



# Dublin City Development Plan 2011 – 2017

## Z15 ZONING OBJECTIVE

Adopted Text

May 2013



## **LAND-USE ZONING OBJECTIVE Z15:**

### **15.10.14; To protect and provide for institutional and community uses.**

#### **Land Use Zoning Objective Z15:**

**To protect and provide for institutional and community uses and to ensure that existing amenities are protected.**

These are generally large blocks of land, consisting of buildings and lands located mainly in the suburbs. The present uses on the lands generally include community related development including schools, colleges, residential institutions and healthcare institutions, such as prisons and hospitals. Institutional and Community lands display a variety of characteristics ranging from institutions in open grounds to long established complexes of functional buildings. They often provide ancillary and incidental activities for the local community such as use of part of the site for recreational purposes or the use of rooms for local meetings.

These lands play an important role in the achievement of a more compact city in that they contribute to the creation of vibrant neighbourhoods and a sustainable well-connected city through the provision of such infrastructure as schools, hospitals and open space. The city also includes nationally important institutions, such as hospitals and educational facilities, which as stated in Section 15.1 (Zoning Principles), it is Council policy to cooperate with, in order to promote the strategic long term needs of the city and the country.

With any development proposal on these lands, consideration should be given to their potential to contribute to the development of a strategic green network (see also Chapter 6). In addition, development at the perimeter of the site adjacent to existing residential development shall have regard to the prevailing height of existing residential development and to standards in section 17.9 in relation to aspect, natural lighting, sunlight, layout and private open space, and in section 15.9 in relation to the avoidance of abrupt transitions of scale between zonings.

Where there is an existing institutional and/or community use, any proposed development for "open for consideration" uses on part of the landholding, shall be required to demonstrate to the Planning Authority how the proposal is in accordance with and assists in securing the aims of the zoning objective; how it secures the retention of the main institutional and community uses on the lands, including space for any necessary expansion of such uses; how it secures the retention of existing functional open space e.g. school playing fields; and the manner in which the nature and scale of the proposal integrates with the surrounding lands zoned Z15. The open space requirement in relation to the lands to be developed will have regard to the provisions of the development plan taking into account the nature of the proposed development. A masterplan may assist in demonstrating how the requirements of this paragraph may be satisfied.

A masterplan is not required in the case of minor developments associated with the existing use or where the development proposed relates to extensions to the existing community and institutional use and would enhance the facilities.

Where there is no longer an identified need for an existing institutional and community use (such as a school, or hospital) on lands zoned Z15 and where the land is to be redeveloped, in whole or in part, for open for consideration uses (such as residential) and/or other uses including permissible uses, then a masterplan shall be prepared by the proposer and/or owner.

The masterplan shall be accompanied by the evidence that demonstrates to the Planning Authority that there is no longer a need for the existing institutional and community use on the lands zoned Z15.

In considering whether there is no longer a need for the existing use, the Planning Authority shall consult with the owner/operator of the existing institutional and community uses and the relevant statutory provider (e.g. the Department of Education and Skills in the case of Schools, and the Department of Health and the HSE in the case of Hospitals).

“Existing institutional and/or community use” referred to above shall include the last institutional and community use on the lands. For the avoidance of doubt, a masterplan does not replace the need for Material Contravention or Variation procedures to be followed in any given circumstance, depending on the nature and scale of the proposed redevelopment in relation to the zoning objective.

For the avoidance of doubt, the 20% social and affordable housing requirement, as set out in the Housing Strategy in this Plan (see Appendix 3), will apply in the development of lands for residential or, where mixed, the residential portion only subject to the Z15 zoning objective.

**Masterplan Requirements** (where an existing use is no longer required)

The masterplan shall set out a clear vision for the lands zoned Z15, to provide for the identification of 25% of the lands for open space and/or community facilities (in lieu of the 10-20% public open space provided for in paragraphs 17.2.3 and 17.9.1). This requirement need not apply if the footprint of the existing buildings exceeds 50% of the total site area of the institutional lands in question. (In such circumstances, the standard 10% public open space requirement shall apply). The masterplan must incorporate landscape features which retain the essential open character of the lands zoned Z15. It must also ensure that the space will be provided in a manner designed to facilitate potential for future public use and protect existing sporting and recreational facilities which are available predominately for community use. The 25% public open space shall not be split up, unless site characteristics dictate otherwise, and shall comprise mainly of soft landscaping suitable for recreational and amenity purposes and should contribute to, and create linkages with, the strategic green network. Where such facility exists, it shall be included in the open space requirement.

**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 main use, Conference Centre, Funeral Home, Guesthouse, Hostel, Hotel, Municipal Golf Course, Residential, Student accommodation, Training.

**Para. 15.2**, bullet point 2:

Insert after 67,000 residential units in the city;

“and to ensure that there is capacity to meet the needs of existing and future residential communities, in particular for schools, hospitals and recreational activities.”

**Para. 15.3**, last bullet point:

Insert; “and Z15”.

**Para. 15.4**, para. 2:

Insert; “and Z15”.

**Table 15.1:**

Insert; “Z15 Institutional and Community”

**Para. 16.2.10:**

Insert in heading; “Institutional and Community Lands”

**Para. 17.2.3**, para. 1:

Insert; “and institutional and community lands (Z15).”

**Para. 17.2.3**, para. 2:

Insert; “The requirement for the Z15 lands will be 25% open space and/or provision of community facilities.”

**Para. 17.4**, PLOT RATIO:

Insert; “Z15 Institutional and Community 0.5 – 2.5”

**Para. 17.5**, SITE COVERAGE:

Insert; “Z15 Institutional and Community 50%”