**Variation (No. 7)**

**of the**

**Dublin City Development Plan**

**2016-2022**

**The Statutory Display of the Variation (No. 7)**

**to the Dublin City Development Plan 2016 -2022**

**was on view to the public from**

**21st November 2019 to 20th December 2019 inclusive**

**Monday to Friday (excluding Bank Holidays)**

**between the hours of 9.00 am and 4.30 pm at the**

**Dublin City Council**

**Civic Offices**

**Ground Floor, Block 4,**

**Wood Quay,**

**Dublin 8**

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**VARIATION (NO. 7) OF THE DUBLIN CITY**

**DEVELOPMENT PLAN 2016 -2022**

**RE:** **Variation of Dublin City Development Plan 2016-2022 to incorporate the National Planning Framework (NPF) and the Regional** **Spatial Economic Strategy (RSES)**

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**The Variation:**The Members of Dublin City Council resolved to adopt Variation No. 7 of the Dublin City Development Plan 2016 – 2022 at its meeting on the 2nd March 2020. Variation No. 7 is effective from 2nd March 2020.

**Purpose of the Variation**

The purpose of this Variation is to incorporate the National Planning Framework (NPF) and the Regional Spatial Economic Strategy (RSES) into the City Development Plan 2016 – 2022, in accordance with Section 11 (1) (b) (iii) of the Planning and Development Act, 2000, as amended. This is in order to align national, regional and local policy objectives.

The National Planning Framework (NPF) (Project Ireland 2040) was published in 2018. This document sets out both the national strategic outcomes (NSO’s) and national policy objectives (NPO’s) for the future growth and sustainable development of the country to 2040.

The Regional Spatial and Economic Strategy for the Eastern and Midlands Region was approved by the Members of the Eastern and Midlands Regional Assembly on 28 June 2019.

**VARIATION (NO. 7) OF THE DUBLIN CITY**

**DEVELOPMENT PLAN 2016 - 2022**

**TO INCORPORATE THE NATIONAL PLANNING FRAMEWORK (NPF) AND THE REGIONAL SPATIAL ECONOMIC STRATEGY (RSES)**

**Chapter 1: Strategic Context for the City Development Plan 2016 – 2022**

Insert the Following Text in Section 1.3: Statutory Context, After the First Sentence of the Second Paragraph.

The National Development Plan, National Spatial Strategy (2002–2020) (NSS), Regional Planning Guidelines for the Greater Dublin Area (2010–2022) (RPG’s) have been superseded by the Project Ireland 2040 including the National Planning Framework 2040 (NPF), and also the Regional Spatial and Economic Strategy 2019 -2031.

Insert the following Text in Section 1.3: Statutory Context, as a Last Paragraph.

The Office of the Planning Regulator (OPR) was established in April 2019. The Office’s statutory function includes the assessment of statutory land use plans with a particular focus on Climate Action; the carrying out of reviews and examinations of local authority and Bord Pleanála systems and procedures; conducting educational training and research – in terms of what constitutes proper planning and sustainable development. The OPR is also responsible for monitoring implementation of the NPF.

**Chapter 2 of the City Development Plan – Vision and Core Strategy:**

Remove the following text from Section 2.2 The Core Strategy and replace with revised text:

Delete:

In particular, the National Spatial Strategy 2002 – 2020 (NSS), the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022 (RPGs)…

Insert:

In particular, the National Planning Framework 2040 (NPF), the Regional Spatial and Economic Strategy 2019 -2031…

Remove the following Title of Paragraph 2.2.1 and replace with the following Title:

Delete:

Development Plan Consistency with the National Spatial Strategy (NSS) and the Regional Planning Guidelines (RPGs)

Insert:

Development Plan Consistency with the National Planning Framework (Project Ireland 2040) and the EMRA Regional Spatial and Economic Strategy (RSES)

Insert the Following Text after Current First Paragraph of Regional Planning Guidelines in Section 2.2.1

The National Planning Framework (NPF) (Project Ireland 2040) was made in 2018 and this replaces the National Spatial Strategy (NSS). The Regional Planning Guidelines have been superseded by the Regional Spatial and Economic Strategy (RSES) which was made by the Eastern & Midland Regional Assembly on 28th June 2019.

**National Planning Framework (NPF) (Project Ireland 2040)**

The NPF sets out the strategic planning framework for the future development of the country to 2040. As the country’s leading global city of scale the NPF acknowledges the critical role that Dublin City plays in the country’s competitiveness. It therefore supports Dublin’s growth (jobs and population) and anticipates the city and suburbs to accommodate an extra 235,000 - 293,000 people by 2040. To support and manage Dublin’s growth, the NPF is seeking that the city needs to accommodate a greater proportion of the growth it generates within its footprint than was the case heretofore and that housing choice, transport mobility and quality of life are key issues in the future growth of the city. The NPF therefore sets a target of at least 50% of all new homes targeted for Dublin City and suburbs are delivered within its existing built-up footprints.

To achieve these targets of compact growth and urban consolidation, the NPF identifies as key, the reusing of large and small ‘brownfield’ land, / infill sites, and underutilised lands at locations that are well served by existing and planned public transport for housing and people intensive employment purposes. The NPF particularly highlights the need to focus on underutilised lands within the canals and the M50 ring and the relocating of less intensive uses outside the M50 ring and the existing built up area generally. The benefits of such an approach for Dublin city are manifold and include: the potential to achieve more home 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 a reasonable distance. Such an approach also facilitates the transition to a low carbon future. The core strategy, by providing capacity for an additional population in excess of 52,000 during the plan period, and with a mix of dedicated employment-zoned, mixed use and regeneration lands catering for employment uses within sustainable mixed use quarters, accords with the NPF.

The strategic objectives of the NPF are aligned and underpinned by a new 10 year National Development Plan (NDP) which sets the framework for national capital investment to 2027. Additionally an *Urban Regeneration and Development Fund* has been put in place to support the objectives of the National Planning Framework for urban areas such as Dublin.

The NPF is to be implemented through the Regional Spatial and Economic Strategy which sets the parameters for the City Development Plan.

**Regional Spatial and Economic Strategy (RSES)**

The Regional Spatial and Economic Strategy for the Eastern and Midland Regional Area (RSES) translates the National Planning Framework objectives to the regional level. It sets out the vision for growth (homes and jobs) and Regional Policy Objectives (RPO) for the Eastern and Midland Region (9 counties). The growth and settlement strategy of the RSES reflects the compact growth / urban consolidation objectives of the NPF; in that it seeks the consolidation and re-intensification of infill, brownfield and underutilised lands with Dublin City and its suburbs with 50% of all new homes targeted for Dublin and its suburbs to be located in the existing built up area in tandem with the delivery of key infrastructure to achieve, in Dublin City Council’s administrative area, an increase in population of circa 100,000 people by 2031.

**Dublin Metropolitan Area Strategic Plan (MASP)**

A more detailed planning and investment framework for the Dublin Metropolitan Area is set out in the Dublin *Metropolitan Area Strategic Plan (MASP),*which forms part of the RSES*.*  To support Dublin’s sustainable growth and continued competitiveness MASP identifies a number of large scale strategic sites (strategic development lands), based on key corridors that will deliver significant development (housing and employment development) up to the year 2031.

The strategic development lands within the City Council’s area include Dublin Docklands, Poolbeg West and the potential of brownfield lands in the Naas Road area straddling the DCC and South Dublin County Council’s administrative areas. It identifies the Docklands and large industrial and other strategic land banks along major transport corridors within the city as Strategic Employment locations and seeks the intensification of all employment lands within the M50.

***Strategic Development Areas***:

Multi-Modal Location - City Centre within the M50

* Residential: Docklands and City Centre, Naas Road, north east inner city lands, Parkwest – Cherry Orchard, Ballymun, Ashtown-Pelletstown and St James – Heuston Lands.
* Employment: Docklands and Poolbeg, Diageo lands and St James and Grangegorman campus, Naas Road

DART Corridor - (North South)

* Residential: North Fringe (Clongriffin / Belmayne)
* Employment: North Fringe Mixed Use Centres

***Strategic Employment Lands***:

Multi-Modal Location - City Centre and Docklands

* + Docklands, Poolbeg and North East Inner City, City Centre (Grangegorman and St James-Diageo lands)
	+ Intensification of Industrial lands

DART Corridor- (South West Corridor )

* + Naas Road

The MASP recognises that strategic sites, other than those outlined in the Plan, will come forward during the lifetime of the MASP through the ongoing development and intensification of brownfield and infill opportunities.

Insert Figure (and Figure Title) from Dublin Metropolitan Area Strategic Plan – Figure 5.2 at end of Dublin Metropolitan Area Strategic Plan (MASP)



Fig. 2a Dublin Metropolitan Area Strategic Plan

**Insert Table A ‘Updated’ After Existing Table A**

Table A ‘Updated’ – Population Figures based on Census Data 2016, Estimate for 2019 and NPF & RSES Allocations.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |  |  |
|  | A | B | C | D | E | F | G |
|  | 2016CSO Censusfigure  | 2019 figure estimated from CSO Dublin Estimate\* | 2019 - 2026 RSESAllocation  | Population growth 2016 – 2026 to meet RSES allocation (Column C minus Column A | Application of Headroom at 25% targeted growth to 2026 (NPF Roadmap) | Annual Pop Growth 2016 – 2026 (Column E divided by 10 years) | **2016 – 2022** planned population growth using RSES figure and annual figure Column F |
| Population | 554,500 | 573,592 | 613,000 (low) – 625,000 (high) | 58,500 (low) - 70,500 (high) | 73,125 (low) – 88,125 (high) | Average annual equivalent = 7,313 (low) – 8,813 (high)  | 43,878 (low)* 52,878 (high)
 |
| Housing Allocation |  |  |  |  |  |  | Housing requirement for 2016 to 2022 assuming 2 occupants per unit = 21,939 (low) to 26,439 (high) |

\*The 2019 figure (Column B) has been estimated from the 2019 CSO estimate for Dublin (County), i.e. 1,395,600. It is assumed to be 41.1% of same (it comprised 41.1% in 2016, 41.4% in 2011 and 42.6% in 2006).

Omit the following Paragraph after Existing Table A and replace with the following:

Delete:

Based on the currently available Regional Planning Guidelines 2010–2022, the 2011 Census, and population projections published by the CSO in 2013, this development plan works to a projected population increase of almost 60,000 persons by 2022 see Table A below. Assuming an average occupancy rate of two persons per residential unit, the housing requirement is 29,500 units approximately. It is, therefore, planned to provide capacity to exceed this figure in the housing strategy for the development plan period 2016–2022, in order to accommodate longer-term sustainable growth.

Insert:

Based on the current Regional Spatial and Economic Strategy 2031, the 2016 Census, and, the NPF Implementation Roadmap for the National Planning Framework 2018, this Development Plan works to a projected population increase of between c.44,000 - 52,000 persons in the 2016 – 2022 plan period - see Table A Updated. Assuming an average occupancy rate of two persons per residential unit, the housing requirement for the 2016 – 2022 period is between c.21,000 – 26,500 units over a 6 year period. The Development Plan provides capacity to exceed this figure in the Housing Strategy for the Development Plan period 2016–2022, in order to accommodate longer-term sustainable growth.

From the above analysis, and particularly because there is capacity in excess of the required population and housing figures (see housing strategy below), it is concluded that the policies and objectives of this Dublin City Development Plan remains consistent the high-level national and regional policies.

Alter the First and Second Sentences of Paragraph 1 of Section 2.2.3 Settlement Strategy as following:

Delete:

Dublin city in its entirety lies within the metropolitan area and the RPGs give direction to Dublin city as the ‘gateway core’ for high-intensity clusters, brownfield development, urban renewal and regeneration. The RPG settlement strategy for the metropolitan area includes a strong policy emphasis on the need to gain maximum benefit from existing assets, such as public transport and social infrastructure, through the continuation of consolidation and increasing densities within the existing built footprint of the city.

Insert:

Dublin city in its entirety lies within the Dublin Metropolitan Area Strategic Plan (MASP) area and the RSES’s give direction to Dublin city as the ‘global gateway’ for high-intensity clusters, brownfield development, urban renewal and regeneration. The RSES settlement strategy for the metropolitan area includes a strong policy emphasis on the need to gain maximum benefit from existing assets, such as public transport and social infrastructure, through the continuation of consolidation and increasing densities within the existing built footprint of the city.

**Chapter 3 of the City Development Plan – Addressing Climate Change**

Alter Paragraph 3.2 Achievements by Adding the Following Bullet Point:

* Dublin City Council adopted its Climate Change Action Plan in May 2019. This has a focus on actions and targets. The implementation of the Climate Change Action Plan and development of Climate Action policies shall be undertaken in partnership with stakeholders including the Climate Action Regional Office and Codema.

Remove Objective CCO1 and Replace with Following Objective CC01:

Delete:

Objective CC01: To implement the ‘National Climate Change Adaptation Framework’ (2012) by adopting a Climate Change Action Plan for Dublin City which will assist towards meeting National and EU targets. This will be adopted by end of 2018.

Insert:

Objective CCO1: To implement Dublin City Council’s Climate Change Action Plan in consultation and partnership with stakeholders including the Climate Action Regional Office (CARO) and Codema. Regard will be had to the range of actions listed across the 5 thematic areas of the CCAP including Flood Resilience, Transport, Energy & Buildings and Nature Based Solutions. The Climate Change Action Plan can be accessed at the following link: <https://www.dublincity.ie/sites/default/files/content/WaterWasteEnvironment/Waste/Documents/2019%20DCC%20Climate%20Change%20Action%20Plan.pdf>

Objective CC08: Insert Text as Follows:

Delete:

Objective CC08: In conjunction with Codema, to complete a comprehensive spatial energy demand analysis to help align the future energy demands of the city with sustainable energy solutions.

Insert:

Objective CC08: In conjunction with Codema and CARO (Climate Action Regional Office), to complete a comprehensive spatial energy demand analysis to help align the future energy demands of the city with sustainable energy solutions. This will include identifying strategic energy zones in tandem with mapping waste heat sources.

Policy CC3 Insert Text as follows:

Delete:

Policy CC3: To promote energy efficiency, energy conservation and the increased use of renewable energy in existing and new developments.

Insert:

Policy CC3: To promote energy efficiency, energy conservation and the increased use of renewable energy in existing and new developments. All new buildings will be required to achieve the Nearly Zero-Energy Buildings (NZEB) standard in line with the Energy Performance of Buildings Directive (EPBD).

Objective CC015 Insert Text as follows:

Delete:

Objective CC015: To facilitate the provision of electricity charging infrastructure for electric vehicles.

Insert:

Objective CC015: To facilitate the provision of electricity charging infrastructure for electric vehicles in all new development and in the public realm.

Insert New Objective CC016:

Objective CCO16: All new parking for new (or extensions to) housing, apartments and places of employment that provide car parking shall be electric charge enabled.

Dublin City Council shall work closely with the ESB and other stakeholders to increase the number of EV charge points across the city. All new (or upgraded) commercially operated car parking developments shall be required to provide a minimum of 50% of spaces with EV charging facilities.

Section 3.5.3 Insert the following Text at the End of the Second Paragraph

New development should be avoided in areas at risk of coastal erosion to the greatest extent possible.

**Chapter 4 of the City Development Plan – Shape and Structure of the City**

Remove the following Text from Section 4.5.3.1 Urban Density (First and Second Paragraphs and Replace with Revised Text

Delete:

The National Spatial Strategy 2002 – 2020

Insert:

The National Planning Framework 2040 (NPF)

Delete:

The Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022

Insert:

The Regional Spatial and Economic Strategy 2019 -2031

**Chapter 5 of the City Development Plan – Quality Housing**

Insert in Section 5.3 Challenges, the Following Sentence at the End of Para.2

Under the Regional Spatial and Economic Strategy 2019 – 2031 the population of Dublin City has a target to increase by between c. 58,500 – 70,500 persons over 10 years to 2026. This Plan and the subsequent City Development Plan will ensure that the Core Strategy makes provision to meet this medium term target.

Replace Title of Section 5.5.1 by omitting the following and replace with New Title:

Delete:

National and Regional Guidelines and the Housing Strategy

Insert:

National Planning Framework, Regional Strategy and the Housing Strategy

Replace Para. 2 of Section 5.5.1 with Text as follows:

Delete:

The Regional Planning Guidelines for the Greater Dublin Area (2010–2022) provide a settlement hierarchy for the region and housing allocations for relevant local authorities. The Dublin Regional Authority has been replaced by the Eastern and Midlands Regional Assembly which will be responsible for the formulation of a new Regional Spatial and Economic Strategy to replace the existing Regional Planning Guidelines. The timeframe for commencement of the Regional Spatial and Economic Strategy will not coincide with the review of the development plan. Therefore, the development plan has been informed by the provisions of the existing regional planning guidelines complemented by an analysis of current data trends including the CSO regional projections.

Replace it with the following:

The Regional Spatial and Economic Strategy 2019 – 2031 for the Eastern and Midlands Region Assembly provides a settlement hierarchy for the region and population projections for relevant local authorities.

Section 5.5.1: Insert the Following as a New Para. 4.

Guidance in relation to housing provision and data (Housing Need Demand Assessment) is to be forthcoming as part of new statutory guidelines on development plans and the review of development plans by the Department of Housing, Planning and Local Government (DHPLG).

**Chapter 8 of the City Development Plan – Movement and Transport**

Remove Fourth Bullet Point of Policy MTI and Replace with New Text

Delete:

* Regional Planning Guidelines for the Greater Dublin Area

Insert:

* Regional Spatial and Economic Strategy (RSES)

**Chapter 11 of the City Development Plan – Built Environment and Culture**

Policy CHC31: Insert the Following Text at end of Policy CHC31 as follows:

Leave in:

All large scale, mixed-use development (as defined by this development plan) of office or residential space will include cultural/ artistic/community uses.

Insert at end:

Proposals of over 1,000 units and/or commercial developments in excess of 10,000 sq.m. or any mixed use proposal that meets these thresholds individually or in combination; shall be accompanied by an audit of community and cultural facilities in the vicinity and demonstrate how the proposal can contribute to any identified shortfall in the area. The audit shall be undertaken in consultation with the Community Section and the Arts Office of Dublin City Council.

1. **Chapter 12 of the City Development Plan – Sustainable Communities and Neighbourhoods**

Alter the first paragraph of Section 12.4 The Strategic Approach as follows:

Delete:

The strategic approach reflects the national policy guidance with regard to quality of life enhancement and the alignment of social infrastructure provision with policies where people live and work (National Spatial Strategy)

Replace with:

The strategic approach reflects the national policy guidance with regard to quality of life enhancement and the alignment of social infrastructure provision with policies where people live and work (National Planning Framework 2040).

**STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING DETERMINATION**

**Determination of Strategic Environmental Assessment (SEA) Screening of Variation (No. 7) to the Dublin City Development Plan 2016 – 2022 to incorporate the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) in compliance with
Section 13K of the Planning and Development Regulations 2001, as amended, and the
Planning and Development Act 2000, as amended.**

A Strategic Environmental Assessment (SEA) Screening was undertaken for Variation No. 7 to the Dublin City Development Plan 2016 – 2022 to incorporate the National Planning Framework (NPF) and the Regional Spatial Economic Strategy (RSES). Elected Members resolved to make the proposed Variation, including non-material amendments, at a Council Meeting on 2nd March 2020.

The Planning Authority has determined that Variation (No. 7) as made, 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 the observations by the EPA (31st October 2019), and therefore that a Strategic Environmental Assessment is not required for this Variation to the Dublin City Development 2016-2022.

In carrying out this Assessment, the Council took into account the relevant matters specified under the Planning and Development Act 2000, as amended, the Planning and Development (Strategic Environmental Assessment) Regulations 2004 – 2011 and also:

* The existing Dublin City Development Plan 2016-2016 (and associated AA and SEA reports);
* The Appropriate Assessment Screening on the Variation;
* Submissions received during the public consultation period including observations by the OPR (20th December 2019);
* The Chief Executive’s Report and Recommendations on submissions - Report No. 36/2020;
* The National Planning Framework, and
* The Regional Spatial & Economic Strategy for the Eastern & Midlands Region (and associated SEA and AA).

In accordance with the requirements of the SEA Directive and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 – 2011, the Statutory Environmental Authorities have been notified of this determination and notice of it has been made public on the website of Dublin City Council. The determination and documentation is available for public inspection at the Council Offices.

**APPROPRIATE ASSESSMENT SCREENING DETERMINATION**

Determination of Appropriate Assessment (AA) Screening of Variation (No. 7) to the Dublin City Development Plan 2016-2022 to incorporate the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) in compliance with Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC), as transposed into Irish legislation by the Natura 2000 Communities (Birds and Natural Habitats) Regulations 2011, and Part XAB of the Planning and Development Act 2000, as amended, and associated Regulations.

An Appropriate Assessment (AA) Screening in accordance with Section 177U of the Planning and Development Act 2000, as amended, was undertaken on Variation No. 7 to the Dublin City Development Plan 2016 – 2022. Elected Members resolved to make the proposed Variation, including non-material amendments, at a Council Meeting on 2nd March 2020.

The Planning Authority has determined that an Appropriate Assessment of Variation (No. 7) is not required, as the Variation, individually or in combination with other plans or projects, does not have the potential to result in any land use effects that could in turn result in a likely significant effect on a European site and its conservation objectives. Therefore, it is not considered necessary to undertake any further stages of the Appropriate Assessment process.

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

* The Dublin City Development Plan 2016-2016 (and associated AA and SEA reports);
* The Strategic Environmental Assessment Screening of the Variation;
* The Chief Executive’s Report and Recommendations on the Variation, Report No. 36/2020;
* The National Planning Framework; and,
* The Regional Spatial & Economic Strategy for the Eastern & Midlands Region.

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

**WRITTEN SUBMISSIONS OR OBSERVATIONS**

Written submissions or observations regarding the Variation made to the Planning Department within the said period were taken into consideration before making the Variation.