

Proposed Draft Variation (No.12)

of the

Dublin City Development Plan

2011-2017

**The Statutory Display of this Proposed Draft Variation (No.12)
to the Dublin City Development Plan 2011-2017
will be on view to the public from
4th July 2013 to 1st August 2013 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.**

**PROPOSED DRAFT VARIATION (NO.12) OF THE DUBLIN CITY
DEVELOPMENT PLAN 2011 – 2017**

**RE: Proposed Draft Variation of Dublin City Development Plan 2011-2017:
Lands at Annesley Motors, Ballybough Road, Dublin 3**

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.*

The Proposed Draft Variation area is defined on the attached map

SITE LOCATION AND DESCRIPTION

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 Nos. 20-22 Ballybough Road, a terrace of four single storey dwellings, Nos. 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.

PURPOSE OF THE PROPOSED DRAFT VARIATION

The Planning Authority considers that it is appropriate to change the zoning of the subject lands from Z1 (Sustainable Residential Neighbourhood) to Z3 (Neighbourhood Centre), for a number of reasons.

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.

STRATEGIC ENVIRONMENTAL APPRAISAL

The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning and Development Regulations 2001-2004, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment is not required for the proposed draft variation to the Dublin City Development 2011-2017.

APPROPRIATE ASSESSMENT SCREENING

An Appropriate Assessment Screening was undertaken of the proposed draft variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). The draft variation is not

predicted to have a likely impact on the key features or the conservation function of any Natura 200 sites.

WRITTEN SUBMISSIONS OR OBSERVATIONS

Written submissions or observations with regard to the Proposed Draft Variation made to the Planning Department within the said period will be taken into consideration before making the variation.

Submissions or observations on this Proposed Draft Variation of the Dublin City Development Plan 2011-2017 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 emailed to:

development.plan@dublincity.ie

On or before 4.30 P.M. on 1st August 2013

Submissions or observations can also be posted in the box provided immediately next to the public display.