

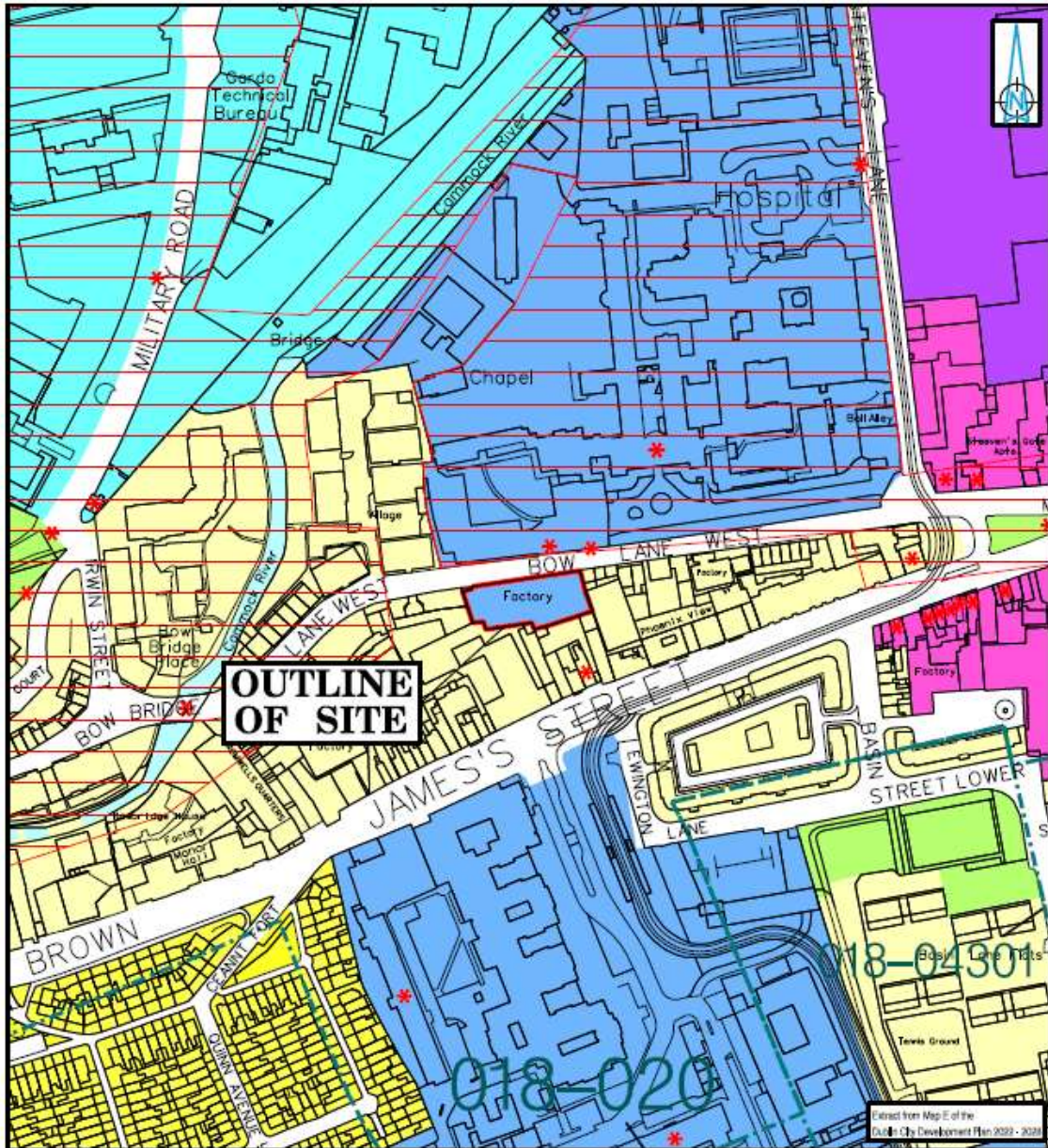
## **VARIATION (NO. 7) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022-2028**

Variation No. 7 of the Dublin City Development Plan 2022-2028 changes the land use zoning objective pertaining to lands at 16-23 Bow Lane West, Dublin 8 from Zoning Objective Z1 'Sustainable Residential Neighbourhoods' to Zoning Objective Z15 'Community and Social Infrastructure'.

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 1<sup>st</sup> December 2025 Dublin City Council resolved to make Variation No. 7 of the Dublin City Development Plan 2022 – 2028, without modification.

The updated Variation No. 7 Map is shown below and the rest of this document contains the Chief Executives Report as agreed by the Council.



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

## VARIATION (No.7) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028

Site at 16-23 Bow Lane West, Dublin 8

AREA HIGHLIGHTED REZONED TO  
Z15 : Community and Social Infrastructure  
FROM  
Z1: Sustainable Residential Neighbourhood

Area - 0.12 Hectares



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**Proposed Variation (No. 7) of the Dublin City Development Plan 2022-2028**

**RE: Lands at 16 - 23 Bow Lane West, Dublin 8.**

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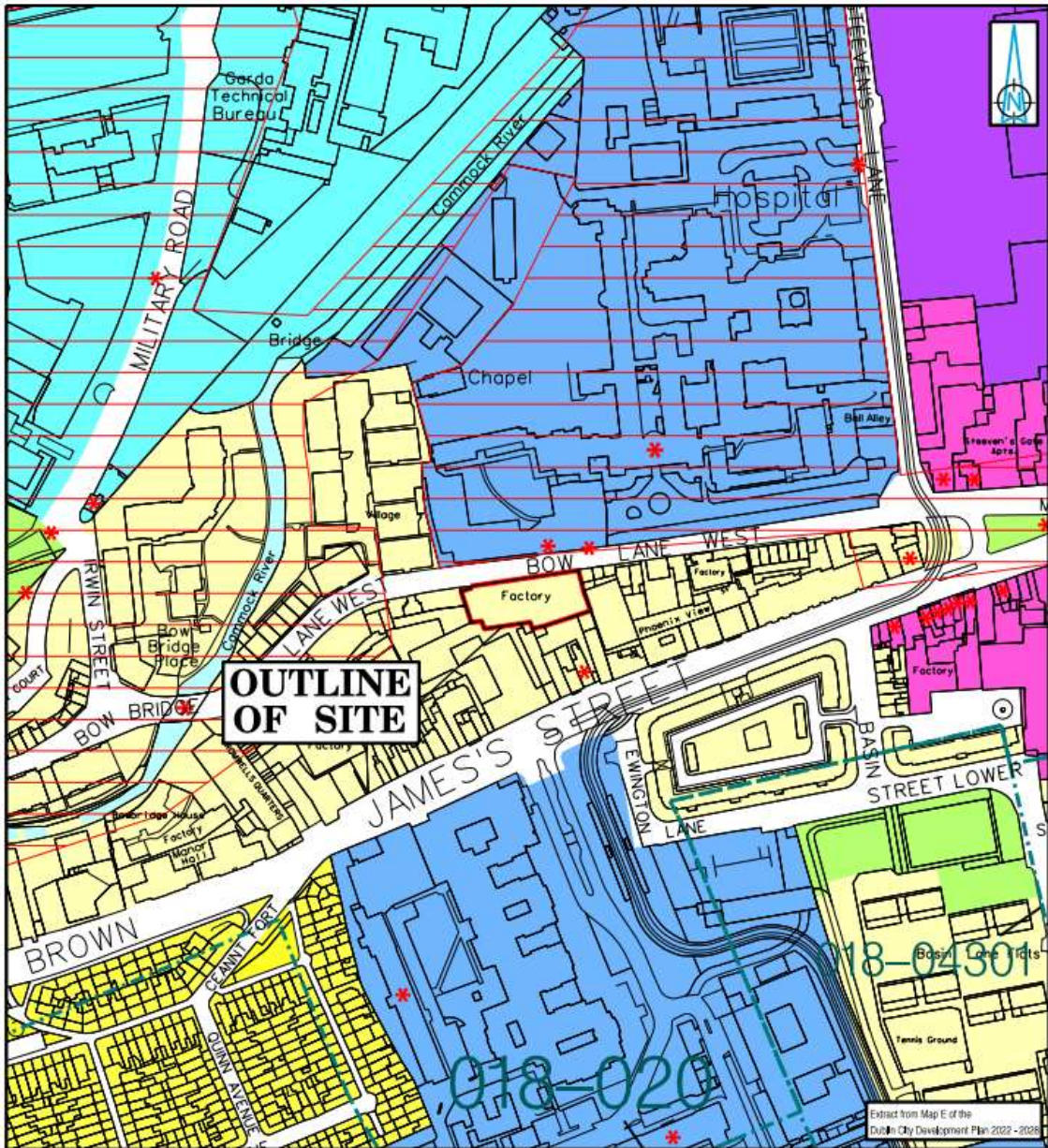
**Proposal**

It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning objective pertaining to lands at 16-23 Bow Lane West, Dublin 8:

**From: Zoning Objective Z1 'Sustainable Residential Neighbourhoods'** - *To protect, provide and improve residential amenities.*

**To: Zoning Objective Z15 'Community and Social Infrastructure'** - *To protect and provide for community uses and social infrastructure.'*

The site of the proposed variation is 0.12ha in area and is delineated on the attached map, an extract from Map E, Volume 3 of the Dublin City Development Plan 2022 – 2028.




 Comhairle Cathrach  
 Bhaile Átha Cliath  
 Dublin City Council

**PROPOSED VARIATION (No.7) OF THE  
 DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028**  
 Site at 16-23 Bow Lane West, Dublin 8

AREA HIGHLIGHTED REZONED FROM  
 Z1: Sustainable Residential Neighbourhood  
 TO  
 Z15 : Community and Social Infrastructure

Area - 0.12 Hectares

## **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 Section 13 of the Planning and Development Act 2000 (as amended), the proposed variation was placed on public display from 4<sup>th</sup> September to 3<sup>rd</sup> October 2025 and a public notice was inserted into a national newspaper.

Copies of the proposed variation, together with the SEA and AA screening reports and Strategic Flood Risk Assessment, were made available for inspection at the Civic Offices, Wood Quay and at the South Central Area Office, Eblana House, Marrowbone Lane. Details were also available on the City Council's website at <https://consult.dublincity.ie>.

### **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) Screening Report Conclusion is that Variation No. 7 does not require an Appropriate Assessment or the preparation of a Natura Impact Report (NIR).

A Stage 1 Strategic Flood Risk Assessment (SFRA) accompanies the proposed variation.

### **Purpose of the Proposed Variation**

The lands at 16-23 Bow Lane West are identified as in scope for the Residential Zoned Land Tax (RZLT) on the RZLT Final Map for 2025. The landowner has requested that the lands be rezoned from Z1 (Sustainable Residential Neighbourhoods) to Z15 (Community and Social Infrastructure) as it is used as a logistics hub and data management service for patient records, storage and electronic scanning of medical records associated with St. James's Hospital, the existing use is long established and Z15 zoning is consistent with the bona fide hospital related activity on site.

Under the 2022 – 2028 Dublin City Development Plan the subject lands are zoned Z1 (Sustainable Residential Neighbourhoods) the objective of which is 'To protect, provide and improve residential amenities.' The predominant zoning along Bow Lane West is Z15 (Community and Social Infrastructure) associated with St. Patrick's University Hospital along the northern side and Z1 (Sustainable Residential Neighbourhoods) along the southern side.

The warehouse building at 16-23 Bow Lane West has planning permission and is currently used for a range of warehouse related activities associated with the nearby St. James's Hospital including as a logistics hub and data management service for patient records, storage of laboratory specimens and electronic scanning of medical records.

To better reflect and support the operational use associated with St. James's Hospital at this location and having regard to the scale and context of the building, the range of hospital related activities carried out, the proximity of the site to St. James's Hospital and the Z15 zoned lands on the opposite side of Bow Lane West, it is proposed to vary the zoning at 16-23 Bow Lane West from Z1 (Sustainable Residential Neighbourhoods) to Z15 (Community and Social Infrastructure).

## **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
- Eastern and Midland Regional Assembly
- Environmental Protection Agency
- Uisce Éireann
- Transport Infrastructure Ireland
- Office of Public Works
- Health and Safety Authority

### **Submission by the Office of the Planning Regulator (OPR)**

#### **Summary of Submission**

The OPR is of the view that the proposed zoning amendment does not raise any concerns in relation to consistency with the legislative and national policy requirements and section 28 guidelines. The Office welcomes that the proposed variation has been screened as part of the processes for SEA, AA and SFRA. The OPR accepts the rationale for the proposed variation and is of the view that it does not raise any concerns in relation to consistency with legislative and policy requirements.

#### **Chief Executive's Response**

The content of the submission is noted.

#### **Recommendation**

Submission is noted; no change recommended.

### **Submission by the Eastern and Midland Regional Assembly (EMRA)**

#### **Summary of Submission**

The Eastern and Midland Regional Assembly (EMRA) considers that the proposed variation will support the sustainable and efficient reuse of a brownfield site for a people-intensive healthcare function, that it is consistent with the Regional Spatial and Economic Strategy 2019-2031 as it will not have a material impact on the core strategy of the Development Plan from a housing delivery perspective and will align with RSO 4 (Healthy Communities) and RPO 4.3 (Consolidation and Re-Intensification) of the RSES as it relates to Dublin City and the wider Metropolitan Area.

#### **Chief Executive's Response**

EMRA's submission on 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 to the proposed variation.

**Chief Executive's Response**

The content of the submission is noted.

**Recommendation**

Submission is noted; no change recommended.

**Submission by Transport Infrastructure Ireland (TII)**

**Summary of Submission**

Transport Infrastructure Ireland (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 welcomes the preparation of the Strategic Flood Risk Assessment which accompanies the proposed variation and the acknowledgement of and the continued commitment to adhere to the appropriate application of the Flood Risk Management Guidelines.

**Chief Executive's Response**

The content of the submission is noted.

**Recommendation**

Submission is noted; no change recommended.

**Submission by the Health and Safety Authority (HSA)**

**Summary of Submission**

The HSA does not make specific observations in their submission regarding the proposed variation and refers to general planning policy requirements in regard to major accident hazard sites.

**Chief Executive's Response**

The HSA's submission on the proposed variation is noted.

### **Recommendation**

Submission is noted; no change recommended.

### **Recommendation to City Council**

Having regard to the submissions received and to the Chief Executive's Response to the issues raised therein, it is recommended that the City Council adopt the Proposed Variation (No. 7) of the Dublin City Development Plan 2022-2028 to change the land use zoning objective pertaining to lands at 16-23 Bow Lane West, Dublin 8 from Zoning Objective Z1 'Sustainable Residential Neighbourhoods' to Zoning Objective Z15 'Community and Social Infrastructure' in accordance with Section 13 of the Planning and Development Act 2000 (as amended).

### **Resolution on Adopting Variation No. 7**

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. 270/2025, 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. 7 of the Dublin City Development Plan 2022-2028 is hereby made and that the necessary notices of the making of Variation No. 7 of the Dublin City Development Plan 2022-2028 be published'.***

**Richard Shakespeare**

**Chief Executive**