

Proposed Draft Variation (No. 18)

of the

Dublin City Development Plan

2005-2011

**The Statutory Display of this proposed Draft Variation (No. 18)
of the Dublin City Development Plan 2005-2011
will be on view to the public from
17th April, 2007 to 14th May, 2007 inclusive
Monday to Friday (excluding Public Holiday)
between the hours of 9.30 a.m. and 4.30 p.m. at the
Dublin City Council
Civic Offices,
Ground Floor, Block 4,
Wood Quay,
Dublin 8.**

or at www.dublincity.ie

For convenience a non-statutory public display will also be held at Cabra Library,
Navan Road, Dublin 7 during the library's normal opening hours
www.dublincity.ie

**PROPOSED DRAFT VARIATION (NO 18) OF THE DUBLIN CITY DEVELOPMENT
PLAN 2005 – 2011**

Proposal:

It is proposed to vary the Dublin City Development Plan 2005 – 2011 by changing the zoning of lands at Faussagh Avenue/Dunmanus Road, Cabra, Dublin 7:

From: Zoning Objective Z9 – To preserve, provide and improve recreational amenity and open space

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

Site Location and Description:

The subject site is an area of open space of 0.5243 ha located at the corner of Faussagh Avenue and Dunmanus Road. The site is a square section of open space, within church grounds, which was originally used for car parking and for recreational purposes. 2-metre high steel fencing encloses the entire site and there is no access point. The site is currently overgrown, has not been used in a significant period of time and there is evidence of illegal dumping within the grounds. It should also be noted that there are a number of mature trees located within the subject area and they provide an aesthetic element.

Explanation:

The Parish Priest and Church Authorities approached Dublin City Housing and Residential Services with a view to disposing of this site, which they say has attracted antisocial behaviour.

Dublin City Council Housing and Residential Services has prepared a scheme to provide Sheltered Older Persons accommodation on the site and to develop a new parish/community centre to replace the existing single storey premises located to the rear of the church. (In 2005, the Housing Department completed and allocated a new sheltered housing scheme on former church lands immediately to the west of the subject site).

The purpose of the proposed variation would be to change the zoning of this open space land from Z9 (amenity and open space) to Z1 to facilitate the consideration of this site for sheltered housing.

The proposal would have potential impacts. It would reduce the quantum of zoned open space in the Cabra Area, therefore resulting in the loss of a compact area of open space, which was originally intended to serve local residents.

However the facts would suggest that the subject area is under-utilised and at worst a source of nuisance to the residents in the vicinity. The proposed redevelopment of the site should therefore enhance the amenity value of the area. It would potentially allow for the completion and development of a sheltered older persons scheme. It would also bring a level of much needed surveillance to the area and surrounding lands as the church land has become a magnet for anti-social behaviour and illegal dumping in recent years.

Strategic Environmental Assessment:

The Planning Authority determined, using the relevant criteria set out in Annex 11 and Schedule 2A of the Planning and Development Regulations 2001 as amended, that an SEA is not necessary for the proposed draft variation of the Dublin City Development Plan 2005 – 2011. This was notified to the prescribed bodies, which, in the appropriate period, did not object to the determination.

Written Submissions or Observation

Written submission or observations with regard to the proposed draft variation made to the Planning Department within the said period will be taken into consideration before making the variation.

Objections and/or representations to this Proposed Draft Variation to the DUBLIN CITY DEVELOPMENT PLAN 2005-2011

can be made in writing, to reach:

**Tom Vaughan,
Planning Department,
Dublin City Council,
Block 4, Floor 3,
Civic Offices, Wood Quay,
Dublin 8.**

Or can be E-Mailed to:

planning@dublincity.ie

BEFORE 4.30 P.M. ON Monday, 14th May, 2007

Objections / representations can also be posted in the box provided immediately next to the public display.