

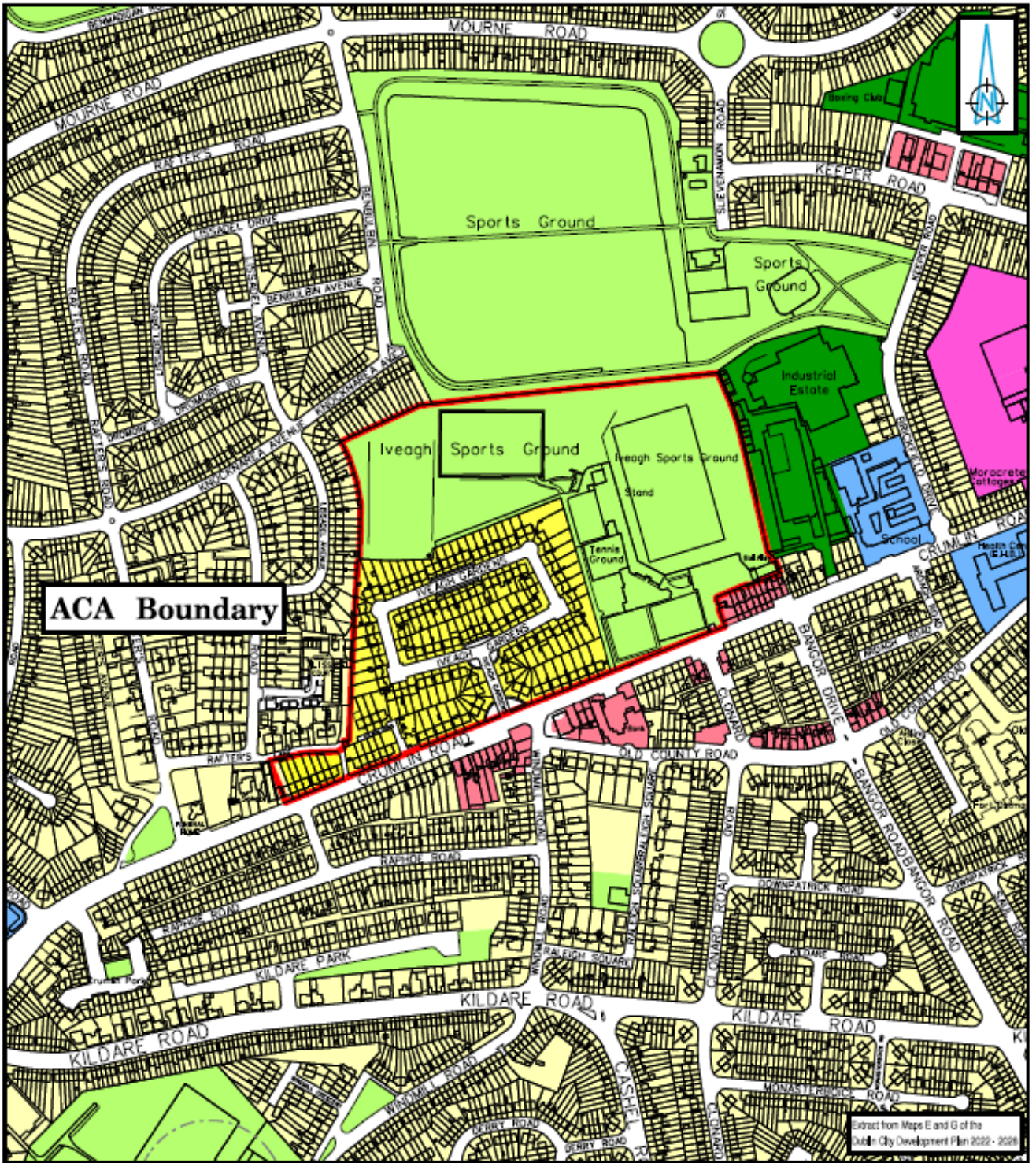
VARIATION (NO. 8) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022-2028

Variation No. 8 of the Dublin City Development Plan 2022-2028 designates lands at Iveagh Gardens and Environs, Crumlin, Dublin 12 as an Architectural Conservation Area in accordance with Sections 13 and 81 of the Planning & Development Act, 2000 (as amended).

Copies of the Proposed Variation, together with the SEA and AA screening reports and Strategic Flood Risk Assessment, were placed on public display from 4th September to 3rd October 2025. Following the public display a report was prepared (the Chief Executive's Report) identifying, summarising and responding to the submissions received and gave the Chief Executives response and recommendations to the issues raised. Following the review of the submissions received, the Chief Executive's report did not propose amendments to the Proposed Variation.

In accordance with Section 13 of the Planning and Development Act 2000 (as amended), following consideration of the Chief Executive's Report, on 1st December 2025 Dublin City Council resolved to make Variation No. 8 of the Dublin City Development Plan 2022 – 2028, without modification.

The updated Variation no.8 map is shown below and the rest of this document contains the Chief Executives Report as agreed by the Council.



VARIATION (No.8) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028

Designating Iveagh Gardens and Environs, Crumlin
as an Architectural Conservation Area



Iveagh Gardens and Environs
Architectural Conservation Area



Proposed Variation (No. 8) Of The Dublin City Development Plan 2022 – 2028

Proposed Variation of the Dublin City Development Plan 2022-2028: Designation of Iveagh Gardens and Environs, Crumlin, Dublin 12 as an Architectural Conservation Area

Proposal

It is proposed to vary the Dublin City Development Plan 2022-2028, by designating lands at Iveagh Gardens and Environs, Crumlin, Dublin 12 as an Architectural Conservation Area in accordance with Sections 13 and 81 of the Planning & Development Act, 2000 (as amended).

The relevant lands are delineated on Figure 1 below, an extract from Maps E and G, Volume 3 of the Dublin City Development Plan 2022–2028.

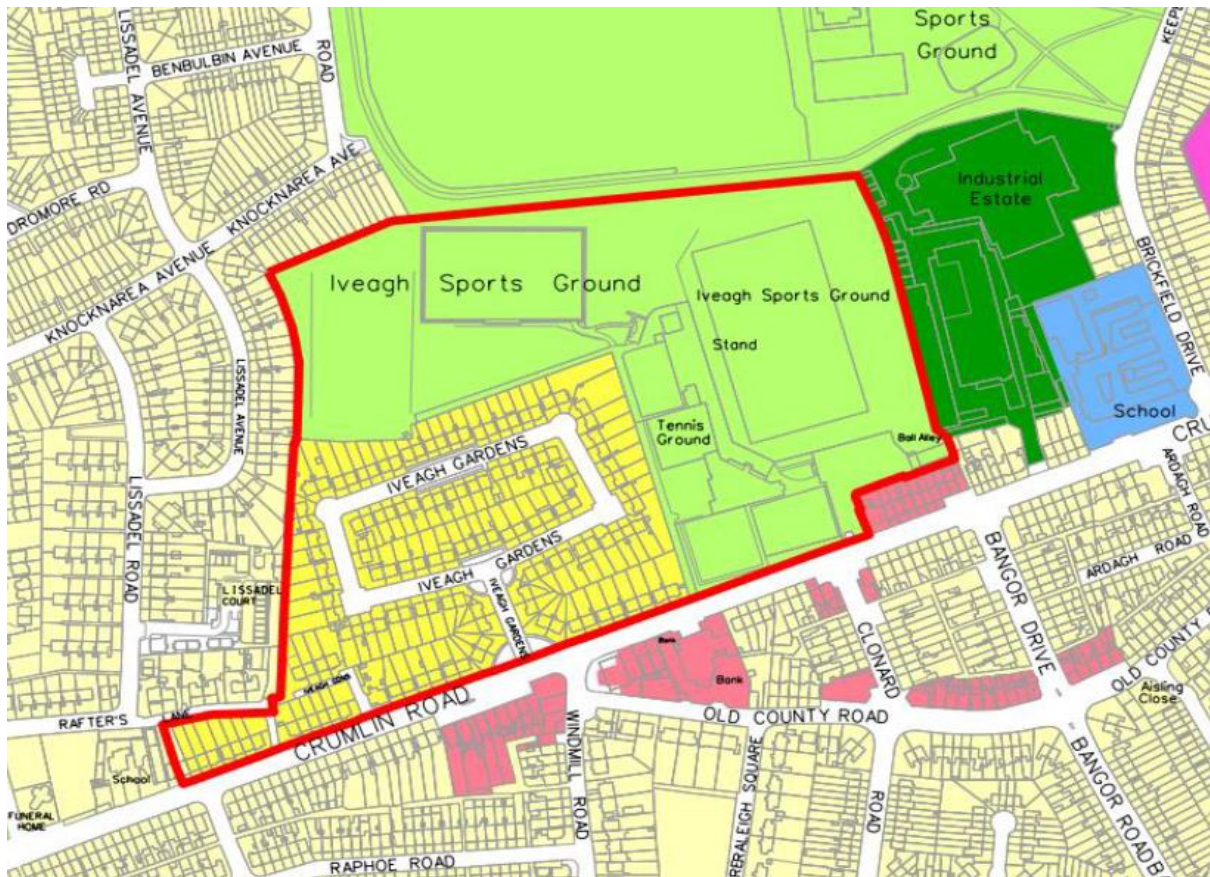


Figure. 1: Proposed Variation (No. 8) to the Dublin City Development Plan 2022-2028

Procedure Followed

Public Notice and Public Display

Members of the public were invited to make submissions regarding the proposed variation. In accordance with the procedures set out in the Planning and Development Act 2000 (as amended), the proposed variation was placed on public display from September 4th to October 3rd, 2025, inclusive and a public notice was inserted into a national newspaper.

Copies of the proposed variation, together with the SEA and AA screening reports were made available for inspection at the Civic Offices, Ground Floor, Block 4, Wood Quay, Dublin 8 and at Dublin City Council Dolphin's Barn Library, Parnell Road, Dublin 12. Details were also available on the City Council's website at: <https://consult.dublincity.ie>

Two additional in-person Public Consultation sessions were held in Walkinstown Library on September 18th and 24th.

Environmental Determinations

The proposed variation has been screened as part of the processes for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

A Strategic Environmental Assessment (SEA) Screening Report on the proposed variation has been prepared and a determination has been made that a full SEA is not required to be undertaken.

An Appropriate Assessment (AA) Screening Report on the proposed variation has been prepared. The Appropriate Assessment (AA) conclusion is that Variation No. 8 does not require an Appropriate Assessment or the preparation of a Natura Impact Report (NIR).

Purpose of the Proposed Variation

This proposed variation arises from the Dublin City Development Plan 2022-2028:

Objective BHA02, which states that it is an objective of Dublin City Council '*to identify and designate further ACAs, within the identified priority areas in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities (2011)*'.

Crumlin Road is largely defined by Dublin Corporation housing developments, constructed between 1934 and 1945. This suburban regularity is interrupted by the Iveagh Gardens development along the north side of the road with a much different palette of domestic building materials and design features. Iveagh Gardens housing estate was developed by the Iveagh Trust (formerly Guinness Trust) one of the largest and Ireland's oldest housing charities, established in 1890 by Edward Cecil Guinness, the first Earl of Iveagh. This housing estate is a rare example of an intact early 20th century philanthropic housing initiative; its development is integral to the architectural evolution of suburban Dublin.

The Iveagh Grounds is an extensive sports facility developed on lands purchased by the Guinness Company, to provide playing fields for its workers. First opened in 1928 it was acquired by Trinity College in 2017. Its original purpose was to enrich the lives of the local community, including the new residents of the adjacent Iveagh Gardens housing, which was under construction when it first opened. This sports complex features a variety of sports fields, facilities and green spaces. This recreational amenity is integral to the understanding of, and important to the overall setting of the Iveagh Gardens housing estate. It is also a fundamental element in the historic social legacy of the philanthropic endeavours of the Iveagh Trust in the Crumlin area.

As the Iveagh Gardens is on the list of Priority ACAs included in Section 11.5.2 of the City Development Plan, it was considered appropriate to pursue the designation of both the housing estate and the sports grounds together as an Architectural Conservation Area.

Report on Submissions and Observations

List of Submissions Received

The following persons or bodies made submissions or observations in relation to the proposed variation of the Development Plan:

- Office of the Planning Regulator (OPR)
- Eastern and Midland Regional Assembly (EMRA)
- Environmental Protection Agency (EPA)
- Uisce Éireann (UÉ)
- Transport Infrastructure Ireland (TII)
- Office of Public Works (OPW)
- Health and Safety Authority (HSA)
- National Transport Authority (NTA)

- Trinity College Dublin (TCD)
- Stephen Plunkett (Resident)
- Nell Spillane (Resident)
- Margaret Mason (Resident)
- Tríona Byrne & Colm Browning (Residents)
- Adrian McCarthy & Brenda Morrissey (Residents)

Submission by the Office of the Planning Regulator (OPR)

Summary of Submission

The OPR reviewed the proposed variation and is satisfied that it does not raise any concerns in relation to consistency with the legislative and policy requirements. The OPR asks, on adoption, how the ACA will be integrated into the CDP.

Chief Executive's Response

The OPR's review of the proposed variation is noted. On adoption, the variation will be incorporated into the Development Plan as an addition to the number of ACAs in the city in chapter 11, and the boundary of the ACA will be added to maps E and G as appropriate.

Recommendation

Submission is noted; no change recommended.

Submission by the Eastern and Midland Regional Assembly (EMRA)

Summary of Submission

The EMRA supports the proposed variation. The EMRA considers that the proposed variation will support good heritage management and promote the benefits of heritage led urban regeneration and, in this respect, it will align with RSOs 4 and 5 of the RSES for the Eastern and Midland Region 2019-2031. These RSOs align with National Strategic Outcome 7 of the National Planning Framework – Enhanced Amenity and Heritage.

The EMRA considers that the proposed ACA designation represents good practice in protecting the region's architectural and cultural heritage while contributing to sustainable urban development and healthy placemaking. The EMRA concludes that the proposed ACA designation is consistent with the Regional Spatial and Economic Strategy (RSES) 2019-2031.

Chief Executive's Response

EMRA's support of the proposed variation is noted.

Recommendation

Submission is noted; no change recommended.

Submission by the Environmental Protection Agency (EPA)

Summary of Submission

The Environmental Protection Agency (EPA) advocate consistency with higher level plans/ programmes, infrastructure-led development and alignment with national commitments on climate change mitigation and adaptation. The agency highlights the environmental and climate change policy context of the proposed variation and provides guidance on the procedures for carrying out an SEA Screening determination.

Chief Executive's Response

The Chief Executive notes the submission by the EPA and the policy context and guidance that the agency has provided.

Recommendation

Submission is noted; no change recommended.

Submission by Uisce Éireann (UÉ)

Summary of Submission

Uisce Éireann state that they have no objection or comments to make on the proposed variation.

Chief Executive's Response

The content of the submission is noted.

Recommendation

Submission is noted; no change recommended.

Submission Transport Infrastructure Ireland (TII)

Summary of Submission

TII state that they have no observations to make on the proposed variation.

Chief Executive's Response

The content of the submission is noted.

Recommendation

Submission is noted; no change recommended

Submission by the Office of Public Works (OPW)

Summary of Submission

The OPW reviewed the documents and notes that any changes associated with this variation are unlikely to impact the level or nature of flood risk.

Chief Executive's Response

The Chief Executive notes the submission by the OPW and the policy context and guidance that the agency has provided.

Recommendation

Submission is noted; no change recommended.

Submission by the Health and Safety Authority (HSA)

Summary of Submission

The Health & Safety Authority (the Authority) has no objection to the proposed variation.

Chief Executive's Response

The HAS's acknowledgement of the proposed variation is noted.

Recommendation

Submission is noted; no change recommended.

Submission by the National Transport Authority (NTA)

Summary of Submission

The NTA notes that permission was granted in 2024 for the Tallaght/Clondalkin to City Centre Core Bus corridor which includes works on the Crumlin Road adjoining the boundary of the proposed ACA.

Chief Executive's Response

The Chief Executive notes the submission by the NTA. The proposed ACA designation will not have a retrospective impact on previously granted planning permissions in and adjoining the ACA boundary.

Recommendation

Submission is noted; no change recommended.

Submission by Trinity College Dublin (TCD)

Summary of Submission

TCD is supportive of the principle of the proposal and especially the desire to record and protect the important character of the Iveagh Gardens residential area. TCD looks for an explanation as to why the sports grounds are included and is of the view that the designation must be balanced with the need to improve, restore and redevelop the Iveagh Grounds in order that its long-standing, historic sporting purpose be continued.

Chief Executive's Response

The Chief Executive notes the submission by TCD that supports the ACA designation in principle. During the research and survey stage of this proposed designation it became apparent that the origins and historic development of the Iveagh Gardens residential estate

and that of the adjacent Iveagh Sports Ground are inextricably linked. They are linked by their geographical location, their philanthropic funding, their purpose and function i.e. that of providing housing and a supporting amenity for Guinness workers, finally they are linked by their associated special architectural and historic character. Consequently, the proposed ACA boundary has been devised to ensure the intrinsic common qualities that inform the historic architectural character of both the Iveagh Gardens residential estate, and the Iveagh Grounds are defined by a logical boundary.

The Chief Executive acknowledges the wide range of sporting activities and facilities already provided throughout the Iveagh Grounds. The existing land-use zoning of the Grounds is Objective Z9 zoning: To preserve, provide and improve recreational amenity and open space and green networks. The City Development Plan states that Z9 lands are multi-functional and the proposed ACA designation will not hinder or prevent the continued use of the Iveagh Grounds for these uses.

Recommendation

Submission is noted; no change recommended.

Submissions from residents of Iveagh Gardens

Summary of Submissions

Five submissions were received from residents of the Iveagh Estate all endorsing the proposed ACA designation. They welcome the formal recognition of the Iveagh Gardens as a neighbourhood of special character and that the designation will ensure the architectural and historic character of the housing estate (houses and public realm) and adjacent sports grounds is defined and protected. The availability of financial assistance through conservation grant schemes that help owners and occupiers to maintain and repair their homes is also welcomed.

Chief Executive's Response

The Chief Executive notes these submissions and their welcome of the overall proposal.

Recommendation

Submissions are noted; no change recommended.

Recommendation to City Council

Having regard to the submissions received and to the Chief Executive's Responses to the issues raised therein, it is recommended that the City Council adopt the proposed variation (No. 8) of the Dublin City Development Plan 2022-2028 to designate lands at Iveagh Gardens and environs, Crumlin, Dublin 12 as an Architectural Conservation Area in accordance with Sections 13 and 81 of the Planning & Development Act, 2000 (as amended).

Resolution on Adopting Variation No. 8

I recommend that the Elected Members adopt the following resolution:

'The Members of the authority having considered the proposed variation and the Chief Executive's Report No. 271/2025, and the issues raised, the proper planning and sustainable development of the City, the statutory obligations of the local authority and the relevant policies or objectives of the Government or of any Minister of the Government; the City Council resolves that Variation No. 8 of the Dublin City Development Plan 2022-2028 is hereby made and that the necessary notices of the making of Variation No. 8 of the Dublin City Development Plan 2022-2028 be published'.

Richard Shakespeare
Chief Executive