

Variation (No. 3)

of the

Dublin City Development Plan

2016-2022

**The Statutory Display of this Variation (No.3)
to the Dublin City Development Plan 2016-2022
was on view to the public from
29th June 2017 to 26th July 2017 inclusive
Monday to Friday
between the hours of 9.30 a.m. and 4.30 p.m. at the**

**Dublin City Council
Civic Offices,
Ground Floor, Block 4,
Wood Quay,
Dublin 8.**

VARIATION (NO 3) OF THE DUBLIN CITY DEVELOPMENT PLAN 2016-2022

**RE: Variation of Dublin City Development Plan 2016-2022.
Section 16.10.7**

Proposal:

This varies the Dublin City Development Plan 2016-2022 by amending Section 16.10.7 Guidelines for Student Accommodation as follows:

From: The applicant will be requested to submit evidence to demonstrate that there is not an over-concentration of student accommodation within an area, including a map showing all such facilities within 0.25km of a proposal

To: The applicant will be requested to submit evidence to demonstrate that there is not an over-concentration of student accommodation within an area, including a map showing all such facilities within 1km of a proposal

Purpose of the Variation:

The current Dublin City Development Plan includes policy: “to support the provision of high-quality, professionally managed and purpose built third level student accommodation on campuses or in appropriate locations close to the main campus, in the inner city or adjacent to high-quality public transport corridors and cycle routes, in a manner which respects the residential amenity and character of the surrounding area, in order to support the knowledge economy. Proposals for student accommodation shall comply with the “Guidelines for Student Accommodation” contained in the development standards” (QH31).

The value of Purpose Built Student Accommodation (PBSA) is evident in providing good quality housing while removing potentially thousands of students from the open private rental market, and PBSA should continue to be supported as per current planning policy and in accordance with the guidance. The Planning Authority’s approach will continue to be monitored over time to steer PBSA into appropriate locations and to prevent overconcentration of student housing in certain areas. PBSA should not be encouraged in areas not well connected to third level institutions by public transport / cycling / walking. It is now considered that the study area of other student accommodation facilities, at 0.25km, is too narrow and it is now proposed to extend that study area to within 1km of the subject site of applications for PBSA

A 1km radius equates to an area of 3.1sq.Km – which is a substantial area of the city. The purpose of this Variation is to provide clarity and improved information on the existing and proposed number of student accommodation developments in the area.

Strategic Environmental Appraisal

The Planning Authority determined, using the criteria set out in Schedule 2A Planning and Development Regulations 2001-2004, the DEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for the proposed Draft Variation to the Dublin City Development Plan 2016-2022 for the Variation set out above

Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the proposed Draft Variation of the Dublin City Development Plan in relation to the amendment of the wording of section 16.10.7, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). The Variation is not predicted to have any likely impact on the key features or the conservation function of any Natura 2000 sites.

The prescribed bodies were notified of the above determinations in relation to SEA and AA, and no objections were received within the appropriate period.

Written Submissions or Observation

Written submission or observations with regard to the Variation made to the Planning Department within the said period were taken into consideration before making the Variation.