Variation (No. 30)
of the
Dublin City Development Plan
2005 - 2011

Adopted by the City Council on 1st September 2008
Variation Number 30 to the Dublin City Development Plan 2005 – 2011 includes definitions of both “off-licence” and “part off-licence”, sets out whether these uses are permissible or open for consideration within each zoning objective and provides policy guidelines to manage the development of these uses in the city.

Proposal
The following sections, outlined in bold italic text, are the additions to the plan;

Definitions of off-licence and part off-licence added to Appendix 13 Land Use Definitions by inserting the following wording:-

Appendix 13  Land Use Class Definitions

**Off-licence**
A building which is licensed and used for the sale of intoxicating liquor for consumption off the premises, including wines, beers and spirits.

**Part off-licence**
A building where the main use is the sale of convenience retail goods to members of the public and contains a subsidiary area of the premises which is licensed and used for the display and sale of intoxicating liquor, including wines, beers and spirits, for consumption off the premises.

The uses of off-licence and part off-licence added to the land use zoning objectives in Chapter 14 as follows:-

Chapter 14  Land Use Zoning

**Zoning Objective Z1:**

<table>
<thead>
<tr>
<th>• Permissible Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings for the health, safety and welfare of the public, Childcare facility, Community facility, Education (excluding a night time use), Embassy, Enterprise centre, Halting site, Home-based economic activity, Medical and related consultants, Open space, Park and ride facility, Place of public worship, Public service installation, Residential, Shop (neighbourhood), Training centre.</td>
</tr>
<tr>
<td>• Open for Consideration Uses</td>
</tr>
<tr>
<td>Bed and breakfast, Betting office, Car park, Civic and amenity/recycling centre, Cultural/recreational building and uses, Garden centre, Golf course and clubhouse, Hostel, Hotel, Industry (light), Media recording and general media associated uses, <strong>Part off-licence</strong>, Petrol station, Pigeon lofts, Public house, Restaurant, Veterinary surgery.</td>
</tr>
</tbody>
</table>

**Zoning Objective Z2:**

<table>
<thead>
<tr>
<th>• Permissible Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings for the health, safety and welfare of the public, Childcare facility, Home based economic activity, Medical and related consultants, Open space, Public service installation, Residential.</td>
</tr>
<tr>
<td>• Open for Consideration Uses</td>
</tr>
<tr>
<td>Cultural/recreational building and uses, Guest house, Media recording and general media associated uses, <strong>Part off-licence</strong>, Place of public worship, Restaurant, Veterinary surgery, Embassy.</td>
</tr>
</tbody>
</table>
### Zoning Objective Z3:

**Permissible Uses**
ATM, Bed and Breakfast, Betting office, Buildings for the health, safety and welfare of the public, Car park, Childcare facility, Community facility, Cultural/recreational building and uses, Education (excluding a night time use), Enterprise Centre, Garden Centre, Guest House, Home based economic activity, Industry (light), Medical and related consultants, Open space, **Part off-licence**, Public service installation, Residential, Restaurant, Shop (neighbourhood), Training centre, Office (max 300 sq.m.).

**Open for Consideration Uses**
Advertisement and advertising structures, Civic and amenity/recycling centre, Embassy, Garage (motor repair/service), Household fuel depot, Media recording and general media-associated uses, Office (max 600 sq. m.), **Off-licence**, Petrol station, Place of public worship, Public house, Takeaway, Veterinary surgery, Internet café.

### Zoning Objective Z4:

**Permissible Uses**
Amusement/leisure complex, ATM, Bed and breakfast, Betting office, Buildings for the health, safety and welfare of the public, Car park, Car trading, Childcare facility, Civic offices, Community facility, Cultural/recreational building and uses, Education, Enterprise centre, Garden centre, Guest house, Halting site, Home-based economic activity, Hostel, Hotel, Industry (light), Live work units, Media recording and general media associated uses, Medical and related consultants, Motor sales showroom, Office (max. 600 sq. m.)*, **Off-licence**, Petrol station, Place of public worship, Public house, Residential, Restaurant, Science and technology based industry, Shop (district), Shop (neighbourhood), Takeaway, Training centre.

**Open for Consideration Uses**
Advertisement and advertising structures, Civic and amenity/recycling centre, Conference centre, Embassy, Factory shop, Financial institution, Funeral home, Garage (motor repair/service), Household fuel depot, Nightclub, Outdoor poster advertising, Shop (major comparison), Warehousing (retail/non-food)/Retail Park, Warehousing and office (max. 1200 sq. m.1), Internet café.

In the case of Z14 lands that are identified as PUCs all uses identified as Permissible Uses and Open for Consideration Uses on Z4 lands will be considered.

### Zoning Objective Z5:

**Permissible Uses**
Amusement/leisure complex, ATM, Bed and Breakfast, Betting office, Buildings for the health, safety and welfare of the public, Car park, Car trading, Childcare facility, Civic Offices, Community facility, Conference centre, Cultural/recreational building and uses, Education, Embassy, Enterprise centre, Funerall home, Guest house, Home-based economic activity, Hostel, Hotel, Industry (light), Live work units, Media recording and general media associated uses, Medical and related consultants, Motor sales showroom, Nightclub, Office, **Off-licence**, Petrol station, Place of public worship, Public house, Public service installation, Residential, Restaurant, Science and technology based industry, Shop (district), Shop (neighbourhood), Shop (major comparison), Takeaway, Training centre, Veterinary surgery, Warehousing (retail/non-food)/Retail Park, Internet café.

**Open for Consideration Uses**
Advertisement and advertising structures, Civic and amenity/recycling centre, Financial institution, Household fuel depot, Outdoor poster advertising, Petrol station, Transport depot.

### Zoning Objective Z10:

**Permissible Uses**
ATM, Bed and breakfast, Betting office, Buildings for the health, safety and welfare

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*Adopted by the City Council on 1st September 2008*
of the public, Childcare facility, Craft centre/craft shop, Cultural/recreational building and uses, Education (excluding a night time use), Financial institution, Guest house, Halting site, Home-based economic activity, Hostel, Hotel, Live work units, Medical and related consultants, Motor sales showroom, Office, Part off-licence, Public service installation, Residential, Restaurant, Shop (neighbourhood).

**Open for Consideration Uses**

<table>
<thead>
<tr>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement/leisure complex, Car park, Car trading, Civic and amenity/recycling centre, Civic offices, Community facility, Conference centre, Embassy, Enterprise centre, Funeral home, Garden centre, Media recording and general media associated uses, Off-licence, Petrol station, Place of public worship, Science and technology-based industry, Shop (district), Takeaway, Training centre, Veterinary surgery, Warehousing (retail/non-food)/Retail Park, Internet café.</td>
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**Zoning Objective Z12:**

**Permissible Uses**

ATM, Bed and breakfast, Buildings for the health, safety and welfare of the public, Caravan park/Camp site (holiday), Childcare facility, Community facility, Conference centre, Cultural/recreational building and uses, Education (excluding night time uses) Embassy, Enterprise centre, Garden centre, Golf course and clubhouse, Guest house, Halting site, Hostel, Hotel, Media recording and general media associated uses, Medical and related consultants, Open space, Place of public worship, Public service installation, Residential institution, Residential, Restaurant, Science and technology-based industry, Training centre.

**Open for Consideration Uses**

Boarding kennel, Car park, Civic and amenity/recycling centre, Funeral home, Industry (light), Municipal Golf Course, Nightclub, Office, Outdoor poster advertising, Part off-licence, Shop (neighbourhood).

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**Zoning Objective Z14:**

**Permissible Uses**

All uses outlined in zoning Objectives Z1 and Z6 (permissible uses) and Part off-licence.

**Open for Consideration Uses**

All uses outlined in zoning Objectives Z1 and Z6 (open for consideration), Financial institution and Off-licence.

In the case of Z14 lands that are identified for Prime Urban Centres, all uses identified as Permissible Uses and Open for Consideration Uses on zoning Objective Z4 lands will be considered.
A new section 15.29.1. added into Chapter 15, Development Standards with the following wording:-

Chapter 15  General Site – Development Standards


In considering planning applications for off-licence premises or extensions to existing off-licence premises, the following criteria shall be applied:

• The context and character of the street where the aim is to maintain and improve the vitality of the shopping experience by encouraging a range of convenience and/or comparison retail shops.

• The range of uses at ground floor in an area where the aim is to strengthen the retail character and ensure the proposal will not result in a proliferation of similar retail service outlets such as, internet cafes, call centres, bookmakers, takeaways, amusement arcades and car rentals resulting in a predominance of similar non-shop frontages.

• The size of the proposed off licence in the context of the size of premises in the area.

In considering planning applications for a part off-licence in a shop, the following criteria shall be applied:

• The amenities of properties in the vicinity in residential areas.

• The floor area used for the display of alcohol products is subsidiary to the main use of the shop and that area should be no more than 10% of the total floor area;

• The location of the display area of alcohol products shall be in an unobtrusive position, not near the entrance or windows of the shop and preferably to the rear of the premises.

• The area for the display of alcohol products shall be detailed on the floor plans and the display of alcohol products shall be limited to this area only.

• The area for the display of alcohol products should be secure and monitored.

In the case where a grant of planning permission is considered, the provision will be strictly regulated, and regard shall be given to the need to impose the following conditions:

• Limiting the display area of alcohol products to that area of the shop only as detailed on the plans;

• No advertising of the sale of alcohol products on the façade/frontage of the premises;

• No display of alcohol products or advertising of the sale of alcohol products on or near both the entrance and the windows.

Adopted by the City Council on 1st September 2008