**PUBLIC NOTICE**

**DUBLIN CITY COUNCIL**

**PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED**

**PLANNING AND DEVELOPMENT REGULATIONS 2001, AS AMENDED**

**NOTICE OF PROPOSED VARIATION NO. 1 OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 – 2028**

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 a Proposed Variation of the Dublin City Development Plan 2022-2028 in respect of the following:

**Variation No. 1 of Dublin City Development Plan 2022-2028**

It is proposed to vary the Dublin City Development Plan 2022-2028 to reorder the land use zoning of the subject lands at Basin View, Dublin 8;

From:

Zoning Objective Z1 - To protect, provide and improve residential amenities

and

Zoning Objective Z9 - To preserve, provide and improve recreational amenity, open space and ecosystem services

To:

Zoning Objective Z9 - To preserve, provide and improve recreational amenity, open space and ecosystem services

and

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

Reason: The Basin Street Flats site was selected for inclusion in the Social Housing Public Private Partnership (PPP) Programme to deliver new social housing units. The Department of Housing, Local Government and Heritage have approved in principle the site at Basin View, which is the first site to be regenerated under this programme and where 100-170 units are proposed to be constructed. The area encompassing the two variation sites will be the subject of a significant scale regeneration project, providing high quality new housing and a new public park. The purpose of the variation is to allow a new design and footprint for the housing, and a re-positioning of Oisín Kelly Park so that it serves better the residents of the regenerated housing and the wider public within the community. This re-positioning will also allow for a less disruptive approach to the regeneration of the site, by facilitating construction in a phased manner.

A copy of the Proposed Variation, together with the Strategic Environmental Assessment and Appropriate Assessment screening reports and Strategic Flood Risk Assessment may be inspected for a period from Thursday 15th June to Friday 14th July 2023 inclusive at the following locations:

Online at: [Variation to Dublin City Development Plan 2022 - 2028 | Dublin City Council](https://www.dublincity.ie/residential/planning/strategic-planning/dublin-city-development-plan/variation-dublin-city-development-plan-2022-2028)

At Dublin City Council Civic Offices, Ground Floor, Block 4, Wood Quay, Dublin 8 during public opening hours, Monday – Friday 9.00am to 4.30pm.

At Dublin City Council South Central Area Office, Eblana House, Marrowbone Lane, Dublin 8 during public opening hours, Monday – Friday 9.00am to 4.00pm.

Written observations or submissions regarding the Proposed Variation are invited from members of the public and all other interested parties during the period Thursday 15th June to Friday 14th July 2023, inclusive. Individuals, groups, organisations or representatives, as well as children, or groups or associations representing the interests of children, are also entitled to make submissions or observations.

The Planning process is an open and public one and in that context, all documents are made available for public inspection. All submissions and observations will be published online and your address will not be published. You are responsible for ensuring that no vexatious, libellous or confidential information, including information relating to a third party (in respect of which the third party has not, expressly, or impliedly in the circumstances, consented to its disclosure) is included in your submission or observation or part thereof that does not comply with this requirement.

All submissions or observations received with respect to the Proposed Variation made to the Planning Authority up to and including Friday 14th July 2023 will be taken into consideration before the making of a decision on the Proposed Variation.

Submissions or observations may be made:

Online at link URL: https://consult.dublincity.ie/

Or

by post to the following address:

Greg Bryan,

Administrative Officer,

Variation No. 1,

Planning and Property Development Department,

Block 4, Floor 3,

Dublin City Council,

Civic Offices, Wood Quay, Dublin 8