

Variation (No. 5)

of the

Dublin City Development Plan

2016-2022

**The Statutory Display of Variation (No. 5)
to the Dublin City Development Plan 2016-2022
was on view to the public from
9th January to 6th February 2018 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. 5) OF THE DUBLIN CITY
DEVELOPMENT PLAN 2016 – 2022**

**RE: Variation of Dublin City Development Plan 2016-2022:
Site at the former Chivers Factory, Coolock Drive, Dublin 17**

PROPOSAL

This Variation of the Dublin City Development Plan 2016-2022 changed the land use zoning of the subject lands at the site at the former Chivers Factory, Coolock Drive, Dublin 17

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

The Variation area is delineated on the attached map.

SITE LOCATION AND DESCRIPTION

The former Chivers Factory site is a 2.5 Ha area located on Coolock Drive. The site, which is generally flat, has one gated entrance off Coolock Drive with a small security gate building. The factory is surrounded by a significant amount of hard standing. This unit has been vacant for a significant period of time and is currently advertised To Let according to signage on site. The site is directly opposite a two storey residential development (Coolock Drive) and directly adjoins a conservation zone Z9 area which bounds the Santry River. The site is also close to a proposed BRT Route (Clongriffin to Tallaght line).

The subject site is a 2.5 Hectare part of a larger Z6 land parcel which is generally located between Coolock Drive to the north west, Oscar Traynor Road to the south and Malahide Road to the south east. Green space containing the Santry River is located to the north east, and this space is directly adjacent to Greencastle Road. The junction of the M50 and M1 motorways is c2.5km away and Dublin Airport is c4.3km away.

PURPOSE OF THE VARIATION

The Planning Authority considers that it is appropriate to change the zoning of the subject lands from Z6 (Employment/Enterprise) to Z1 (Sustainable Residential Neighbourhoods).

The unit and associated land has been vacant for a significant period of time and it is considered that the site has limited future potential as an industrial factory type unit. Given the location of the site, in particular adjacent to the river and conservation area, and access off a more residential street, residential redevelopment of the site would be appropriate

It is an objective of the Dublin City Development Plan 2016-2022:

CEE04: (i) To carry out a targeted survey of those industrial estates with likely redevelopment potential and to make recommendations on how that redevelopment potential might be best achieved.

(ii): To carry out a study on the potential of lands zoned for enterprise and employment space, the adequacy of such potential supply, and the issue of underutilised/vacant lands

This survey process is currently underway and in general it is considered inappropriate to engage in piecemeal rezoning exercises in advance of the completion of this strategic study. Z6 zoned lands play an important role in the City's economy in terms of employment and activity. They constitute only 6% of the zoned land in the City Council area and as such need to be carefully considered. As is stated in section 14.8.6 of the Development Plan; it is considered that Z6 lands constitute an important land bank for employment use in the city, which is strategically important to protect. The primary objective is to facilitate long-term economic development in the city region.

However, having regard to the site specific nature of the subject site being vacant for a significant period of time despite active attempts at new uses being found and by virtue of its location adjacent to residential uses and an open space/conservation area, it is considered in this particular case that rezoning of a discrete portion of the overall Z6 lands is appropriate. The subject site is 2.5 Hectares in size. This is set within an overall Z6 zoning of 12.5 Hectares on the larger Chivers/Cadbury's site. There is a significant Z6 zoned estate to the north of the site across Greencastle Road of 27.8 Hectares. As such it is considered that there is sufficient Z6 land in the area to provide an economic base for the area.

Considering the demographic make-up of the area, a mixed tenure development would be the most suitable.

Having regard to the potential residual Z6 lands and associated uses, it is important that the transition between land use zones is carefully managed in order to protect any environmentally sensitive new uses on the site from the existing adjacent uses or the potential of the adjacent sites to accommodate employment generating uses into the future. This is addressed in section 14.7 of the Dublin City Development Plan 2016-2022.

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 this Variation to the Dublin City Development 2016-2022 set out above.

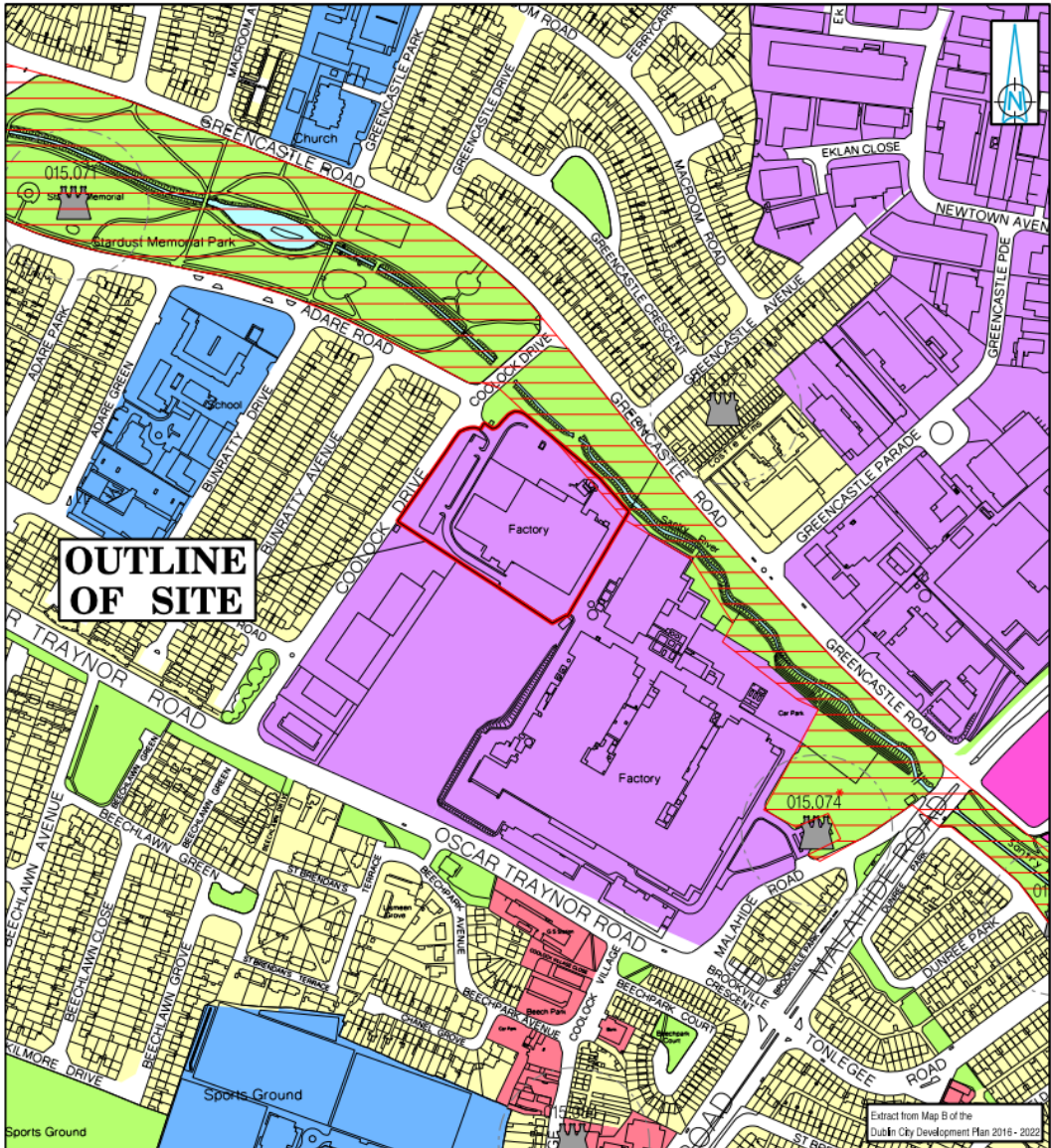
APPROPRIATE ASSESSMENT SCREENING

An Appropriate Assessment Screening was undertaken of the 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.

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

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.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

VARIATION (No.5) OF THE DUBLIN CITY DEVELOPMENT PLAN 2016 - 2022 Site at the former Chivers Factory, Coolock Drive, Dublin 17

AREA HIGHLIGHTED REZONED FROM

Z6: To provide for the creation and protection of enterprise and facilitate opportunities for employment creation

TO

Z1: To protect, provide and improve residential amenities