

**Report on Proposed Variation to the Dublin City
Development Plan 2016-2022 in Relation to the Rezoning of
Land at the Former Chivers Site, Coolock Drive, Dublin 17
from Objective Z6 to Objective Z1.**

North Central Area Committee Meeting

16th October 2017

Context

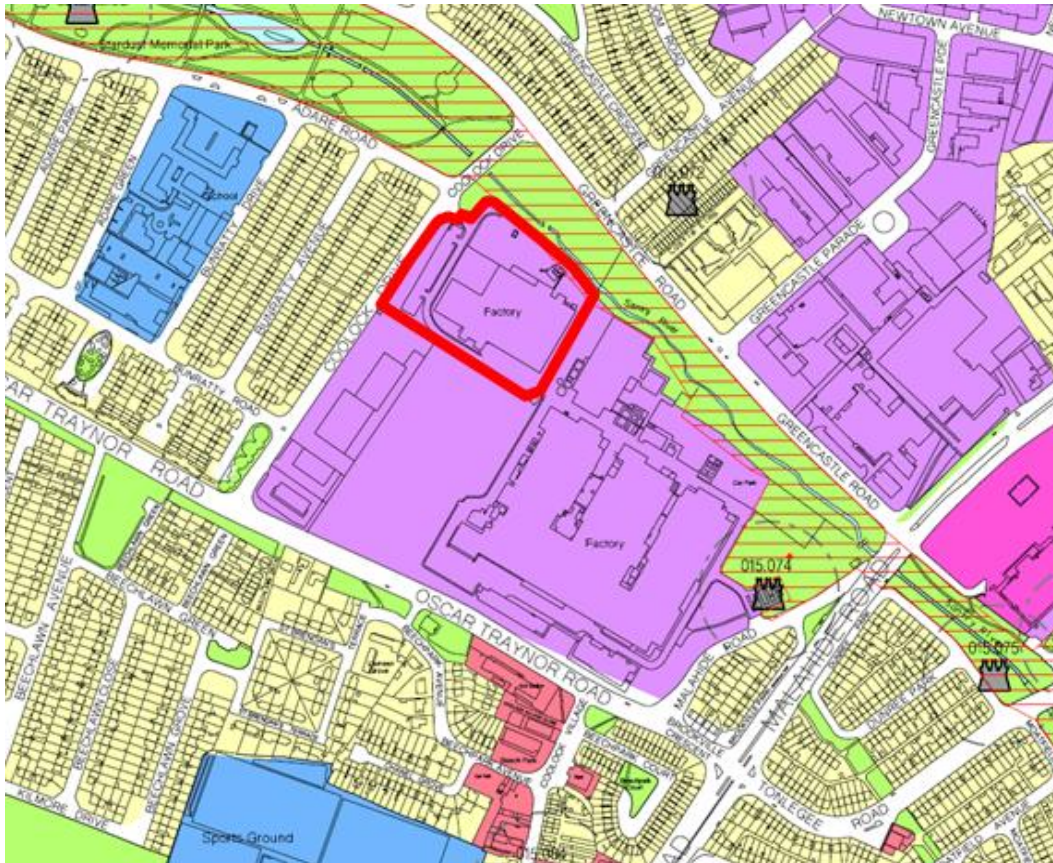
This subject site (indicated by a star below) is a c2.4Hectare part of a larger Z6 land parcel which is generally located between Coolock Drive to the north west, Oscar Traynor Road to the south and Malahide Road to the south east. Green space containing the Santry River is located to the north east, 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.



Source: Googlemaps, 2017

The overall Z6 site contains 5 separate structures as indicated in the aerial photograph above.

1. Former Chiver's Factory – Vacant
2. Mr Price, Home Focus, Tony Kealys, Aldi
3. The Look Homes, J.W. Hire
4. Jennings' Funeral Home
5. Cadbury's Chocolate Factory



Source: Map B, Dublin City Development Plan 2016-2022

The site of the former Chivers factory which is located off Coolock Drive is vacant at present. The site has one gated entrance off Coolock Drive with a small security gate building. The building 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).

Request for Rezoning Variation

A request was received on 26th September 2017 from McCutcheon Halley Chartered Planning Consultants on behalf of Platinum Ireland Ltd, the owners of the site, to have the site rezoned from Z6 (employment) to Z1 (residential).

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

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

The report indicates that the subject site is no longer fit for the accommodation of Z6 uses and details the efforts of the owners to let the premises.

Planning Assessment

It is acknowledged that this unit has been vacant for a significant period of time and that the site may not have future potential as an industrial factory type unit. Give the location of the site, in

particular adjacent to the Santry River and conservation area, and current access off a residential street, a residential redevelopment of the site is considered appropriate in principle.

In accordance with objective CEE04 of the Dublin City Development Plan 2016-2022 a comprehensive survey of all industrial estates is being carried out by the Planning Department. Objective CEE04 is as follows:

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 part of the core strategy to provide for both by employment and housing needs of the city. 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 circumstances of the subject site being vacant for a significant period of time despite active attempts at attracting new occupiers 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 c2.4 Hectares in size. This is set within an overall Z6 zoning of c15 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 c27.4 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.

Conclusion and Next Steps

Having regard to the above, the Chief Executive is minded to initiate the process to vary the Dublin City Development Plan 2016-2022 as provided for under Section 13 of the Planning and Development Act 2000 (as amended). It is proposed to make a variation to the Dublin City Development Plan 2016-2022 by changing the zoning of the subject lands at the former Chivers Factory, 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 next step in the process will be the preparation of an Appropriate Assessment screening report in accordance with the requirements of Article 6(3) of the EU Habitats Directive and a report pursuant to article 13K of the Planning and Development (Strategic Environmental Assessment) Regulations. Following this exercise, the proposed Variation will go on public display for 4 weeks so that submissions may be made. Following this, a Chief Executive's report will be prepared and brought to Council for consideration and the making of a decision as to whether or not to make the variation to the Development Plan.