood Zone C.	No biodiversity issues identified	<b>Built heritage</b> - 20th century Garda Station on east end of site. No <b>Archaeological Heritage</b>
Var No.11	<b>Mornington Business Park (Malahide Road)</b>	Served by the Malahide Quality Bus Corridor.	Water: Located in established water network. Wastewater: No major issues anticipated.	Currently discharges to the Naniken River. In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Flood Zone C.	No biodiversity issues identified	No <b>Built Heritage</b> . No <b>Archaeological Heritage</b>

Proposed	Site Name	Transport	Water / Wastewater (Irish Water)	Flooding/Drainage	Biodiversity (on site)	Conservation
Var No.12	<b>Malahide Road (adjacent to Morningson Grove)</b>	Served by the Malahide Quality Bus Corridor.	Water: Located in established water network. Wastewater: No major issues anticipated.	Currently discharges to the Naniken River. In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Flood Zone C.	No biodiversity issues identified	<b>No Built Heritage. No Archaeological Heritage</b> (except for Area 1 Gate Lodge to Sella House marked on 6" & 25" OS maps)
Var No.13	<b>Harmonstown Road, Dublin 5</b>	The lands are well served by Dublin Bus and are located approx. 100m from the Harmonstown Dart Station.	Water: Located in established water network. Wastewater: No major issues anticipated.	Currently discharges to the Santry River. In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Flood Zone C.	No biodiversity issues identified on site. Lein Park, which is in close proximity to the subject lands, is a feeding site for North Bull Island SPA SCI.	<b>No Built Heritage. No Archaeological Heritage</b>
Var No.14	<b>Chapelized Bypass/Kylemore Road</b>	The lands are well served by Dublin Bus.	Water: Located in established water network. W. water: Generally ok. Local network reinforcement may be required.	Currently discharges to the Liffey Catchment. In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Flood Zone C.	Mature tree lines and hedgerows on Kylemore Rd, Rossmore Dr and Chapelized Bypass boundaries to be retained.	<b>Built Heritage</b> - DCIHR - Gravel pit (ref. 18 09 027), DCIHR records 'no remains'. This site is not marked on DCIHR map and no grid location in database. <b>Archaeological heritage</b> - None (except gravel/field on historic 6" map).
Var No.15	<b>11 Ballyfermot Road Lower</b>	Served by the Lucan Quality Bus Corridor.	Water: Located in established water network. Wastewater: No major issues anticipated.	In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Flood Zone C.	No biodiversity issues identified	<b>No Built Heritage. No Archaeological Heritage</b> (except ice house on historic 6" map)

Proposed	Site Name	Transport	Water / Wastewater (Irish Water)	Flooding/Drainage	Biodiversity (on site)	Conservation
Var No.16	Goldenbridge Industrial Estate, Tyrconnell Road	Located within walking distance of the Luas (Red Line). Well served by Dublin Bus.	Water: Located in established water network. Wastewater: Generally ok. Local network reinforcement may be required.	Camac river runs through site. Camac culvert should be opened with biodiversity strip on either side. In accordance with the Developent Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Mostly Flood Zone C.	Biodiversity strip required adjacent to the Camac River.	<b>DCIHR</b> - Site of mill and mill race (ref. 18 09 013), DCIHR records 'no upstanding remains'. <b>Other</b> - Grand Canal (Conservation Area) to southern boundary of site. <b>Archaeological heritage</b> - none
Var No.17	Esmond Avenue (Fairview Strand)	The lands are well served by Dublin Bus.	Water: Located in established water network. Wastewater: No major issues anticipated.	In accordance with the Developent Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Flood Zone C.	No biodiversity issues identified	<b>Built heritage</b> - Z2 zoning to eastern boundary of site. <b>Archaeological heritage</b> - Adjacent to RMP DU018-040 Burial Ground (scheduled for inclusion in the next revision of the RMP).
Var No.18	Seville Place	The lands are well served by Dublin Bus and are within walking distance of Connolly Station.	Water: Located in established water network. Wastewater: No major issues anticipated.	Parts of this area flooded on 1/2/2002. Now protected with new sea lock gate on Royal canal. Drainage into combined system. In accordance with the Developent Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality.	Biodiversity strip required adjacent to the Royal Canal. Japanese knotweed has been identified on lands adjacent to the site.	<b>NIAH</b> - Locomotive shed and turntable (ref. 50010034, regional rating), Stage 1 ministerial recommendation, Ossary Road rail bridges (ref. 50060481, regional rating), Stage 2 ministerial recommendation <b>DCIHR</b> - Engine shed (ref. 18 08 019), DCIHR records 'substantial remains'; Bridge (ref. 18 08 021), DCIHR records 'substantial remains'; Bridge (ref. 18 08 028), DCIHR records 'substantial remains'; Bridge (ref. 18 08 038), DCIHR records 'substantial remains'. <b>Other</b> - Royal Canal/Spencer Dock (Conservation Area) at northeast end of site. <b>Archaeological heritage</b> - None

Proposed	Site Name	Transport	Water / Wastewater (Irish Water)	Flooding/Drainage	Biodiversity (on site)	Conservation
<b>Var No.19</b>	<b>Old Kilmainham/ South Circular Road</b>	Located within walking distance of the Luas (Red Line). Served by the North Clondalkin Quality Bus Corridor.	Water: Located in established water network. Wastewater: Generally ok. Local network reinforcement may be required.	Severe river flooding in this area. The two northern sites with boundaries adjacent to the river are located in a 100 year flood plain. In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality.	Biodiversity strip required adjacent to the Camac River.	<b>NAIAH</b> - Vernacular house (ref. 50080168, regional rating), Stage 2 ministerial recommendation; Carrigan's Public House, eastern building (ref. 50080154, local rating); Carrigan's Public House, western building (ref. 50080155, local rating). <b>DCIHR</b> - Dye works, (ref. 18 10 090), DCIHR records 'no upstanding remains'; Printing office (ref. 18 10 091), DCIHR records 'no upstanding remains'; <b>Other</b> - Z2 zoning along south boundary of site (South Circular Road). <b>Archaeological heritage</b> - Within the Zone of Archaeological Protection for Dublin City RMP DU018-020. Sites 1 & 2 are in close proximity to DU018022 Bridge Site and DU018-020800 Dwelling Site
<b>Var No.20</b>	<b>109-114 Cork Street</b>	Served by the South Clondalkin Quality Bus Corridor.	Water: Located in established water network. Wastewater: No major issues anticipated.	In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Flood Zone C.	No biodiversity issues identified	<b>RPS</b> - House (ref. 2055, 112 Cork Street). <b>NAIAH</b> - House (ref. 50080664, regional rating), Stage 2 ministerial recommendation; Chimney (ref. 50080724, regional rating), Stage 2 ministerial recommendation. <b>DCIHR</b> - Maltings (ref. 18 11 070) DCIHR records 'partial remains'; Twine factory (ref. 18 11 075), DCIHR records 'no remains'; Dye works (ref. 18 11 077), DCIHR records 'partial remains'; Cotton dye works (ref. 18 11 120), DCIHR records 'no remains'. <b>Archaeological heritage</b> - In the Zone of Archaeological Potential for Dublin City RMP DU018-020. (n.b. lace factory and maltings are shown on the 6" historic OS map).

Proposed	Site Name	Transport	Water / Wastewater (Irish Water)	Flooding/Drainage	Biodiversity (on site)	Conservation
Var No.21	Davitt Road, Drumlin	The lands are located within walking distance of the Luas (Red Line) and are well served by Dublin Bus.	Water: Located in established water network. Wastewater: No major issues anticipated.	In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Flood Zone C.	No biodiversity issues identified	<b>Other</b> - Grand Canal (Conservation Area) to north of site. <b>Archaeological heritage</b> - None
Var No.22	Herberton Road / Keeper Road (Glenvue Industrial Estate), Drinnagh, Dublin 12	Served by South Clondalkin Quality Bus Corridor	Located in established water network. No major issues anticipated.	In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Majority of Lands Flood Zone C.	No biodiversity issues identified	<b>Other</b> - Grand Canal (Conservation Area) to northeast of site. <b>Archaeological heritage</b> - None (n.b. old quarry on historic map)
Var No.23	White Heather Industrial Estate	Served by the South Clondalkin Quality Bus Corridor.	Water: Located in established water network. Wastewater: No major issues anticipated.	In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows which currently go to a combined sewer and to improve water quality. Flood Zone C.	Biodiversity strip required adjacent to the Grand Canal.	<b>DOHR</b> - Dock (ref. 18 14 006), DOHR records 'remains unknown'; Laundry (ref. 18 14 008), DOHR records 'substantial remains'; Laundry (ref. 18 14 009), DOHR records 'original replaced'. <b>Other</b> - Grand Canal (Conservation Area) to south of site; <b>Z2</b> zoning to east of site. <b>Archaeological heritage</b> - None (n.b. Canal Docks marked on 6" historic map; Laundry marked on historic 25" map).
Var No.24	Parkgate Street / Wolfe Tone Quay	The lands are served by the Lucan Quality Bus Corridor and are within walking distance of Heuston Station and Luas (RED Line).	Water: Located in established water network. Wastewater: No major issues anticipated.	A surface water sewer traverses this site to the Liffey River. In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and to improve water quality. Flood Zone C.	No biodiversity issues identified	<b>NAIH</b> - Electricity substation (ref. 50060950, regional rating), Stage 2 ministerial recommendation. <b>DOHR</b> - Abuts Printing works/iron works (ref. 18 10 021), DOHR records 'substantial remain'. <b>Other</b> - River Liffey (Conservation Area) and quays to southeast of site. <b>Archaeological heritage</b> - Within Zone of Archaeological Protection for Dublin City RMP DU018-020.

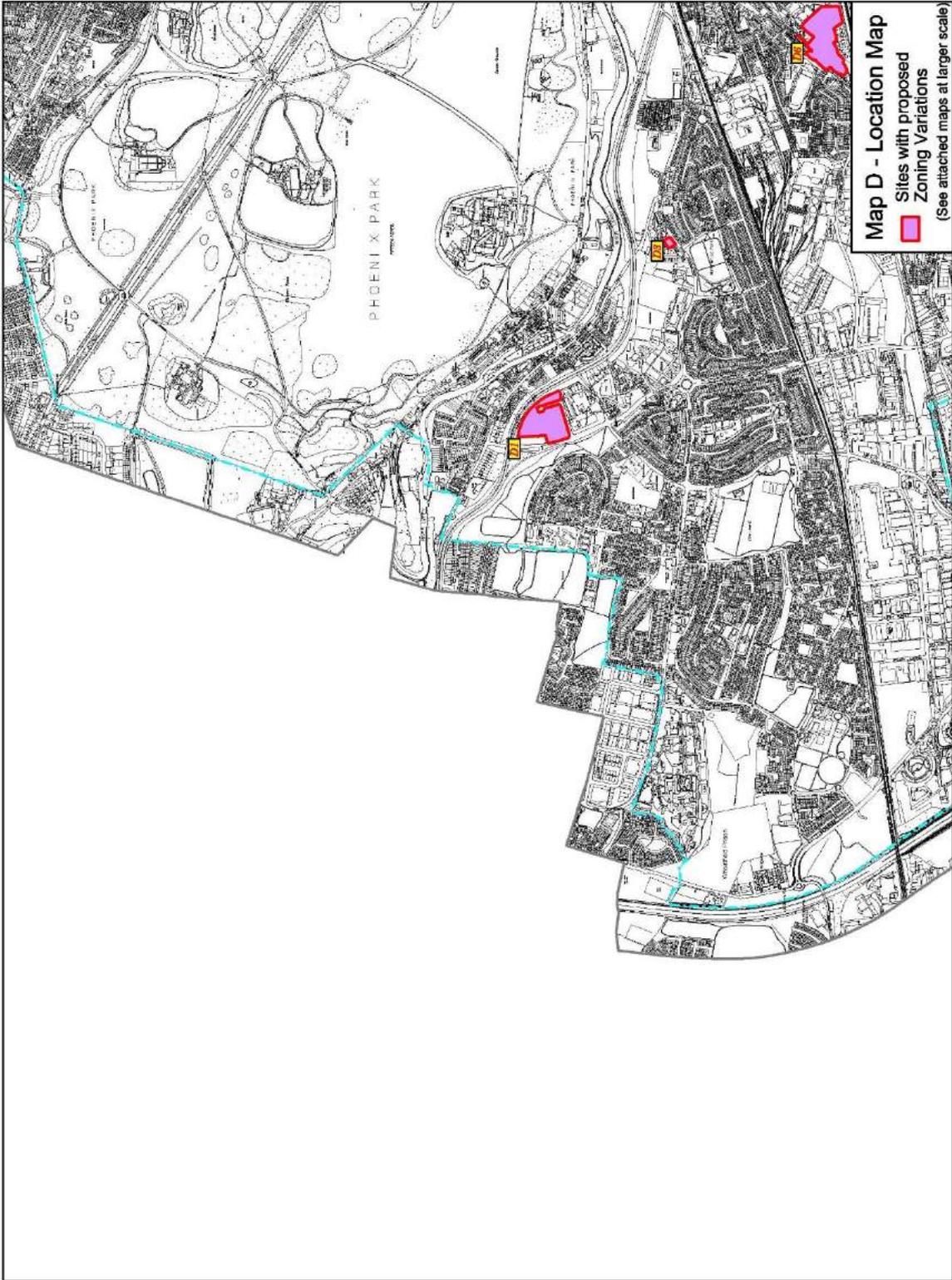
Proposed	Site Name	Transport	Water / Wastewater (Irish Water)	Flooding/Drainage	Biodiversity (on site)	Conservation
Var No.25	East Wall Road	The lands are well served by Dublin Bus with the entrance to Dublin Port Tunnel adjacent to the land bank.	Water: Located in established water network. Wastewater: Generally ok. Local network reinforcement may be required.	In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and to improve water quality. Some of lands in a flood defended area.	Biodiversity strip/open space required to the delivered via the development management process.	<b>Other</b> - Z2 zoning to southwest of site (Alfie Byrne Road). <b>Archaeological heritage</b> - None
Var No.26	Brickfield House and Sunshine Estate	The lands are located on a Quality Bus Corridor.	Water: Located in established water network. Wastewater: Generally ok. Local network reinforcement may be required.	In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Flood Zone C.	No biodiversity issues identified	<b>DOHR</b> - Brick works, no remains (ref. 18 14 029), DCIHR records 'no remains'; Sunshine works (ref. 18 14 032) DCIHR records 'substantial remains'. <b>Archaeological heritage</b> - None (Brick Works on historic 25" OS map).
Var No.27	Greenmount Industrial Estate (Harold's Cross	Served by the Rathfarnham Quality Bus Corridor.	Water: Located in established water network. Wastewater: No major issues anticipated.	In accordance with the Development Plan any development should be supported by SUDS and green infrastructure to reduce outflows and improve water quality. Access Road in Flood Zone B.	No biodiversity issues identified	<b>RPS</b> - Greenmount Industrial Estate, structures A, B, F (ref. 9580). Please note that Structure F is boundary wall rather than Industrial building to southwest of site as identified on Development Plan maps. <b>NAIAH</b> - Factory (ref. 50081068, regional rating), Stage 2 ministerial recommendation. <b>DOHR</b> - Spinning manufactory (ref. 18 15 039), DCIHR records 'partial remains'. <b>Other</b> - Red brick building c. 1890 (not included in RPS/NAIAH). <b>Archaeological heritage</b> - Adjacent to RMP DU018-048 Mill Pond Possible Site.

## Appendix A

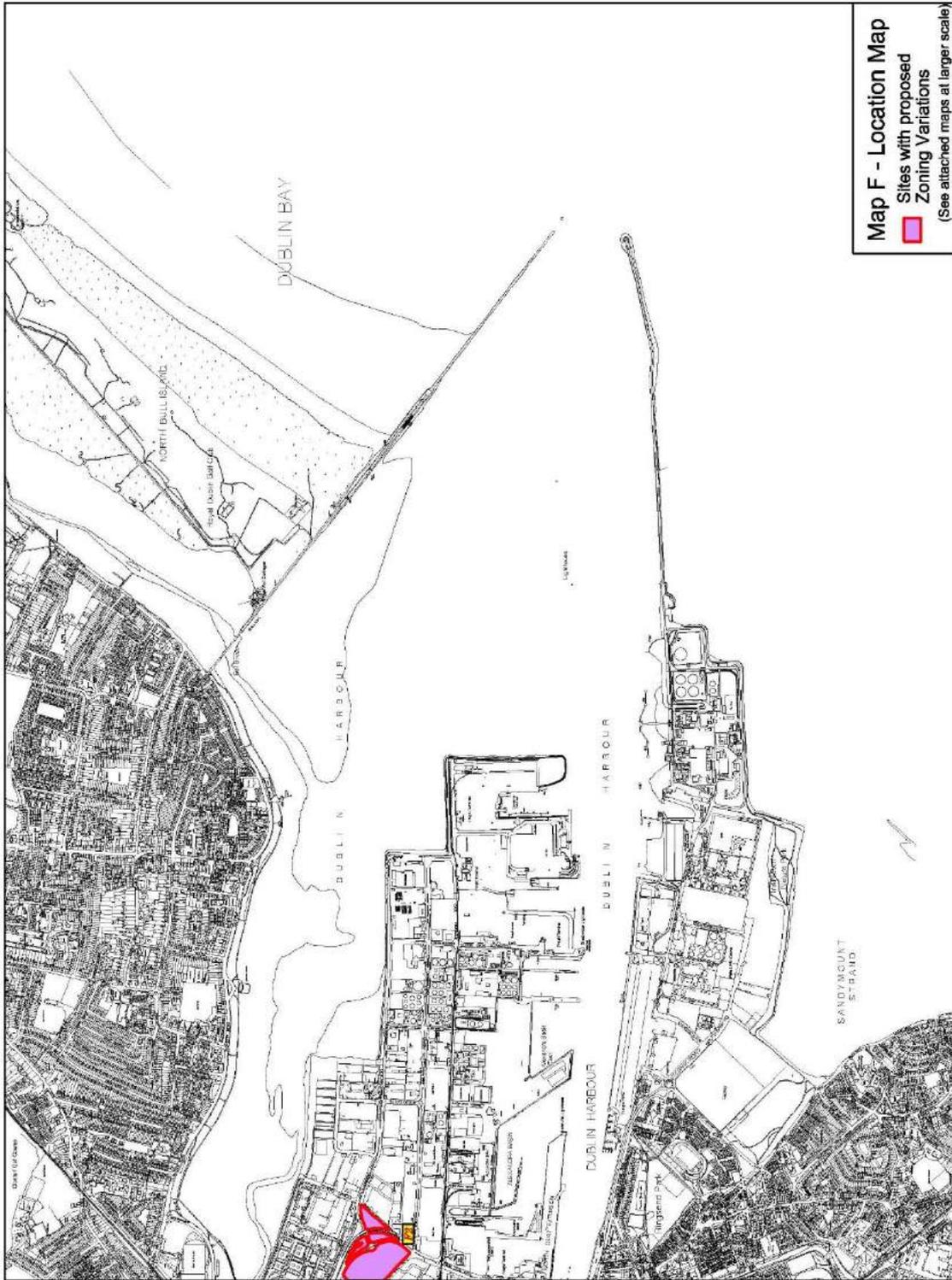
Map A
Map B
Map D
Map E
Map F
Map G
Map H







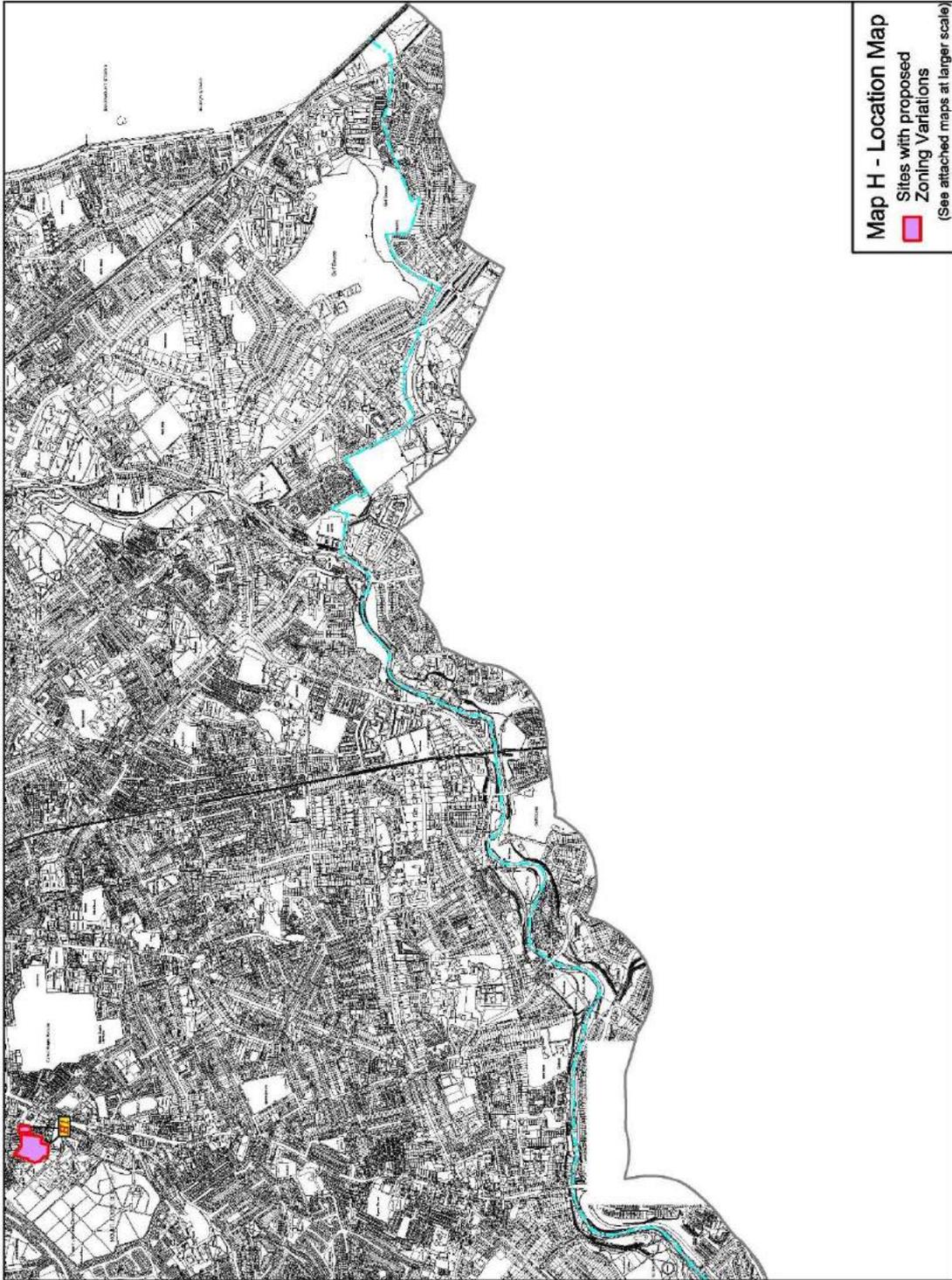




**Map F - Location Map**  
 Sites with proposed  
 Zoning Variations  
 (See attached maps at larger scale)



**Map G - Location Map**  
Sites with proposed  
Zoning Variations  
(See attached maps at larger scale)



**Map H - Location Map**  
Sites with proposed  
Zoning Variations  
(See attached maps at larger scale)