

Proposed Draft Variation (No. 1)

of the

Dublin City Development Plan

2005-2011

**The Statutory Display of this proposed Draft Variation (No. 1)
of the Dublin City Development Plan 2005-2011
will be on view to the public from
1st June 2005 to 28th June 2005 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.**

For convenience a non-statutory public display will also be held at Bluebell Post Office, 2 La Touche Road, Bluebell, Dublin 12 for the same time period during its usual opening hours or at

www.dublincity.ie/services/planning/developmentplan/variatioons

**PROPOSED DRAFT VARIATION (No. 1) 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 the site between Bluebell Road and the Grand Canal towpath;

From: Zoning Objective Z9 - to preserve, provide and improve recreational amenity and open space
To: Zoning Objective Z1 - to preserve, provide and improve residential amenities.

Site Location and Description

The subject site is an area of open space located south of the Grand Canal towpath and immediately north of an open space area (proposed for community facilities) which adjoins Bluebell Road. The area to the east of the proposed site is an existing football pitch Zoned Z9 and adjoining the site to the west is a Water Treatment Plant Zoned Z1 and to the south west a two storey maisonette housing complex.

The Grand Canal and its banks are identified as proposed Natural Heritage Area. Policy H43 of Dublin City Development Plan 2005 –2011 endorses the designation. The Development Plan identifies a conservation area which runs along the edge of the entire length of the Grand Canal from the city boundary to the west and onto the Grand Canal Dock to the south west. The aim of this conservation designation is to protect the amenity of the canal along its entire length including the accessibility provided by the towpath.

The subject site comprises open space that is not used for any formal recreational activity and information indicates that it has been the location of anti social behaviour

Proposed Development

Housing is not permissible nor open for consideration under the current Z9 zoning. The proposed draft variation would facilitate the development of a housing scheme on the subject site and a part of adjacent Residential zoned lands, contiguous to the Water Treatment Plant.

The City Council Housing Department have prepared a preliminary sketch layout of a scheme (indicating c. 19 housing units) that sits along the existing established

building line contiguous with the canal corridor. Vehicular access will be provided from the existing laneway that leads from Bluebell Road to the existing maisonettes.

The proposed draft variation is to support a small 19 unit housing scheme developed in tandem with a much needed community facility. Both developments will enhance the community.

Potential impacts arising from the proposed draft variation and potential development of the site include:

The proposed draft variation would allow housing and community facility scheme that:

- Would help meet the high demand for housing in the area and would be in accordance with government policy.
- Would increase surveillance and reduce anti social behaviour in the vicinity.
- Would facilitate a housing development that would help finance/facilitate the provision of a much needed community facility, namely a community centre on the adjacent land to the south of the proposed housing site. This would incorporate complimentary sports facilities, including changing rooms, thereby enhancing the sports and recreational amenities of the area and improved use of the football pitch.
- Would respect the conservation policies of the Dublin City Development Plan 2005-2011 with no impact on the proposed Natural Heritage Area.
- There are very few constraints to the development of the site in terms of the nature and scale of adjoining land uses. The location of the two storey maisonettes to the south west of the site will have to be taken into account in the layout and design of residential development on site.

Observations/ Submissions

Observations/ Submissions in regard to the Proposed Draft Variation may be lodged in writing within the said period, and will be taken into consideration before the making of 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:

**Niamh Lambert,
Administrative Officer,
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 28th June, 2005

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

