



**PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED
(SECTION 13)**

PLANNING AND DEVELOPMENT REGULATIONS 2001 - 2012

**NOTICE OF PROPOSED DRAFT VARIATIONS NO.13, NO.14 AND
NO.15 OF THE DUBLIN CITY DEVELOPMENT PLAN 2011 - 2017**

Notice is hereby given pursuant to Section 13 of the Planning and Development Act 2000, as amended, that Dublin City Council, being the Planning Authority for Dublin City, has prepared the proposed Draft Variations of the Dublin City Development Plan 2011-2017 in respect of the following:

Variation No.13

It is proposed to vary the Dublin City Development Plan 2011 – 2017 by changing the zoning of the subject lands at the former **Smurfit Kappa Building, Tonleegge Road, Coolock, Dublin 17:**

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

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

The proposed rezoning of the site at the former **Smurfit Kappa Building** from *Z6 Employment/Enterprise Zone* to *Z1 Residential* will complement the adjoining Z1 land use designation, is unlikely to have a detrimental impact on the subject site or the surrounding area and will provide an opportunity to redevelop a vacant and underutilized brownfield site.

Variation No.14

Variation to the Dublin City Development Plan 2011-2017 regarding the definition of Residential/Office at Section 17.6.2.

It is proposed to vary Section 17.6.2 of the Development Plan (which outlines the definition of a high building for various areas in a Dublin context, unless otherwise approved in a Local Area Plan, Section 25 Planning Scheme or Strategic Development Zone) to provide the necessary clarity by way of the following amendments:

Proposed amendment to table at Section 17.6.2 of Development Plan (page 249)

Category	Area	Storeys Res/Office	Height (m)
Low – rise (relates to the prevailing local height and context)	Inner City	Up to 6 res/7 office commercial*	Below 19/28m
	Rail hubs	Up to 6 res/6 office commercial*	Below 19/24m
	Outer City	Up to 4 res/4 office commercial*	Below 13/16m

Proposed explanatory text:

* **The residential category also includes provision for commercial uses at ground floor, subject to the relevant land use zoning category.**

The commercial category includes uses (or a mix of uses) such as hotel, office, conference centre, retail, health, education (inc. student housing), etc, and that are permissible/open for consideration under the relevant land use zoning category.

Mixed developments comprised of over 50% of gross floor area as 'commercial' are subject to commercial maximum heights.

Mixed developments comprised of over 50% of gross floor area as 'residential' are subject to residential maximum heights.

Arising from the amendments above, several consequential amendments are proposed as follows:

Proposed amendment to Section 17.6.1 (page 247)

(ii). In any case, the maximum height outside the identified areas will be as follows:

- a) Inner city (see definition in glossary): 6 storey residential / 7 storey office **commercial**.
- b) Within 500m of existing and proposed mainline, DART, DART Underground and Metro Stations: 6 storey residential / 6 storey office **commercial**.
- c) Rest of outer city: 4 storey residential / 4 storey office **commercial**.

It is considered appropriate to broaden the 'office' definition of height in the 'Low-rise' Category of Section 17.6.2 to include the mix of uses typically found in the central area of cities and district centres that are not purely residential or office mono use. It is proposed that this will be achieved by way of amendment to the table at Section 17.6.2 and the introduction of explanatory text.

Variation No.15

It is proposed to vary the Dublin City Development Plan 2011-2017 by inserting additional text to the start of Section 17.10.8.1, 'Development in Conservation Areas':

It shall be policy for all new development within Victorian and Edwardian Areas to have regard to the character of the area

The proposed additional wording gives expression to the Built Heritage section of the Development Plan, which describes the rich pattern of Dublin's urban fabric, including the unique Georgian squares together with the areas of Victorian and Edwardian architecture, both within and outside the canals. The proposed wording achieves an appropriate balance between protecting the character of such areas, whilst not placing an undue financial burden on home owners or inhibiting good quality contemporary architecture.

A copy of the Proposed Draft Variations, together with the respective SEA and AA screening reports, are available for inspection at the Civic Offices, Wood Quay, Dublin 8 from Monday to Friday (excluding Bank Holidays) between 09.00 hrs and 16.30 hrs from Friday, 9th August 2013 to Friday, 6th September 2013 (both dates inclusive). Details are also available on the Council's website at www.dublincity.ie.

For convenience a non-statutory display of:

- Proposed Draft Variation No.13 will also be available, during normal opening hours, at **Northside Civic Centre, Bunratty Road, Coolock, Dublin 17, and at Donaghmede Library, Donaghmede Shopping Centre, Grange Road, Dublin 13 and Coolock Library, Barryscourt Road, Dublin 17**, throughout the display period.

Written submissions or observations in relation to the Proposed Draft Variations made to the Planning Authority within the above said period will be taken into consideration before the making of a decision on the Proposed Draft Variations. Such submissions or observations should be addressed to:

Niamh Lambert, Administrative Officer, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8 or via email to development.plan@dublincity.ie.

Submissions or observations will be accepted from **Friday, 9th August 2013 to Friday, 6th September 2013** inclusive and must be received by **16.30 hrs on Friday, 6th September 2013**.