

RE: Proposed Variation of Lands at Annesley Motors, Ballybough Road, Dublin 3.

The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (Statutory Instrument Number (SI No. 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). Both sets of Regulations became operational on 21st July 2004. The Regulations have been amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (SI No. 200 of 2011) and the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (SI No. 201 of 2011).

Purpose of Report:

The purpose of the report is to consider whether the proposed Draft Variation of the Dublin City Development Plan 2011–2017 requires a SEA. The assessment is based on the criteria set down in Schedule 2A of the Planning and Development Regulations 2001, as amended, the DoEH&LG SEA Guidelines and Annex II of Directive 2001/42/EC.

Proposal:

It is proposed to vary the Dublin City Development Plan 2011-2017 by changing the zoning of the subject lands at Ballybough Road, Dublin 3:

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

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

Further Detail on the Proposal:

The site (c.2.8ha) is located on the northwest side of Ballybough Road, Dublin 3. It occupies the front portion of the block running between O'Sullivan Avenue to the northeast and Clonliffe Avenue to the southwest. The site is comprised of the Annesley Motors Showrooms at no's. 20-22 Ballybough Road, a terrace of four single storey dwellings, no's. 22B-25 Ballybough Road and the Annesley Car Hire shop, no. 26 at the junction of Ballybough Road and O'Sullivan Avenue. Single storey terraced dwellings bound the site along Clonliffe Avenue. A lane off O'Sullivan Avenue passes outside the rear of the site, which is further bounded by a terrace of single storey dwellings. The area surrounding the site is characterised by a mix of commercial and residential properties.

This brownfield site is in need of rejuvenation and is zoned Z1 in the Dublin City Development Plan, '*To protect, provide and improve residential amenities*'. The long established use on the majority of the site is commercial. The established commercial usage does not conform to the current residential zoning.

A planning submission submitted on behalf of the owner suggests that there is a lack of convenience retail uses in the area. The submission states that there is a need for convenience floorspace in Ballybough to reduce the necessity for residents to travel to the city centre and neighbouring suburbs for day-to-day food shopping.

The nearest larger convenience operators are SuperValu at Talbot Street, Dunnes Stores at North Earl Street and Tesco, Aldi & Lidl at Parnell Street/Moore Street. An Aldi Store is also due to open on East Wall Road in July 2013.

Z3 zoned areas are centres which provide local facilities for a local residential catchment and help to form a focal point for the local community. These '*neighbourhood centres*' provide an essential and sustainable amenity for residential areas and it is considered that they should be maintained and strengthened where possible.

The application of a Z3 zoning on the site, which seeks to '*provide for and improve neighbourhood facilities*' would help consolidate a viable quantum of Z3 uses in the immediate area and would act as a catalyst for the renewal of the physical and social fabric of the area.

A Z3 zoning would help provide for local facilities/services that serve the day-to-day needs of the community such as small convenience shops, post office, hardware, etc, within a short walking distance (5 min). The Z3 zoning also allows for the consideration of housing on the site.

Any proposal for redevelopment on the site would be subject to detailed assessment at planning application stage. The key retail tests such as justifying need, impact, sequential approach and ensuring that the development is of an appropriate scale would be assessed as part of any future planning application for a larger neighbourhood shop on the site.

Screening Criteria determining whether the proposed variation is likely to have significant environmental effects; Schedule 2A to the Planning and Development Regulations 2001 (or any regulations revoking or re-enacting these regulations)

This proposal has been examined in light of the criteria detailed in Schedule 2A and the City Council is of the view that the proposal does not require SEA.

This decision is based on the area of lands directly affected by the proposed variation and on the magnitude and spatial extent of the likely impact of the proposed variation, which are deemed not to be significant.

Conclusion:

The Planning Authority has determined that an SEA is not required for the proposed variation to the Dublin City Development Plan 2011-2017.

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