**Variation (No. 13)**

**of the**

**Dublin City Development Plan**

**2016 - 2022**

**The Statutory Display of Variation (No.13)**

**to the Dublin City Development Plan 2016 - 2022**

**was on view to the public from**

**Friday 29th November 2019 to Wednesday 22nd January 2020 inclusive**

**Monday to Friday (excluding Bank Holidays)**

**between the hours of 9.00 am and 4.30 pm at the**

**Dublin City Council**

**Civic Offices**

**Ground Floor, Block 4,**

**Wood Quay,**

**Dublin 8**

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**VARIATION (NO. 13) OF THE DUBLIN CITY DEVELOPMENT PLAN 2016 - 2022**

**RE:** **Variation No. 13 of Dublin City Development Plan 2016-2022:**

**Site at Harmonstown Road, Dublin 5**

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**PROPOSAL**

This Variation of the Dublin City Development Plan 2016-2022, which was made by the City Council on 10th March 2020, changed the land use zoning of the subject lands at Harmonstown Road, Dublin 5

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

**To:** **Zoning Objective Z10 – To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office/retail/residential the predominant uses in inner city areas.**

And, added a requirement for a Masterplan for the overall site as follows:

**“Dublin City Council recognises that there is an urgent need to rezone land for housing and mixed uses to meet the demands of the City. This represents an opportunity for Dublin to rejuvenate and grow as a sustainable City comprising vibrant neighbourhoods and sustainable communities.**

**Adequate transportation, educational health and recreational amenities must be included. As such DCC will require the preparation and submission of a masterplan demonstrating how a sustainable mix of uses will be achieved on the overall site as part of the integrated planning and development of the area.”**

The Variation area is delineated on the attached map.

**SITE LOCATION AND DESCRIPTION**

This land bank is located in the outer suburbs in Harmonstown and measures 2.66 ha.

The area is well served by Dublin Bus and is approximately 100m from the Harmonstown Dart Station.

The land bank is set within a well-established residential area comprising of two storey semi-detached and terraced dwellings.

The uses within the land bank consist of retail, suppliers, community uses, motor sales, car wash and service uses. The uses are low intensity, with large areas of surface car parking.

**PURPOSE OF THE VARIATION**

The lands are located at an outer suburban location, beside Harmonstown DART station. The predominant uses on the lands are retail, community, commercial and light industry. The land use is characterised by low scale / low intensity of development. To reflect the residential character of the wider area and to support more intensive development within close proximity of a DART station, a change of zoning from employment uses to mixed uses (including residential) would be appropriate at this location.

**STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING DETERMINATION**

Determination of Strategic Environmental Assessment (SEA) Screening of Variation (No. 13) to the Dublin City Development Plan 2016-2022 to change the land use zoning of lands at Harmonstown Road, Dublin 5 and to add a requirement for a Masterplan for the overall site in compliance with Article 13K of the Planning and Development Regulations 2001, as amended, and the Planning and Development Act 2000, as amended.

The Planning Authority has determined that Variation (No. 13) would not be  
likely to have significant effects on the environment, taking account of relevant criteria set  
out in Schedule 2A of the Planning and Development Regulations 2001, as amended, and  
taking into account the observations by the EPA (25th November 2019) and Inland Fisheries (dated 21st November 2019), and therefore, that a Strategic Environmental Assessment is not required for this Variation to the Dublin City Development 2016-2022.

In carrying out this Assessment, the Council took into account the relevant matters specified under the Planning and Development Act 2000, as amended, the Planning and Development (Strategic Environmental Assessment) Regulations 2004 – 2011 and also:

* The Dublin City Development Plan 2016-2016 (and associated AA Screening, NIS and SEA reports);
* The Strategic Flood Risk Assessment for Variations No’s 8-27 inclusive (January 2020);
* The Appropriate Assessment Screening of the Variation;
* Submissions received during the public consultation period including observations by the OPR;
* The Chief Executive’s Report and Recommendations (No. 77/2020);
* The National Planning Framework; and,
* The Regional Spatial & Economic Strategy for the Eastern & Midlands Region.

In accordance with the requirements of the SEA Directive and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 – 2011, the Statutory Environmental Authorities have been notified of this determination and notice of it has been made public on the website of Dublin City Council. The determination and documentation is available for public inspection at the Council Offices.

**APPROPRIATE ASSESSMENT SCREENING DETERMINATION**

Determination of Appropriate Assessment (AA) Screening of Variation (No. 13) to the Dublin City Development Plan 2016 – 2022 to change the land use zoning of lands at Harmonstown Road, Dublin 5 and to add a requirement for a Masterplan for the overall site in compliance with Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC), as transposed into Irish legislation by the Natura 2000 Communities (Birds and Natural Habitats) Regulations 2011, and Part XAB of the Planning and Development Act 2000, as amended, and associated Regulations.

An Appropriate Assessment (AA) Screening in accordance with Section 177U of the Planning and Development Act, as amended, was undertaken on Variation No. 13 to the Dublin City Development Plan 2016 – 2022.

The Planning Authority has determined that an Appropriate Assessment of Variation (No. 13) is not required, as the Variation, individually or in combination with other plans or projects, does not have the potential to result in any land use effects that could in turn result in likely significant effects to European Sites and their conservation objectives. Therefore, it is not considered necessary to undertake any further stages of the Appropriate Assessment process.

In carrying out this Assessment, the Council took into account the relevant matters specified under Part XAB of the Planning and Development Act 2000, as amended, and also:

* The Dublin City Development Plan 2016-2016 (and associated AA Screening, NIS and SEA reports);
* The Strategic Environmental Assessment Screening of the Variation;
* The Appropriate Assessment Screening for Variations No’s 8-27 inclusive (November 2019);
* The Strategic Flood Risk Assessment for Variations No’s 8-27 inclusive (January 2020);
* Submissions received during the public consultation period including the observation from the Inland Fisheries Ireland dated 21st November 2019 was taken into account;
* Chief Executive’s Report and Recommendations on submissions and minutes of the relevant Council meeting dated 2nd March 2020 and 10th March 2020;
* Variation No’s. 8, 11-12, 15-24 and 26 of the Dublin City Development Plan 2016 – 2022;
* The National Planning Framework; and,
* The Regional Spatial & Economic Strategy for the Eastern & Midlands Region.

The determination and documentation is available for public inspection at the Council Offices.

**WRITTEN SUBMISSIONS OR OBSERVATIONS**

Written submissions or observations regarding the Variation made to the Planning Department within the said period were taken into consideration before making the Variation.

