

Proposed Draft Variation (No. 25)

of the

Dublin City Development Plan

2005-2011

**The Statutory Display of this proposed Draft Variation (No. 25)
of the Dublin City Development Plan 2005-2011
will be on view to the public from
February 7th to March 5th inclusive
Monday to Friday
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 Charleville Mall Library, North Strand, Dublin 1, for the same time period during the Library's normal opening hours or at www.dublincity.ie

**PROPOSED DRAFT VARIATION (No. 25) 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 land at North Strand Fire Station, at the junction of North Strand Road and East Wall Road:

- From:** **Zoning Objective Z1 – To protect, provide and improve residential amenities**
- To:** **Zoning Objective Z4 – To provide for and improve mixed services facilities.**

Site Location and Description:

North Strand Fire Station currently occupies the subject site. The proposed variation site is located at the junction of North Strand Road and East Wall Road.

The site is zoned Z1 (Residential) in the City Development Plan which has the specific objective:

“To protect, provide and improve residential amenities”

This zoning is also reflected in the Dublin Docklands Masterplan, which also covers the area. The total area of North Strand Fire station is 2670sqm and it is a rectangular section of land fronting onto East Wall Road, North Strand Road and Leinster Avenue. The south-eastern boundary of the site backs onto the “Cemex” Cement Plant and associated works. The fire station building is a flat roofed, 2 storey public building finished in red brick with 2 main vehicle entrance/exit points. An area of tarmacked open space facing Leinster Avenue has 4 large red sliding doors set back from the road and is used by the Fire Department's emergency vehicles when entering and exiting.

An additional vehicle access point is via a private entrance/exit along the East Wall Road. This access courtyard is used as a service entrance and training area. A 4 storey training tower is located along the periphery of this courtyard space. A small green space, within the northern portion of this site, has a number of mature trees enclosed by steel railings. The pavement, directly in front of the fire station, has a line of trees, which complements not only this enclosed green space but also the surrounding urban environment. Fairview Park, however, is a large public open space in this urban environment and is directly northeast, on the opposite side of the Tolka River.

The fire station site is still being used by Dublin Fire Brigade and is located along a heavily trafficked radial route into the city. The site is on a Quality Bus Corridor, is close to Clontarf Rail Station and is well served by public transport. It is located in an area of predominately Z1 (Residential) and Z2 (Residential Conservation Area) zoning, comprising of single and two-storey red-bricked terraced housing. Some terraced dwellings are split level, with one and a half storey to the front and two storey to the rear. The Z2 zoned houses are located predominantly to the southwest of the site, along Leinster Avenue, St Brigid's Avenue, Northbrook Avenue and Spencer Street North.

The local vicinity also has a number of Z4 (Mixed Use) areas, which provide community focal points. North Strand Road is characterised by a mix of uses, plot sizes and building typology. The variation of building types contrast from bookmakers and corner shops to funeral homes and apartments. The heights of buildings change from red brick two storey terraced dwellings to modern 4/5 storey residential/commercial structures, which contribute to the character of the North Strand Road streetscape. The urban form embraces both residential and commercial buildings therefore providing District Centre services to the local community.

Purpose of the Proposed Variation:

The Planning and Economic Development Department considers that it is appropriate and desirable to change the zoning of the North Strand Fire Station site from Z1 (Residential) to Z4 (District Centres), to provide for and improve mixed-use services. Pending a variation, it is planned that the North Strand Fire Station would relocate to a site adjacent to Alfie Byrne Road.

Subject to the relocation of the station under the current land use zoning, the primary use, which could be accommodated, would be residential. The variation would allow for a range of commercial uses on the site, which could serve the residential community in the area.

The triangular plot of land opposite the fire station is zoned Z4, along with a number of buildings along the North Strand Road, which forms a linear pattern of Z4 zoned land, between Ossory Street and St Brigid's Avenue. The possible rezoning of the subject site would increase the quantum of Z4 land in the area, therefore potentially creating retail, commercial, residential, community and social opportunities.

The provision of Z4 zoning within this strip of land would facilitate mixed-use development on a site and consolidate the areas existing zoning objectives. The rezoning and consequent redevelopment of the site would complement the area of Z4 land opposite and serve the local community. It would contribute to the enlivenment of this section of the North Strand Road. In addition it could provide

additional funding for a new and improved local fire station in the locality. The potential development opportunities are in the best interests of the area.

Strategic Environmental Appraisal

The Planning Authority determined, using the criteria set out in Annexe 11 and Schedule 2A of Planning and Development Regulations 2001 as amended, that a SEA is not necessary for the proposed 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 and Observations

Written submissions and observations with respect to the Proposed Draft Variation made to the Planning Department within the said period 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 WEDNESDAY 5TH MARCH 2008
Objections / representations can also be posted in the box
provided immediately next to the public display.