

Variation (No. 4)

of the

Dublin City Development Plan

2016-2022

**The Statutory Display of Variation (No. 4)
to the Dublin City Development Plan 2016-2022
was on view to the public from
11th July to 8th August 2017 inclusive
Monday to Friday (excluding bank holidays)
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. 4) OF THE DUBLIN CITY
DEVELOPMENT PLAN 2016 – 2022**

**RE: Variation of Dublin City Development Plan 2016-2022:
Site at the former Harold's Cross Stadium, Harold's Cross Road, Dublin 6**

PROPOSAL

This varies the Dublin City Development Plan 2016-2022 by changing the zoning of the subject lands at site at the former Harold's Cross Stadium, Harold's Cross Road, Dublin 8:

From: Zoning Objective Z9 – To preserve, provide and improve recreational amenity and open space and green networks, and Zoning Objective Z1 – To protect, provide and improve residential amenities.

To: Zoning Objective Z15 – To protect and provide for institutional and community uses.

The Variation area is delineated on the attached map.

SITE LOCATION AND DESCRIPTION

The Harold's Cross Stadium site is a 2.59 Ha Area located to the east of Harold's Cross Road, opposite Harold's Cross Park. The Site, which is generally flat, has a single vehicular access onto Harold's Cross Road, and is occupied by a greyhound stadium with associated facilities, which has recently been closed as part of a rationalisation programme with Shelbourne Stadium. The area around the stadium is largely in residential use and zoned accordingly (Z1).

PURPOSE OF THE VARIATION

The Planning Authority considers that it is appropriate to change the zoning of the subject lands from Z9 and Z1 to Z15 (Community & Institutional Lands), for a number of reasons.

The Department of Education & Skills (DES) has stated that it intends to develop the site for school purposes, and the acquisition is subject to a change in zoning. The DES has carried out a demographic analysis of the area which concludes that there will be a need for further educational provision, both primary and secondary, in the catchment in coming years. The site is ideally located to serve South Dublin City's future needs.

The new City Development Plan states that DCC will actively liaise with DES in relation to the future provision of schools and will explore the potential for sharing educational/community facilities, both between schools and with the wider neighbourhood. (Policies SN10, SN11, and SN12 all support this approach). In addition Policy SN13 promotes schools in the city with an urban character, reflecting the civic importance of schools to a local community.

The new Development Plan also contains policies promoting school travel plans for all new schools (para 8.5.5) in order to minimise car trips by staff and parents/guardians to schools, and maximise healthy sustainable travel modes, especially walking and cycling.

Taking into consideration the unused nature of the site at present, the proximity of the land to an established residential area and the projected requirements for significant additional school provision over the coming years by the Department of Education and Skills, the proposed rezoning from Z9 and Z1 to Z15 will facilitate a more appropriate use for this land and allow any future suitable development to utilise a prominent underutilised site and will form a community hub in the Harold's Cross Area.

STRATEGIC ENVIRONMENTAL APPRAISAL

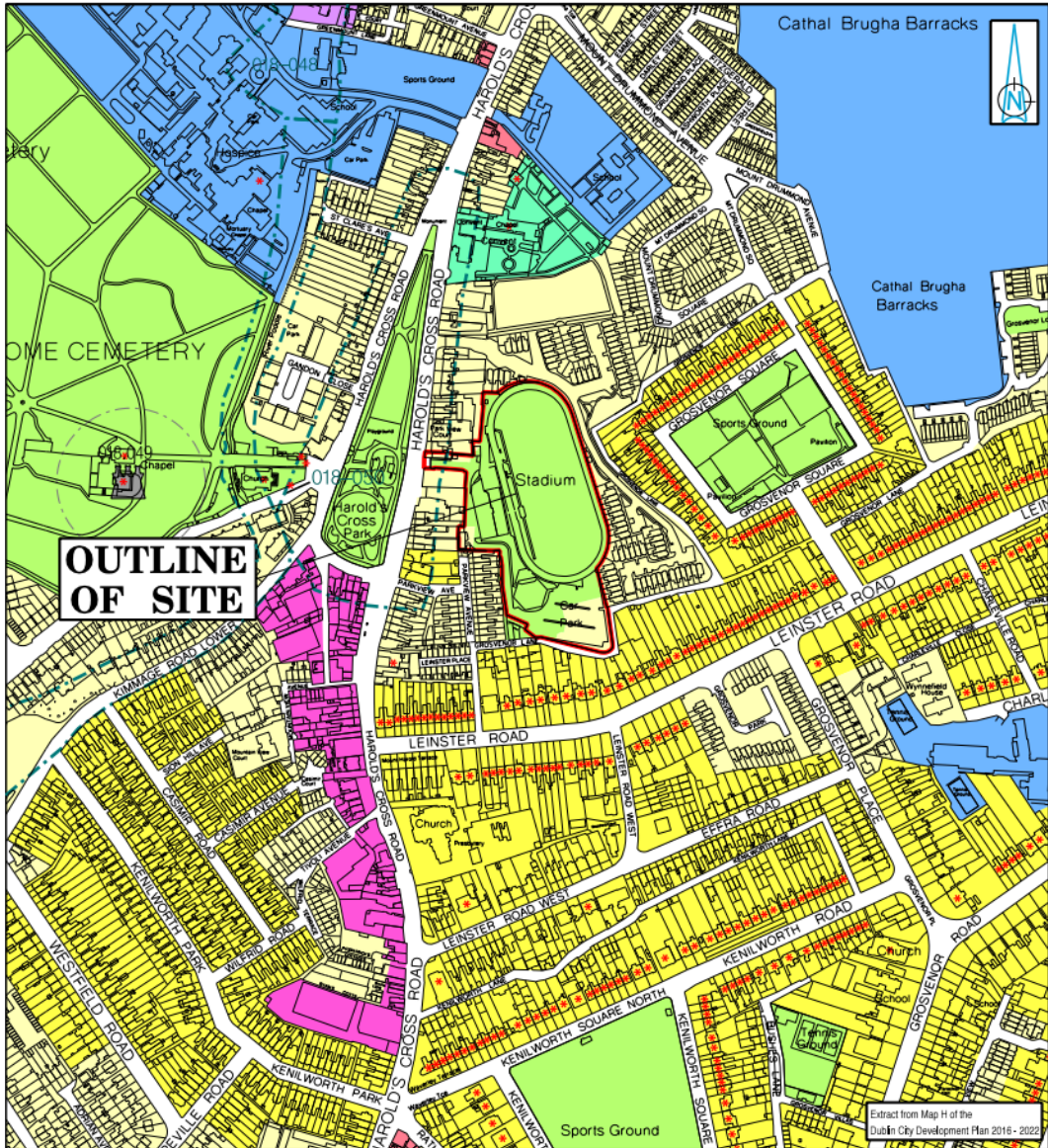
The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning and Development Regulations 2001-2004, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for the proposed Draft Variation to the Dublin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

APPROPRIATE ASSESSMENT SCREENING

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

WRITTEN SUBMISSIONS OR OBSERVATIONS

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



**OUTLINE
OF SITE**



Comhairle Cathrach
Bhailé Átha Cliath
Dublin City Council

VARIATION (No.4) OF THE DUBLIN CITY DEVELOPMENT PLAN 2016 - 2022 Site at Harold's Cross Road, Harold's Cross

AREA HIGHLIGHTED REZONED FROM

Z9: To preserve, provide and improve recreational amenity and open space and green networks and

Z1: To protect, provide and improve residential amenities

TO

Z15 : To protect and provide for institutional and community uses