



CHAPTER 14  
**LAND USE ZONING**  
AICMIÚ ÚSÁID TALAIMH



### 14.0.0 Introduction and Basic Principles

This chapter sets out the general land use and zoning policies and objectives of the Plan. It provides an explanation of the land use categories and the zoning objectives that apply to them.

#### 14.1.0 The overall strategy as regards zoning is based on the following basic principles:

- That sufficient land should be zoned at appropriate locations throughout the city to accommodate the expected growth in population and other growth needs of Dublin city within the lifetime of the Plan.
- That zoning should be designed to promote particular uses in appropriate locations, to reduce conflict of uses and to protect resources both natural and man-made. Where appropriate, zonings should be used as a tool for shaping the city and not solely reflect existing land uses.
- That development should be encouraged in established centres and the redevelopment of underutilised and brownfield land in these areas should be promoted with a view to consolidating and adding vitality to existing centres, and ensuring the efficient use of urban lands thereby, according with the principles set out in the National Spatial Strategy (NSS).
- That intensification of development should be permitted adjacent and close to public transport nodes and corridors in order to maximise the use of public transport, to minimise trip generation and distribution and to promote sustainable development.
- That traditional single use zoning can result in development that is largely two dimensional in character, i.e. large blocks of mono land uses. Dublin City Council recognises that a mix of uses is often more appropriate in urban areas, and that a mixed use or three dimensional approach by way of horizontal and vertical differentiation in land uses results in more animation and activity in urban areas. Such a zoning approach is therefore often appropriate in central locations, identified mixed use zones and in areas well served by public transport such as the main radial transportation routes.
- Under the provisions of the Dublin Docklands Development Authority Act, 1997, (S.24(5)), there is a requirement for the Dublin City Development Plan to be consistent with the Docklands Master Plan.
- Dublin City Council recognises that certain public bodies, and educational and health institutions,

provide important facilities for the city on their sites. The continued provision of these facilities is desirable for the economic, social and cultural health of the city, and it is the policy of Dublin City Council to co-operate with these bodies and institutions in relation to future planning and development of these sites so as to consolidate these uses in their present locations.

Notwithstanding the foregoing, permission will not be granted for any development which contravenes the zoning of the site of the proposed development.

#### 14.2.0 Key Challenges/Issues with regard to Zonings

Since the adoption of the last City Development Plan in 1999 there have been a number of issues with regard to zonings and the way in which the existing zoning objectives have been implemented. In summary, these are as follows:

- There has been a trend for increasing pressure for the development of Z6 lands for non-employment generating land uses, particularly residential. It is recognised that the development of non-employment uses on Z6 lands is justified on some sites, however, Z6 lands are an important land bank for employment use which it is considered strategically important to protect.
- In considering applications for the development of lands zoned Objective Z6 there needs to be a consistency of approach in terms of the quantum of non-employment generating floor space permitted on such lands.
- It has become apparent that there are a number of sites, predominately in the inner suburbs and the vicinity of the canal cordon, where mixed use development would be appropriate but which are too far from the established centre to justify Z5 zoning. The bulk of these lands were previously zoned Objective Z6.
- The nature of Z5 (City Centre) and to a lesser extent Z6 (Employment/Enterprise) land uses zoning is such that a wide range of uses is permissible on individual sites with little assessment of the overall cumulative impact of such decisions. Consequently, the predominant use of these lands is dominated by market forces and switches between office and residential depending on the market. In practice, this approach has led to a relatively good spatial distribution of mixed land uses in the central parts of the city, but needs to be kept under review.

- Recognition of the expansion of what is perceived as comprising the city centre to encompass the docklands area to the east and the area around Heuston Station to the west.

### 14.3.0 Proposed Policy Approach

In view of the above issues, a number of amendments to the land use zoning objectives and zoned areas are proposed. In summary, these are as follows:

- The expansion of the city centre zoning (Objective Z5) primarily to the east and west to incorporate docklands and the area around Heuston Station, but also to the north and south.
- The expansion of the Z4 zoning to encompass most of the main radial transportation routes out of the city, thereby ensuring that non-residential uses (e.g. office/retail) are permissible uses at ground floor level on such streets.
- The consolidation of the main zonings relating to rejuvenation areas and development areas (formerly Objectives Z10, Z14 and Z16 in the 1999 Plan) into an Objective Z14 which covers most of the Framework Development Areas in the city. Guiding principles for the overall development of each of the proposed Framework Development Areas have been prepared including those identified as Z14 zones. (see 14.9.0).
- In recognition of their strategic location, the rezoning of a number of sites currently zoned Objective Z6 to a new zoning category Objective Z10, (Inner Suburban Mixed Use zone), which would permit a wider range and extent of mixed uses than permitted under Z6 but which would be distinguished from areas zoned Z5 by a recognition of the more suburban nature and context of these sites.
- A number of mixed use Prime Urban Centres (PUCs) have been identified throughout Dublin City Council area as a specific objective of the Development Plan. In general, these areas are primarily zoned Objective Z4, however they may incorporate other zonings. The location of these centres are highlighted on the Development Plan maps and a number of generic principles guiding their development have been drafted. These are listed in Section 14.4.4 below.

Development proposals in these identified Prime Urban Centres shall be in accordance with the relevant land use zoning objective and with the guiding principles set down for that specific area.

### 14.4.0 Primary Land Use Zoning Categories

In light of the above, the following sections set out the objectives and requirements of the Planning Authority for the main categories of land use. In total there are 16 no. land use zones as follows:

The following sections outline each of the above zoning categories in more detail and set out the general role of each zone in land use terms, and the specific land use zoning objective in each case.

**Table 14.1**  
Primary Land Use Zoning Categories

Land Use Zoning	Abbreviated Land Use Description Objective
<b>Z1</b>	Residential (General).
<b>Z2</b>	Residential (Conservation Areas).
<b>Z3</b>	Neighbourhood Centres.
<b>Z4</b>	District Centres (incorporating Prime Urban Centres)
<b>Z5</b>	City Centre (Mixed Use)
<b>Z6</b>	Employment/Enterprise (Light)
<b>Z7</b>	Employment (Heavy)
<b>Z7A</b>	Employment (Heavy - excluding incinerator/waste to energy plant)
<b>Z8</b>	Conservation Areas
<b>Z9</b>	Amenity/Open Space Lands
<b>Z10</b>	Inner Suburban (Mixed Use)
<b>Z11</b>	Waterways Protection
<b>Z12</b>	Institutional Land (Future Development Potential)
<b>Z13</b>	Housing Rejuvenation Areas
<b>Z14</b>	Development and Regeneration Areas (including Framework Development Areas)
<b>Z15</b>	Institutional Land (Long Term Institutional Use)

The following sections outline each of the above zoning categories in more detail and set out the general role of each zone in land use terms, and the specific land use zoning objective in each case.

#### 14.4.1 Residential (General) - Zone Z1

**Land Use Zoning Objective Z1:**  
**To protect, provide and improve residential amenities.**

The general objectives for primarily residential areas are to provide a measure of protection from unsuitable new development or certain 'bad-neighbour' developments that would either threaten

or be incompatible with the overall residential function of the area. It is not intended to rule out development other than housing development but simply to apply a test that the new development should be compatible with or reinforce the residential function of the area as a whole.

In both new and established residential areas there will be a range of uses that have the potential to foster the development of new residential communities. These are uses that benefit from a close relationship with the immediate community and have high standards of amenity, such as convenience shopping, crèches, schools, nursing homes, open space, recreation and amenity uses.

**Zoning Objective Z1:**

- **Permissible Uses**  
Buildings for the health, safety and welfare of the public, Childcare facility, Community facility, Education (excluding a night time use), Embassy, Enterprise centre, Halting site, Home-based economic activity, Medical and related consultants, Open space, Park and ride facility, Place of public worship, Public service installation, Residential, Shop (neighbourhood), Training centre.
- **Open for Consideration Uses**  
Bed and breakfast, Betting office, Car park, Civic and amenity/recycling centre, Cultural/recreational building and uses, Garden centre, Golf course and clubhouse, Hostel, Hotel, Industry (light), Media recording and general media associated uses, Petrol station, Pigeon lofts, Public house, Restaurant, Veterinary surgery.

**14.4.2 Residential (Conservation Areas) – Zone Z2**

**Land Use Zoning Objective Z2:**  
**To protect and/or improve the amenities of residential conservation areas.**

Residential conservation areas have extensive groupings of buildings and associated open spaces with an attractive quality of architectural design and scale. The overall quality of the area in design and layout terms is such that it requires special care in dealing with development proposals which affect structures in such areas, both protected and non-protected. The general objective for such areas is to protect them from unsuitable new developments or works that would have a negative impact on the amenity or architectural quality of the area.

The principal land use in residential conservation

areas is housing but can include a limited range of other secondary and established uses such as those outlined above in respect of Z1 lands.

**Zoning Objective Z2:**

- **Permissible Uses**  
Buildings for the health, safety and welfare of the public, Childcare facility, Home based economic activity, Medical and related consultants, Open space, Public service installation, Residential.
- **Open for Consideration Uses**  
Cultural/recreational building and uses, Guest house, Media recording and general media associated uses, Place of public worship, Restaurant, Veterinary surgery, Embassy.

**14.4.3 Neighbourhood Centres – Zone Z3**

**Land Use Zoning Objective Z3:**  
**To provide for and improve neighbourhood facilities.**

These are areas which provide local facilities such as small convenience shops, hairdressers, hardware etc. within a residential neighbourhood. They can form a focal point for a neighbourhood and provide a limited range of services within approximately 5 minutes walking distance of the local population. Neighbourhood centres provide an essential and sustainable amenity for residential areas and it is important that they should be maintained and strengthened where necessary.

Neighbourhood centres may include an element of housing, particularly at higher densities, and above ground floor level. When opportunities arise, accessibility, particularly by public transport, walking and cycling, should be enhanced.

**Zoning Objective Z3**

- **Permissible Uses**  
ATM, Bed and Breakfast, Betting office, Buildings for the health, safety and welfare of the public, Car park, Childcare facility, Community facility, Cultural/recreational building and uses, Education (excluding a night time use), Enterprise Centre, Garden Centre, Guest House, Home based economic activity, Industry (light), Medical and related consultants, Open space, Public service installation, Residential, Restaurant, Shop (neighbourhood), Training centre, Office (max 300 sq.m.).

- **Open for Consideration Uses**

Advertisement and advertising structures, Civic and amenity/recycling centre, Embassy, Garage (motor repair/service), Household fuel depot, Media recording and general media-associated uses, Office (max 600 sq. m.), Petrol station, Place of public worship, Public house, Takeaway, Veterinary surgery, Internet café..

#### 14.4.4 District Centres – Zone Z4

**Land Use Zoning Objective Z4:  
To provide for and improve mixed services facilities.**

District Centres provide a far higher level of services than neighbourhood centres. They will have outlets of greater size selling goods or providing services of a higher order, and their catchment area extends spatially to a far greater area than neighbourhood centres would normally service.

District centres will often attract large volumes of traffic and should be located on transport corridors and intersections, and be well serviced by public transport.

To maintain their role as district centres, new development should enhance their attractiveness and safety for pedestrians and a diversity of uses should be promoted to maintain their vitality throughout the day and evening. In this regard, opportunity should be taken to use the levels above ground level for additional commercial/retail/services or residential use. Higher densities will be permitted in district centres particularly where they are well served by public transport.

The district centre concept can provide a focal point for the delivery of integrated services as envisaged in the Dublin City Development Board's document Dublin - A City of Possibilities 2002-2012.

In response to this opportunity, Dublin City Council have identified and designated a number of Prime Urban Centres. These centres that have, or will have in the future, the capacity, by reason of their existing size, accessibility to public transport and/or established urban form, to deliver on a range of requirements, the most important of which are:

- An increased density of development
- A viable retail and commercial core
- A comprehensive range of high quality community and social services
- A distinctive spatial identity with a high quality physical environment

A symbol and reference number identifies the designated Prime Urban Centres on the Development Plan maps. General principles with regard to the overall development in these identified Prime Urban Centres are set out below. Proposals for development within these areas should be in accordance with these principles in addition to complying with the land use zoning.

The following locations have been identified as Prime Urban Centres:

1. PUC1 North Fringe East and West
2. PUC2 Northside Shopping Centre
3. PUC3 Ballymun
4. PUC4 Finglas Village
5. PUC5 Ballyfermot
6. PUC6 Rathmines
7. PUC7 Phibsborough
8. PUC8 Crumlin Shopping Centre

Within these identified Prime Urban Centres, the following general development principles shall apply:

- **Population:** Establish significant residential population bases with diversity in unit types and tenures capable of establishing long term integrated communities.
- **Density:** Ensure the establishment of high density developments capable of sustaining quality public transport systems and supporting local services and activities. Account should be taken in any such development of any distinct or valuable architectural or historical features which influence the urban form, character and scale of the existing area.
- **Transport:** Ensuring provision is made for quality public transport systems. Provide improved access to these systems and incorporate mobility management plans, which prioritise the primacy of pedestrian movement and address the issue of parking facilities and parking overflow.
- **Commercial/Retail:** The creation of a vibrant retail and commercial core with animated streetscapes.
- **Community and Social Services:** The centres will be encouraged to become the focal point for the integrated delivery of community and social services.
- **Employment:** Encourage the provision of mixed use developments incorporating retail, office, residential and live work units, and the creation of

small start-up units. (The floor area limitations in respect of offices given in the land use zoning objective Z4 shall not apply in the case of identified Prime Urban Centres, and applications involving office development in these areas shall be assessed on their merits taking account of the overall objective to provide for a mixed use environment).

- **Built Environment:** The creation of high quality, mixed use urban districts with a distinctive spatial identity and coherent urban structure of interconnected streets and child friendly public spaces and urban parks. Development should have regard to the existing urban form, scale and character and be consistent with the built heritage of the area.
- **Capacity for Development:** Encourage the development/redevelopment of under utilised sites. Local action plans shall be prepared for all the designated Prime Urban Centres. Each of these plans will be prepared in full consultation with the public including consultations with local residents, public sector and non-government agencies, local community groups, commercial and business interests within the area and elected representatives.

The boundaries of these Prime Urban Centres will be formally delineated during the course of the drafting of such plans. In the specific case of Rathmines, any plan should build on the work already undertaken by the Rathmines Initiative Group.

#### Zoning Objective Z4:

- **Permissible Uses**

Amusement/leisure complex, ATM, Bed and breakfast, Betting office, Buildings for the health, safety and welfare of the public, Car park, Car trading, Childcare facility, Civic offices, Community facility, Cultural/recreational building and uses, Education, Enterprise centre, Garden centre, Guest house, Halting site, Home-based economic activity, Hostel, Hotel, Industry (light), Live work units, Media recording and general media associated uses, Medical and related consultants, Motor sales showroom, Office (max. 600 sq. m.)<sup>1</sup>, Open space, Park and ride facility, Petrol station, Place of public worship, Public house, Residential, Restaurant, Science and technology-based industry, Shop (district), Shop (neighbourhood), Takeaway, Training centre.

- **Open for Consideration Uses**

Advertisement and advertising structures, Civic

and amenity/recycling centre, Conference centre, Embassy, Factory shop, Financial institution, Funeral home, Garage (motor repair/service), Household fuel depot, Nightclub, Outdoor poster advertising, Shop (major comparison), Warehousing (retail/non-food)/Retail Park, Warehousing and office (max. 1200 sq. m.<sup>1</sup>), Internet café.

In the case of Z14 lands that are identified as PUCs all uses identified as Permissible Uses and Open for Consideration Uses on Z4 lands will be considered.

#### 14.4.5 City Centre (Mixed Use) – Zone Z5

##### 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.**

The primary purpose of this use zone is to sustain life within the centre of the city through intensive mixed use development. The strategy is to provide a dynamic mix of uses, which interact with each other, creates a sense of community and which sustains the vitality of the inner city both by day and night.

Ideally, this mix of uses should occur both vertically through the floors of the building as well as horizontally along the street frontage. While a general mix of uses e.g. retail, commercial, residential etc. will be desirable throughout the area on the principal shopping streets, retail will be the predominant use at ground floor level.

#### Zoning Objective Z5:

- **Permissible Uses**

Amusement/leisure complex, ATM, Bed and Breakfast, Betting office, Buildings for the health, safety and welfare of the public, Car park, Car trading, Childcare facility, Civic Offices, Community facility, Conference centre, Cultural/recreational building and uses, Education, Embassy, Enterprise centre, Funeral home, Guest house, Home-based economic activity, Hostel, Hotel, Industry (light), Live work units, Media recording and general media associated uses, Medical and related consultants, Motor sales showroom, Nightclub, Office, Open space, Place of public worship, Public house, Public service installation, Residential, Restaurant, Science and technology-based industry, Shop (district), Shop (neighbourhood), Shop (major comparison), Takeaway, Training centre, Veterinary surgery,

<sup>1</sup> Note: Floor area limitations for office use shall not apply in the case of identified Prime Urban Centres

Warehousing (retail/non-food)/Retail Park, Internet café.

- **Open for Consideration Uses**

Advertisement and advertising structures, Civic and amenity/recycling centre, Financial institution, Household fuel depot, Outdoor poster advertising, Petrol station, Transport depot.

trading, Civic and amenity/recycling centre, Factory shop, Funeral home, Garage (motor repair/service), Nightclub, Office, Outdoor poster advertising, Petrol station, Place of public worship, Public house, Residential, Veterinary surgery, Warehousing (retail/non-food)/Retail Park, Warehousing.

#### 14.4.6 Employment/Enterprise – Zone Z6

##### Land Use Zoning Objective Z6:

**To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.**

It is considered that Z6 lands constitute an important land bank for employment use in the city which it is considered strategically important to protect. A number of accessible mixed use inner suburban sites which were zoned Z6 have been rezoned Z10 to permit a wider range of mixed use development, making it important that remaining Z6 lands are available to service the employment requirements of the city.

The uses in these areas will be primarily office based industry and business technology parks developed to a high environmental standard and incorporating a range of amenities. A range of other uses including residential are open for consideration on lands zoned Objective Z6 but are seen as ancillary to their primary use as employment zones. In established areas Z6 lands may include light industry and some retail which has become established over a number of years.

The uses in this zone are likely to generate a considerable amount of traffic by both employees and service traffic. Sites should therefore have good vehicular and public transport access. The implementation of mobility management plans will provide important means of managing accessibility to these sites.

##### Zoning Objective Z6:

- **Permissible Uses**

ATM, Betting Office, Car park, Childcare facility, Conference centre, Cultural/recreational building and uses, Enterprise centre, Hotel, Industry (light), Live work units, Open space, Park and ride facility, Public service installation, Restaurant, Science and technology-based industry, Shop (neighbourhood), Training centre.

- **Open for Consideration Uses**

Advertisement and advertising structures, Car

#### 14.4.7 Employment (Industry) – Zone Z7

##### Land Use Zoning Objective Z7:

**To provide for the protection and creation of industrial uses, and facilitate opportunities for employment creation.**

The primary uses in these areas are those which result in a standard of amenity which would not be acceptable in other areas. They can unavoidably cause 'bad neighbour' problems due to the generation of disamenities such as noise, smells, heavy goods traffic etc.. Activities include industry, other than light industry, manufacturing repairs, open storage, waste material treatment, transport operating services.

These areas require a measure of protection from other non-compatible 'clean' uses as this can result in conflict and limit the expansion of the primary use in the area. In particular, activities that fall within the scope of the SEVESO II (COMAH) Regulations should only be permitted on lands zoned Objective Z7 and Z7A and the expansion of such facilities may be impacted by the requirement to protect surrounding land uses.

##### Zoning Objective Z7:

- **Permissible Uses**

ATM, Betting office, Boarding kennel, Car park, Chemical processing and storage, Childcare facility, Civic and amenity/recycling centre, Enterprise centre, Garage (motor repair/service), General industrial uses, Heavy vehicle park, Household fuel depot, Industry (light), Incinerator/Waste to energy plant, Open space, Outdoor poster advertising, Park and ride facility, Petrol station, Port related industries and facilities, Public house, Public service installation, Scrap yard, Storage depot (open), Support office ancillary to primary use, Transfer station, Transport depot, Warehousing.

- **Open for Consideration Uses**

Advertisement and advertising structures, Amusement/leisure complex, Bed and breakfast, Buildings for the health, safety and welfare of the

public, Car trading, Community facility, Cultural/recreational building and uses, Factory shop, Guest house, Hotel, Media recording and general media associated uses, Nightclub, Place of public worship, Restaurant, Science and technology-based industry, Takeaway.

14.4.7A **Employment (Industry) – Zone Z7A**

**Land Use Zoning Objective Z7A:**  
**To provide for the protection and creation of industrial uses, and facilitate opportunities for employment creation.**

The primary uses in these areas are those which result in a standard of amenity which would not be acceptable in other areas. They can unavoidably cause ‘bad neighbour’ problems due to the generation of disamenities such as noise, smells, heavy goods traffic etc. Activities include industry, other than light industry, manufacturing repairs, open storage, waste material treatment, transport operating services.

These areas require a measure of protection from other non-compatible ‘clean’ uses as this can result in conflict and limit the expansion of the primary use in the area. In particular, activities that fall within the scope of the SEVESO II (COMAH) Regulations should only be permitted on lands zoned Objective Z7 and Z7A and the expansion of such facilities may be impacted by the requirement to protect surrounding land uses.

**Zoning Objective Z7A:**

- **Permissible Uses**  
 ATM, Betting office, Boarding kennel, Car park, Chemical processing and storage, Childcare facility, Civic and amenity/recycling centre, Enterprise centre, Garage (motor repair/service), General industrial uses, Heavy vehicle park, Household fuel depot, Industry (light), Open space, Outdoor poster advertising, Park and ride facility, Petrol station, Port related industries and facilities, Public house, Public service installation, Scrap yard, Storage depot (open), Support office ancillary to primary use, Transfer station, Transport depot, Warehousing.
- **Open for Consideration Uses**  
 Advertisement and advertising structures, Amusement/leisure complex, Bed and breakfast, Buildings for the health, safety and welfare of the public, Car trading, Community facility,

Cultural/recreational building and Uses, Factory shop, Guest house, Hotel, Media recording and general media associated uses, Nightclub, Place of public worship, Restaurant, Science and technology-based industry, Takeaway.

14.4.8 **Conservation Areas – Zone Z8**

**Land Use Zoning Objective Z8:**  
**To protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective. To allow primarily residential and compatible office and institutional uses.**

Lands zoned Objective Z8 incorporate the main conservation areas in the city, primarily the Georgian Squares. The aim is to protect the architectural design and overall setting of such areas. A range of uses are permitted in such zones, the main ones of which are residential, office and industrial uses that do not impact negatively on the architectural character and setting of the area.

**Zoning Objective Z8:**

- **Permissible Uses**  
 Childcare facility, Cultural/recreational building and uses, Education, Embassy, Guest house, Home-based economic activity, Hostel, Hotel, Medical and related consultants, Office (maximum 50% of unit and excluding retail branch bank/building society), Open space, Residential.
- **Open for Consideration Uses**  
 Buildings for the health, safety and welfare of the public, Nightclub, Place of public worship, Public service installation, Restaurant.

14.4.9 **Amenity/Open Space Lands – Zone Z9**

**Land Use Zoning Objective Z9:**  
**To preserve, provide and improve recreational amenity and open space.**

This zoning includes all amenity open space lands which can be divided into three broad categories as follows:

1. Public open space
2. Private open space
3. Sports facilities in private ownership

Generally, the only new development allowed in these areas, other than the amenity/recreational

uses themselves are those associated with the open space use. Specifically, residential development shall not be permitted on public or privately owned open space apart from limited once off development on lands accommodating private sports facilities as detailed below.

In the case of sports facilities in private ownership, Dublin City Council recognises that a number of such facilities are under pressure to relocate so as to release resources for the maintenance and development of the club or sports facility. In certain instances where it is considered to be required to secure, protect and consolidate the sporting and amenity nature of the lands and retain the facility in the local area, some limited degree of residential development may be permitted, on such sites on a once off basis and subject to the primary use of the site being retained for sporting/amenity use.

#### Zoning Objective Z9:

- **Permissible Uses**

Club house and associated facilities, Municipal golf course, Open space, Public service installation which would not be detrimental to the amenity of Z9 zoned lands.

- **Open for Consideration Uses**

Car park for recreational purposes, Caravan park /Camp site (holiday), Community facility, Crèche, Craft centre/craft shop, Cultural/recreational building and uses, Golf course and clubhouse, Kiosk, Tea room.

#### 14.4.10 Inner Suburban (Mixed Use) – Zone Z10

##### Land Use Zoning Objective Z10:

**To consolidate and facilitate the development of inner suburban sites for mixed use development of which office, retail and residential would be the predominant uses.**

The primary uses in this zone are residential, office and retail. A range of other smaller ancillary uses to service the site will also be facilitated. The concept of mixed use is central to the development or redevelopment of these sites and mono uses, either all residential or all employment/office use, shall not generally be permitted.

Lands zoned Z10 will cater for a relatively intensive form of development in accessible inner suburban locations, and the range of uses permitted will be similar to Z5 but not as intensive or wide ranging, reflecting the more suburban location and the

interactions with surrounding established land uses.

Accessibility will be an issue in the development of Z10 lands, and where significant numbers of employment and/or residents are envisaged, a mobility management plan will be required.

#### Zoning Objective Z10:

- **Permissible Uses**

ATM, Bed and breakfast, Betting office, Buildings for the health, safety and welfare of the public, Childcare facility, Craft centre/craft shop, Cultural/recreational building and uses, Education (excluding a night time use), Financial institution, Guest house, Halting site, Home-based economic activity, Hostel, Hotel, Live work units, Medical and related consultants, Motor sales showroom, Office, Public service installation, Residential, Restaurant, Shop (neighbourhood).

- **Open for Consideration Uses**

Amusement/leisure complex, Car park, Car trading, Civic and amenity/recycling centre, Civic offices, Community facility, Conference centre, Embassy, Enterprise centre, Funeral home, Garden centre, Media recording and general media associated uses, Petrol station, Place of public worship, Science and technology-based industry, Shop (district), Takeaway, Training centre, Veterinary surgery, Warehousing (retail/non-food)/Retail Park, Internet café.

#### 14.4.11 Waterways Protection – Zone Z11

##### Land Use Zoning Objective Z11:

**To protect and improve canal, coastal and river amenities.**

These areas generally include all the waterways and waterbodies in the Dublin City Council area.

The purpose of the zoning is to protect the amenity of these areas including views and prospects into/out of the areas.

#### Zoning Objective Z11:

- **Permissible Uses**

Open space, Water-based recreational/cultural activities.

- **Open for Consideration Uses**

Restaurant, Tea room.

#### 14.4.12 Institutional Land (Future Development Potential) – Zone Z12

##### Land Use Zoning Objective Z12:

**To ensure the existing environmental amenities are protected in any future use of these lands.**

These are lands the majority of which are in institutional use, which could possibly be developed for other uses such as residential.

These areas include community and recreation related development including schools and colleges, residential health care institutions (e.g. hospitals) and development for other community uses (e.g. club meeting facilities such as scout and guide halls). Often significant ancillary facilities such as staff accommodation and dedicated open space or sports and recreational facilities are included.

Where lands zoned Z12 are to be developed, a minimum of 20% of the site, incorporating landscape features and the essential open character of the site, will be required to be retained as accessible public open space.

In considering any proposal for development on lands subject to zoning Objective Z12, other than development directly related to the existing community and institutional uses, Dublin City Council will require the preparation and submission of a master plan setting out a clear vision for the future for the development of the entire land holding. In particular, the master plan will need to identify the strategy for the provision of the 20% public open space requirements associated with any residential development, to ensure a coordinated approach to the creation of high quality new public open space facilities on these lands.

And, for the avoidance of doubt, at least 20% social and affordable housing requirement, as set out in the Housing Strategy in this Plan, will apply in the development of lands subject to the Z12 zoning objective.

##### Zoning Objective Z12:

###### • Permissible Uses

ATM, Bed and breakfast, Buildings for the health, safety and welfare of the public, Caravan park/ Camp site (holiday), Childcare facility, Community facility, Conference centre, Cultural/recreational building and uses, Education (excluding night time uses) Embassy, Enterprise centre, Garden centre, Golf course and clubhouse, Guest house,

Halting site, Hostel, Hotel, Media recording and general media associated uses, Medical and related consultants, Open space, Place of public worship, Public service installation, Residential institution, Residential, Restaurant, Science and technology-based industry, Training centre.

###### • Open for Consideration Uses

Boarding kennel, Car park, Civic and amenity/ recycling centre, Funeral home, Industry (light), Municipal Golf Course, Nightclub, Office, Outdoor poster advertising, Shop (neighbourhood).

#### 14.4.13 Public Housing Rejuvenation Areas – Zone Z13

##### Land Use Zoning Objective Z13:

**To seek the social, economic and physical rejuvenation of an area.**

These are the large scale public housing areas for which it is envisaged that significant improvement and rejuvenation works (both social, economic and physical) shall be undertaken over the lifetime of the Plan.

##### Zoning Objective Z13:

###### • Permissible Uses

ATM, Bed and breakfast, Betting office, Buildings for the health, safety and welfare of the public, Childcare facility, Cultural/recreational buildings and uses, Education (excluding a night time use), Education, Enterprise centre, Guest house, Hostel, Hotel, Industry (light), Media recording and general media associated uses, Medical and related consultants, Office, Open space, Residential, Shop (neighbourhood).

###### • Open for Consideration Uses

Advertisement and advertising structures, Car trading, Civic and amenity/recycling centre, Funeral home, Nightclub.

#### 14.4.14 Framework Development Areas – Zone Z14

##### Land Use Zoning Objective Z14:

**To seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and “Z6” would be the predominant uses.**

These are areas where proposals for comprehensive development or redevelopment have been, or are in the process of being prepared, and in the case of each, a number of development principles to guide the development of each area have been identified.

These development principles are set out in Section 14.9.0 below. It should be noted that not all of the identified Framework Development Areas (Z14) are zoned Z14 in their entirety. A number, (e.g. Heuston Station and Environs and City Markets) have a range of zonings within their identified boundaries.

The development principles, the relevant land use zoning objectives and development standards should be complied with in the making of development proposals on lands zoned Objective Z14.

The following areas have been identified as Framework Development Areas in the Plan:

1. FDA1 Pelletstown
2. FDA2 Finglas
3. FDA3 Northside Shopping Centre
4. FDA4 North Fringe
5. FDA5 Chapelizod
6. FDA6 Park West
7. FDA7 Heuston Station and Environs
8. FDA8 Grangegorman
9. FDA9 City Markets
10. FDA10 Spencer Dock North
11. FDA11 Digital Hub
12. FDA12 Newmarket
13. FDA13 South Bank/Poolbeg

#### Zoning Objective Z14:

- **Permissible Uses**  
All uses outlined in zoning Objectives Z1 and Z6 (permissible uses)

- **Open for Consideration Uses**  
All uses outlined in zoning Objectives Z1 and Z6 (open for consideration) and Financial institution.

In the case of Z14 lands that are identified for Prime Urban Centres, all uses identified as Permissible Uses and Open for Consideration Uses on zoning Objective Z4 lands will be considered.

#### 14.4.15 Institutional Land (Long Term Institutional Use) – Zone Z15

**Land Use Zoning Objective Z15:**  
**To provide for institutional and community uses.**

These are areas which are reserved for future institutional and community uses and for existing uses which are unlikely to change in the future.

The present uses on the land generally include community related development including schools and colleges, residential healthcare institutions e.g. hospitals, prisons.

The uses can sometimes cause amenity problems for adjoining uses (e.g. noise generated by 24-hour traffic going to/from a hospital adjacent to a residential area). Opportunities should be taken, through the treatment of boundaries and landscaping etc. to protect adjoining areas from any adverse effect that may necessarily arise from this category of use.

#### Zoning Objective Z15:

- **Permissible Uses**  
ATM, Buildings for the health, safety and welfare of the public, Childcare facility, Community facility, Cultural/recreational building and uses, Education, Medical and related consultants, Open space, Place of public worship, Public service installation, Residential institution

- **Open for Consideration Uses**  
Bed and breakfast, Car park ancillary to and subject to the main use remaining as community or institutional, Residential, Guest house, Hostel, Hotel, Municipal Golf Course.

Where lands zoned Z15 are to be developed for residential then:

(a) 25% of the site (this open space is in lieu of the requirement for 10-20% public open space provided for in paragraph 15.9.7 hereof) shall be set aside for accessible public open space and/or community facilities save that this requirement need not apply in the event that the footprint of the existing buildings exceeds 50% of the total site area of the institutional lands in question;

(b) A Local Area Plan (if appropriate having regard to the Planning & Development Acts) setting out a clear vision for the entire land holding, including the portion of the site proposed to be set aside for accessible public open space and/or community facilities must be made. In that regard, the Local Area Plan shall identify how the requirement for 25% of the site to be set aside for accessible public open space and/or community facilities will be met. It should ensure that the said space will be provided

in a manner designed to maximise appropriate public use and to protect existing sporting and recreational facilities which are available predominantly for community use. Where such facility exists it shall rank for inclusion in the open space requirement;

(c) In the event that a Local Area Plan is not considered appropriate then the applicant will submit a plan with the planning application which sets out a vision for the entire institutional land holding.

#### 14.5.0 Permissible and Non-Permissible Uses

The following sections define what is meant by a permissible and open for consideration use.

Uses not listed in any of the categories in zones Z1, Z2, Z8, Z9, Z11 and Z15 are deemed not to be permissible uses in principle.

Uses not specified in any of the above categories and located in the following zones will be dealt with on their merits: zones Z3, Z4 (including identified Prime Urban Centres), Z5, Z6, Z7, Z7A, Z10, Z12, Z13.

##### 14.5.1 'Permissible Uses'

A Permissible Use is one which is generally acceptable in principle in the relevant zone, but which is subject to normal planning consideration, including policies and objectives outlined in the Plan.

##### 14.5.2 'Open for Consideration Uses'

An Open for Consideration Use is one which may be permitted where the Planning Authority is satisfied that the proposed development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects on the permitted uses, and would otherwise be consistent with the proper planning and sustainable development of the area.

#### 14.6.0 Relaxation of Zoning Objectives for Protected Structures

Dublin City Council actively encourages uses which are compatible with the character of protected structures. In certain cases, the Planning Authority may relax site zoning restrictions in order to secure the preservation and restoration of the buildings. These restrictions, including site development standards, may be relaxed if the protected structure is being restored to the highest standard, the special interest, character and setting of the building is protected and the use and development is consistent with conservation policies and the proper planning and sustainable development of the area.

#### 14.7.0 Non-Conforming Uses

Throughout the Dublin City Council area there are uses which do not conform with the zoning objective for the area. All such uses, where legally established (the appointed day being 1 October 1964) or where in existence longer than 7 years, shall not be subject to proceedings under the Act in respect of the continuing use. When extensions to or improvements of premises accommodating such uses are proposed, each shall be considered on their merits, and permission may be granted where the proposed development does not adversely affect the amenities of premises in the vicinity and does not prejudice the proper planning and development of the area.

#### 14.8.0 Transitional Zone Areas

The land use zoning objectives and control standards show the boundaries between zones. While the zoning objectives and development control standards indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use zones. In dealing with development proposals in these contiguous transitional zonal areas, it is necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas or abutting residential development within predominately mixed use zones, particular attention must be paid to the use, scale, density and design of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

#### 14.9.0 Framework Development Areas – Development Principles

Within each of the identified Framework Development Areas, the following general development principles shall apply:

##### FDA1 Pelletstown Framework Development Area

1. To provide for a sustainable living environment, prioritising public transport, more compact urban form, mixed use and the creation of a strong sense of urban place.
2. To achieve a sufficient density of development to sustain public transport and a vibrant mix of uses.
3. To develop a coherent spatial structure, based on a hierarchy of linked streets and public spaces and determined by urban design principles.

The main components of this spatial structure are:

- Two high quality village centres, one to the east and west respectively, as the focus for mixed use development and community activities
  - A tree lined canal side boulevard linking the two village centres and providing the potential for developing a range of different experiences, including recreation and compatible commercial uses
  - A central park to provide the setting for leisure uses and community activities
  - North/south linkages facilitating good access to public transport and to the amenity of the Tolka Valley
4. To promote the creation of a high quality public domain by establishing a high standard of design in architecture and landscape architecture.

### FDA2 Finglas Framework Development Area

1. The central aim of the strategy for Finglas is to create a revitalised and sustainable urban centre that is responsive to the needs of its predominantly residential hinterland.
2. To create a coherent and legible spatial identity rooted in Finglas' historic network of streets, spaces and buildings that will be exploited to develop a stimulating and distinct sense of place, provide a physical framework for future development and promote and encourage movement.
3. To significantly increase densities of development to provide for a sustainable mass of activity reflecting and consolidating Finglas' position as a Prime Urban Centre and a destination centre.
4. To create a remodelled and animated streetscape defined by a new building edge, contained by new building blocks and with a sufficient scale and density to generate energy and activity.
5. To establish a significant residential base to support local services and activities and with sufficient diversity of unit type and tenure to establish a long term integrated community.
6. To respect and develop the archaeology of the area as a core part of the Development Plan.
7. To provide a balanced and mixed residential population.

8. To develop the plan in an integrated way with the new residential estates in Fingal County Council areas.
9. To develop a central public transport hub that recognises Finglas a central public transport orbital link and a key QBC.
10. The development of the Finglas FDA will have regard to the RAPID plan for Finglas East, and the need to create adequate neighbourhood services and facilities.

### FDA3 Northside Framework Development Area

1. To build on the platform of existing retail and community facilities to create a vibrant and sustainable urban area with work, living and recreational opportunities and ease of access to quality public transport.
2. To create a place with a distinctive urban character based on urban design principles.
3. To incorporate sufficient densities of development to sustain public transport, a viable mix of uses and a wide range of community facilities.
4. To develop a coherent spatial structure incorporating a quality public domain and a high standard in architecture and landscape architecture.
5. To provide for a balanced mix in residential tenure.
6. To exploit and integrate the amenity of the river in the layout of the urban structure.
7. To recognise the need to enhance open space provision and to ensure their retention and improvement.

### FDA4 North Fringe Framework Development Area

1. To create a highly sustainable, mixed use urban district, based around high quality public transport nodes, with a strong sense of place.
2. To achieve a sufficient density of development to sustain efficient public transport networks and a viable mix of uses and community facilities.
3. To establish a coherent urban structure, based on urban design principles, as a focus for a new community and its integration with the established community, comprising the following elements:
  - An interconnected network of streets and

public spaces, including:

- A central spine route, in the form of a boulevard or High Street, linking the Malahide Road with the proposed train station to the east
  - Two high quality urban squares (one at the junction of the Malahide Road with the Main Street boulevard and the other adjacent to the rail station) as the main focus for commercial and community activity
  - A series of smaller urban squares as significant place markers and activity nodes e.g. recreation square adjacent to Father Collins Park
  - A flagship urban park in the redesigned Father Collins Park
  - A new perimeter route running north from the Malahide Road via Belcamp Lane, relieving traffic pressure from the N32 and from the proposed Main Street boulevard.
4. To promote the creation of a high quality public domain by establishing a high standard of design in architecture and landscape architecture.
  5. To develop the amenity potential of the Mayne River in the creation of a linear park.
  6. To develop an Urban Design Strategy for the lands at St. Michael's Cottages that is co-ordinated with the overall strategies for the FDA.

#### FDA5 Chapelizod Framework Development Area

1. To protect, enhance and develop the unique character and identity of Chapelizod.
2. To ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of the village informs the design approach to new development and renewal.
3. To ensure that an integrated approach to urban design achieves the following objectives:
  - The creation of a coherent spatial pattern/village footprint inspired by the traditional configuration of public spaces and street pattern
  - New development which may be contemporary in character to complement the grain and character of existing development
  - The achievement of sustainable densities consistent with successful integration into the village context
4. To develop the relationships of Chapelizod to the river and to the Phoenix Park.

5. To maximise development opportunities and other initiatives to reduce the environmental impact of vehicular traffic on the village.
6. To provide a traffic management study for Chapelizod.
7. To protect/develop Martin's Row as the urban heart of the village ensuring:
  - The retention/refurbishment of the existing built fabric
  - The achievement of sustainable uses to ensure the future of buildings fronting the public space
  - The achievement of successful redevelopment of vacant/derelict sites
  - The implementation of a sympathetic design for the public space

#### FDA6 Park West Framework Development Area

1. To create a vibrant and sustainable new urban area with work, living and recreational opportunities, based around high quality public transport nodes.
2. To create a place with distinctive urban character, based on urban design principles with strong physical and psychological linkages to the city.
3. To provide for sufficient densities of development, to sustain public transport and a viable mix of uses.
4. To provide for an integrated public transport system, with bus and commuter rail as the main components.
5. To provide for the integration of the new community with the established community.
6. To provide for a balanced mix of residential tenure.
7. To develop a coherent spatial framework, incorporating the following elements:
  - Two axial routes, defined by buildings, providing the main structuring components, linking the proposed new rail station with Ballyfermot Road to the north and Park West Road to the south
  - A Main Street at the intersection of the two axial routes, providing a safe and vibrant mixed use environment
  - Two major new linked civic spaces adjacent to the rail station, creating a high profile for public transport and a strong sense of place for the local resident and working population

- o A series of nodal spaces at key junctions to act as place markers
8. That in the creation of the 'new town' in the Park West/Cherry Orchard area as a policy and priority that the key historic and existing deficits with regard to lay-out, community underdevelopment, policing, anti-social activity, lack of provision for childcare etc. be factored in to be provided for in the new proposed development and that a new Charter for Cherry Orchard be articulated and become an integral part of the overall plans and initiatives for the area.

### FDA7 Heuston Framework Development Area

1. To develop a new urban gateway character area focused on the transport node of Heuston Station and incorporating sustainable densities in a quality contemporary architecture and urban form which forges dynamic relationships with the national cultural institutions in the Heuston environs.
2. To facilitate sustainable urban densities in new development and ensure such densities are underpinned by access to an integrated public transport system.
3. To ensure the application of best practice urban design principles to achieve:
  - o A coherent and legible urban structure within major development sites
  - o A prioritisation on the provision of public space
  - o A successful interconnection between the development site and the adjacent urban structure
4. To resolve conflict between key modes of transport, rail, light rail, bus, taxi and national primary routes, with particular reference to the need to take pressure off the space in front of Heuston Station.
5. To forge spatial interconnection between the national cultural institutions which cluster loosely in the Heuston environs but which are currently isolated due to a poor public domain and fragmented urban structure.
6. To provide a new urban edge to Victoria Quay containing the plaza space in front of Heuston and interfacing with the expanding centre of gravity moving westwards from the city core.
7. To incorporate mixed use in appropriate ratios in order to generate urban intensity and animation. This will require the major uses of residential and

office to be complemented by components of culture, retail and service elements.

8. To ensure brownfield sites are developed within a co-ordinated framework including the provision of an elevated urban space and river bridge to the rear of Heuston Station.
9. To co-ordinate the redevelopment of the area within an overarching framework which will include the definition of common infrastructure funded by a ring fenced contribution scheme.
10. To support Guinness Brewery in their continued development to safeguard employment, industry and tourism in the south west inner city.

### FDA8 Grangegorman/Broadstone Framework Development Area

1. To ensure that the development framework for Grangegorman/Broadstone provides for a high quality character area/urban district with strong physical linkage to the H.A.R.P. Area/Smithfield, Phibsborough, Manor Street and to the City Centre through Henrietta Street.
2. To create a highly sustainable urban campus at Grangegorman as a new home for Dublin Institute of Technology with the capacity to develop strong links with other knowledge sector engines located elsewhere in the inner city.
3. To develop a legible, attractive spatial and urban character which marries the provision of new urban space with high quality contemporary architecture and with the integration and re-use of protected historic structures and other buildings of architectural/artistic merit.
4. To ensure that the existing open space is developed both for the benefit of the new campus and for adjacent existing communities.
5. To co-operate with existing stakeholders in Broadstone to promote the development of a range of higher value economic uses that would be complementary to the campus uses at Grangegorman.
6. To provide for the physical integration of Grangegorman and Broadstone with each other and the city centre through the development of a series of physical connections including pedestrian and cycle linkages and new transport infrastructure.
7. To ensure that the requirements of the North Area Health Board in the provision of healthcare facilities shall be accommodated in any future development of Grangegorman.

8. To examine in conjunction with the relevant educational agencies including Educate Together the primary and secondary education uses to support this third level campus.

### FDA9 City Markets Framework Development Area

1. The creation of a vibrant retail food market, restaurant and leisure market set predominantly within the Victorian set piece fruit and vegetable heritage market building incorporating critical mass to generate dynamic linkage to Henry Street and Smithfield and exploit the presence of light rail.
2. Implement the Markets Framework Plan developed to achieve the above core objective and which includes the following:
  - o A new public square surrounding the converted markets building
  - o A largely symmetrical frame of mainly new 6 storey buildings in the east, north and west sides of the square and containing ground and first floor retail/restaurant/leisure uses with a ratio of specialist flexible office and residential on the upper levels
  - o Courtyards of mainly residential use located to the rear of the 6 storey buildings
  - o A retail fish and restaurant hall adjoining the markets building to the south with 2.5 storey workshops adjoining its eastern side
  - o A 2 storey layer of underground car parking under the new side building and west side public space
  - o A critical balance and scale of food stalls, restaurants, cafés, bars, specialist retail and leisure uses located in the ground floor and mezzanine level of the central markets building and in the ground and first floor of the main building adjoining the square, geared to underpin the magnet status of the markets project
  - o Having regard to the association of the Markets with the sale of food produce the emphasis will be on the continued facilitation of the sale of food produce by small producers
3. To ensure urban regeneration takes place within a co-ordinated framework which includes the definition and costing of key infrastructure including public space and underground car parking which will be funded by a ring fenced contribution scheme.

4. To ensure development interconnects successfully with the east-west pedestrian route north of the main square, with the corridor of the Luas and forges interesting connections to the river.
5. To ensure that the community benefits through the provision of adequate sporting/recreational/leisure facilities and amenities in the Markets area.

### FDA10 Spencer Dock North Framework Development Area

1. To develop a new urban neighbourhood based on sustainable densities and with a strong sense of place, a 'bridge' between the established communities of East Wall and North Wall/ Sheriff Street.
2. To facilitate the provision of a socially cohesive community through the provision in an integrated manner of a wide range of housing types and tenures.
3. To create a high quality physical environment through the development of a coherent spatial structure based on a hierarchy of linked streets and spaces.
4. To open up the Royal Canal as a central component of this spatial structure, as a linear park - a 'green lung', a vital connector to the River and a generator of a network of linked public spaces.
5. To improve accessibility from this new neighbourhood and the adjoining neighbourhoods to the city centre and the I.F.S.C. through the development of an integrated public transportation system.
6. To create a permeable quarter by removing existing physical barriers between these lands and the adjoining neighbourhoods of East Wall and North Wall/Sheriff Street and developing of a network of pedestrian and cycle linkages.
7. To explore alternative and innovative ways of creating a new public dynamic and energy within the linear park and forging a physical synergy between the park and future developments on the adjoining lands to the east.

### FDA11 Digital Hub Framework Development Area

1. To create a dynamic and sustainable new quarter for the 21st century integrated into the heritage and culture of the Liberties/Coombe.
2. To create a centre of excellence for innovation,

creativity, research and learning, focussed on developing new and existing digital content enterprises, demonstrating how the Government, through the Digital Hub Development Agency, connects with public, private and community sectors to create a knowledge society and the workplace of the future.

3. To make a major contribution to enterprise in Ireland and to regeneration in Dublin through creating an information infrastructure that will be the foundation and generator of a new economic base for Irish and international companies in the technology sector.
4. To cluster a mix of Irish and international digital content companies in a vibrant urban environment, through a balanced mix of enterprise, retail, residential and learning/educational uses.
5. To animate the public realm through the provision of public spaces and meeting places, to facilitate new connections between the creative, technological, research and development, educational and community sectors.
6. To respect the heritage and tradition of the Liberties by adapting existing buildings for new uses, and the integration of dynamic contemporary architecture that embraces the digital future and reflects the ethos of creativity and technological innovation of the Digital Hub.
7. To create a sustainable, vibrant and inclusive living, learning and working environment to benefit the local and digital enterprise communities.

### **FDA12 Newmarket Framework Development Area**

1. To re-make Newmarket as a major civic space, a focus for the regeneration of an emerging urban precinct and a key element in a linked network of major urban spaces distributed across the city.
2. In the short term, to develop a new awareness in the public consciousness of Newmarket, reintegrating it into the life of the city through the promotion of a variety of experimental arts and cultural events and speciality markets.
3. In the medium term, to seek an innovative approach to the architectural design and treatment of this important urban space together with the identification of a suitable role or function that will reinstate Newmarket as a major attraction and destination for the general public and for visitors to Dublin.

4. To achieve the regeneration of key sites in Newmarket and its immediate vicinity and along the Cork Street corridor within the context of a co-ordinated design framework, securing uses that will support, animate and strengthen the public space, build on the cultural and tourism potential of the area and reflect the most innovative and highest standards of architectural design.
5. To secure the physical integration of Newmarket with its immediate hinterland, the neighbouring cathedral precinct and the city centre through the development of a high quality public realm, and the development of visual continuity through the careful selection of paving, street furniture, public art and planting.

### **FDA13 South Bank/Poolbeg Framework Development Area**

1. To ensure that new development facilitates the implementation of a global landscape plan for the Poolbeg Peninsula developed in the context of the unique landscape qualities of the peninsula, river and bay area.
2. To ensure that significant dimensions of the landscape framework are implemented as part of any future development in utilities.
3. To support a 'differentiated character' approach within an overall landscape framework that will allow for the consolidation of specific activities.
4. An urban scale and form of development with mixed use and defined areas of 'predominant character'.
5. To allow for utilities operation and expansion within an overall environmental improvement strategy and landscape plan.
6. To promote and protect the ecology of the area, while providing for recreational open space with public access (and provision of a pitch and putt course located on Poolbeg Peninsula) within a consolidation framework for public utilities, including the re-use of historic structures.
7. To improve accessibility through the development of a movement framework with a strong emphasis on public transport, pedestrian/cycle networks and incorporating innovative approaches geared to developing sustainable modes of commuter movement and car parking.
8. To initiate a phased development of both commercial development and public realm – landscape/road infrastructure. To ensure that key elements of the landscape framework are of the

highest quality design and are implemented early in the overall phasing plan to set future precedent for area character.

9. To ensure phased implementation of major redevelopment sites can be linked to the implementation of significant public realm packages of the landscape framework plan identified outside of the commercial sites in question.
10. To ensure that all development is compatible with the nature conservation designations of the south bay.
11. To ensure that the unique landscape qualities of the Poolbeg Peninsula, rivers and bay area are recognised in any development proposals for the Poolbeg area and that the existing open character and nature of the views from Irishtown Nature Park are retained as far as practicable.

#### 14.10.0 Preparation of Plans

It shall be an objective of Dublin City Council to prepare Framework Development/Action Plans, which will include a wide scale local consultation process for the following areas:

- Santry Village (including the Z6 zoned lands at the Swords Road, Santry Avenue junction)
- Richmond Road Area
- Z10 zoned lands on Botanic Road
- John Player Ltd/Bailey Gibson lands on South Circular Road
- Killester
- Donnycarney

#### 14.11.0 Specific Objectives

##### MAP A:

- Lands adjoining Mellows Road/Cardiff Bridge Road/Kildonan Road and zoned Z3 shall be the subject of a specific site objective to provide effective community consultation and open space provision in the future planning and development of this area.
- Lands adjoining Ballygall Road West and zoned Z4 shall be the subject of a specific site objective to provide effective community consultation in the planning of this area.

##### MAP B:

- Lands adjoining Santry Avenue/Swords Road junction and zoned Z6 shall be the subject of a specific site objective to prepare a Framework Development Area Plan to include the Village Area adjoining.

##### MAP E:

- Lands adjoining Botanic Avenue and zoned Z10 shall be the subject of a specific site objective to prepare a Local Area Action Plan.
- Lands adjoining Richmond Road and zoned Z1, Z9, Z12, Z15 and comprising (a) part of St. Vincent's Hospital lands (Z12), (b) site adjoining to west (Z1, Z9, Z15), (c) Stella Maris Football Ground (Z9) and (d) Tolka Park (Z9) shall be the subject of a specific site objective to prepare a Local Area Action Plan.
- Lands adjoining South Circular Road and zoned Z1, Z4 and Z6 shall be the subject of a specific site objective to prepare a Framework Development Area Plan.
- Lands adjoining Pembroke Gardens and zoned Z1 shall be the subject of a specific site objective to provide for Social and Affordable Housing only.

##### MAP F:

- Lands to the rear of St. Anthony's Church, Clontarf and zoned Z12 shall be the subject of a specific site objective to provide for Housing for the Elderly.
- Lands adjoining Sandymount Village and zoned Z3 shall be the subject of a specific site objective that due regard shall be had of its location within and immediately adjoining a Z2 area as regards the physical integrity of the streetscape and the architectural features of the buildings.

##### MAP H:

- Lands adjoining Dodder River and zoned Z9 shall be the subject of a specific site objective for their incorporation into a linear park along the Dodder River.
- Lands adjoining Harolds Cross Road and zoned Z10 shall be the subject of a specific site objective that the mature trees be retained in any future redevelopment.