

Naas Road Lands Local Area Plan 2013

Proposal to extend life of Plan

Presentation to South Central Area Committee

18th October 2017



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Naas Road Lands Local Area Plan



Adopted January 2013



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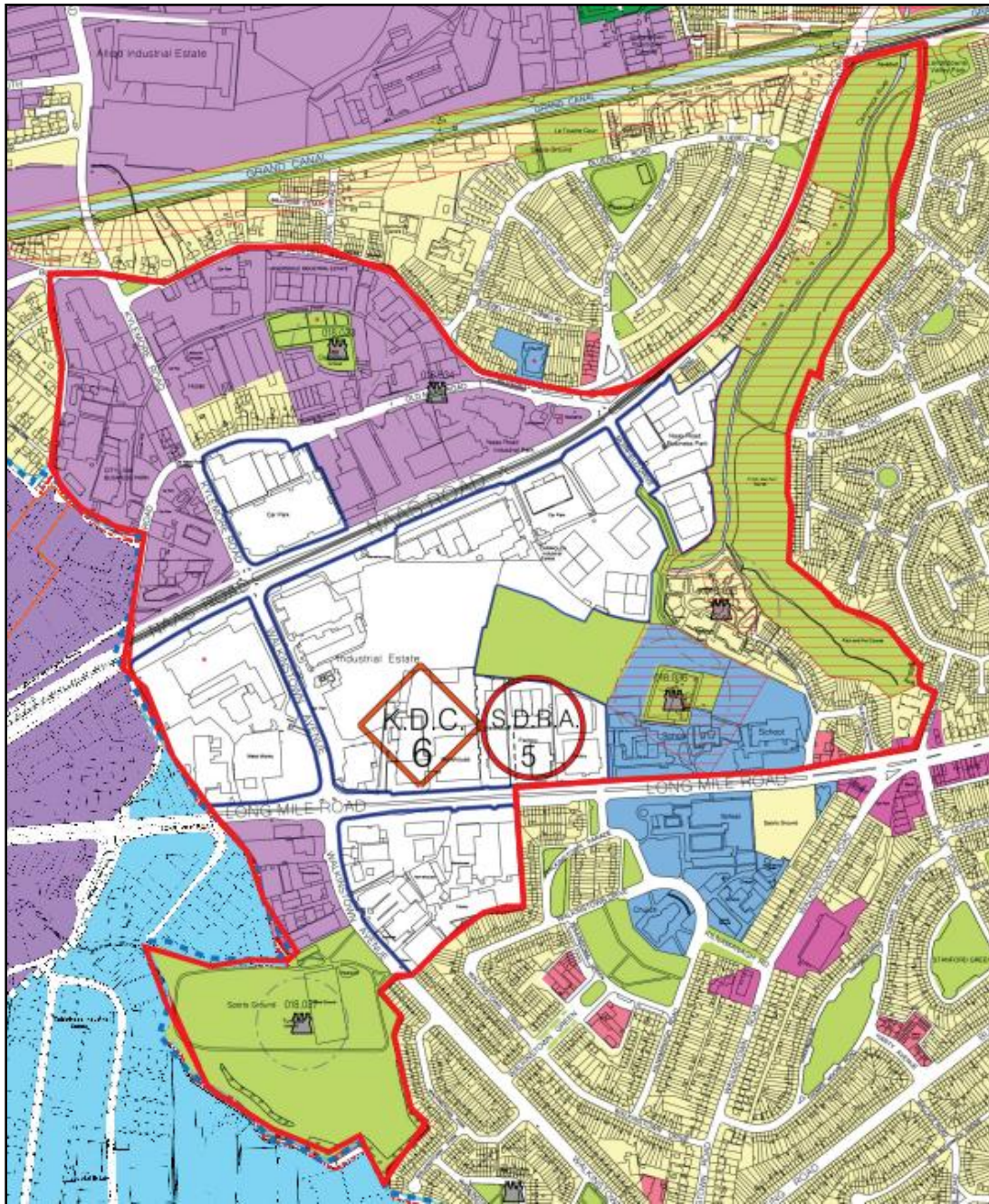
Planning Legislation

- 6 – year timeframe for all Local Area Plans
- Option to extend the life of the Plan:
 - Must be done within 5 years of making the previous plan (by 13 January 2018)
 - Extension can be for a period up to 5 years – January 2023

How to Extend

- By resolution/vote at full City Council meeting on 6 November 2017
- Having considered the report by the Chief Executive that states
 - (i) the LAP remains consistent with the objectives and core strategy of the City Development Plan
 - (ii) objectives of the LAP remain to be achieved





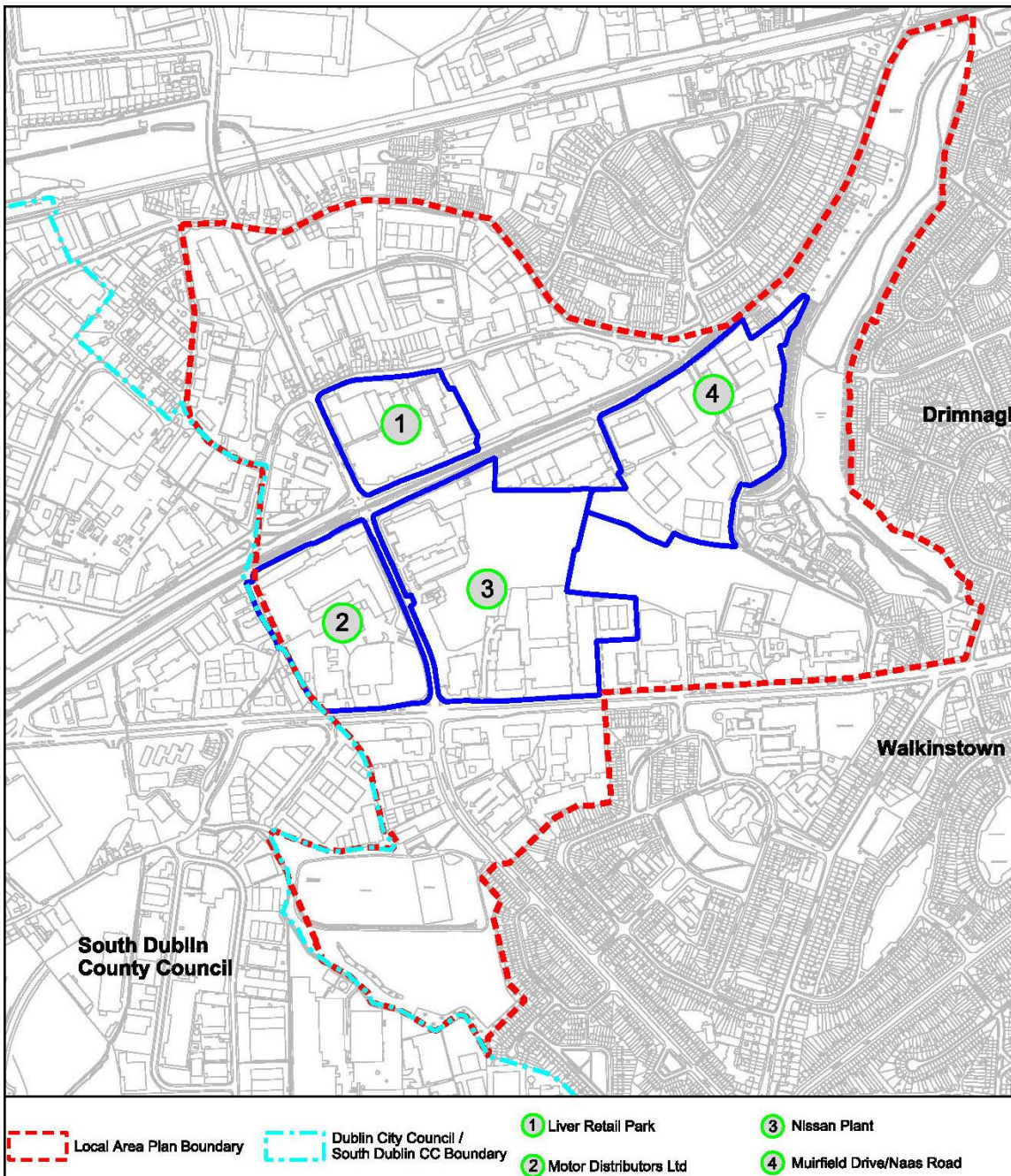
Consistent with the objectives and core strategy of the Dublin City Development Plan 2016-2022



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Focus of LAP on 4 key sites:

- 1: Royal Liver Retail Park
- 2: Motor Distributors Ltd. Site (MDL Site)
- 3: Nissan Site
- 4: Muirfield Drive/Naas Road



Royal Liver Business Park (Key Site No.1)

Key Elements:

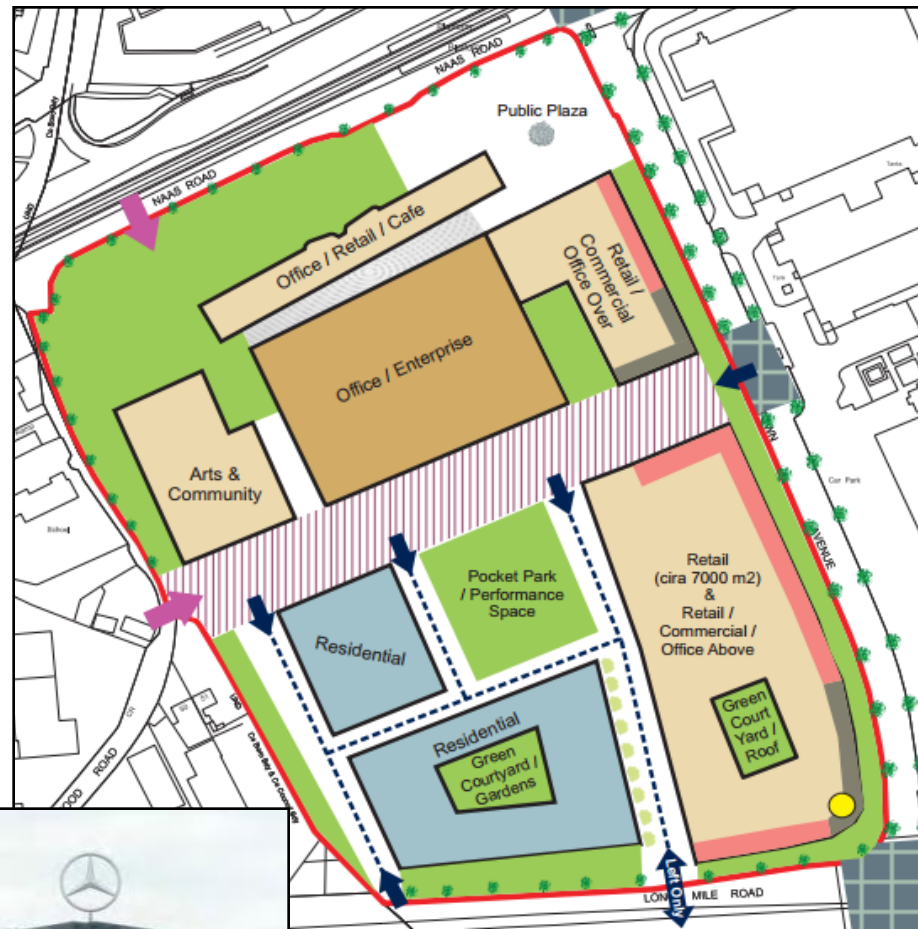
- 1) Redevelop site as part of mixed use core of the KDC, containing mainly office and residential uses, and local scale retail
- 2) Boulevard leading to pocket park
- 3) Buildings to address Naas Road and Kylemore Road
 - Landmark building of up to 10 storeys at corner
 - 4 – 6 storeys on Naas Road
- 4) Facilitate road upgrades for bus lane, segregated cycleway and greening of Naas Road and Kylemore Road



Motor Distributors Limited Site (Key Site No. 2)

Key Elements

- 1) Redevelop the site with fine urban grain and mix of uses, as part of KDC
- 2) - Landmark building up to 10 storeys at corner of Walkinstown Avenue and Long Mile Road
- 4 to 6 storey buildings on Walkinstown Avenue
- 3) Retain Volkswagen premises
- 4) Pocket park
- 5) Create boulevard
- 6) Possible diversion of 750mm trunk watermain

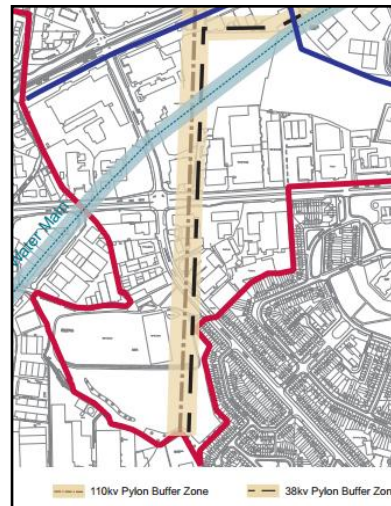


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Nissan Site (Key Site No. 3)

Key Elements

- 1) Redevelop the site with fine urban grain and mix of uses, as part of KDC
- 2) Landmark buildings up to 10 storeys at junctions:
 - Walkinstown Avenue and Naas Road
 - Walkinstown Avenue and Long Mile Road
- 3) Create boulevard
- 4) Seek the undergrounding of 110kV and 38kV overhead cabling



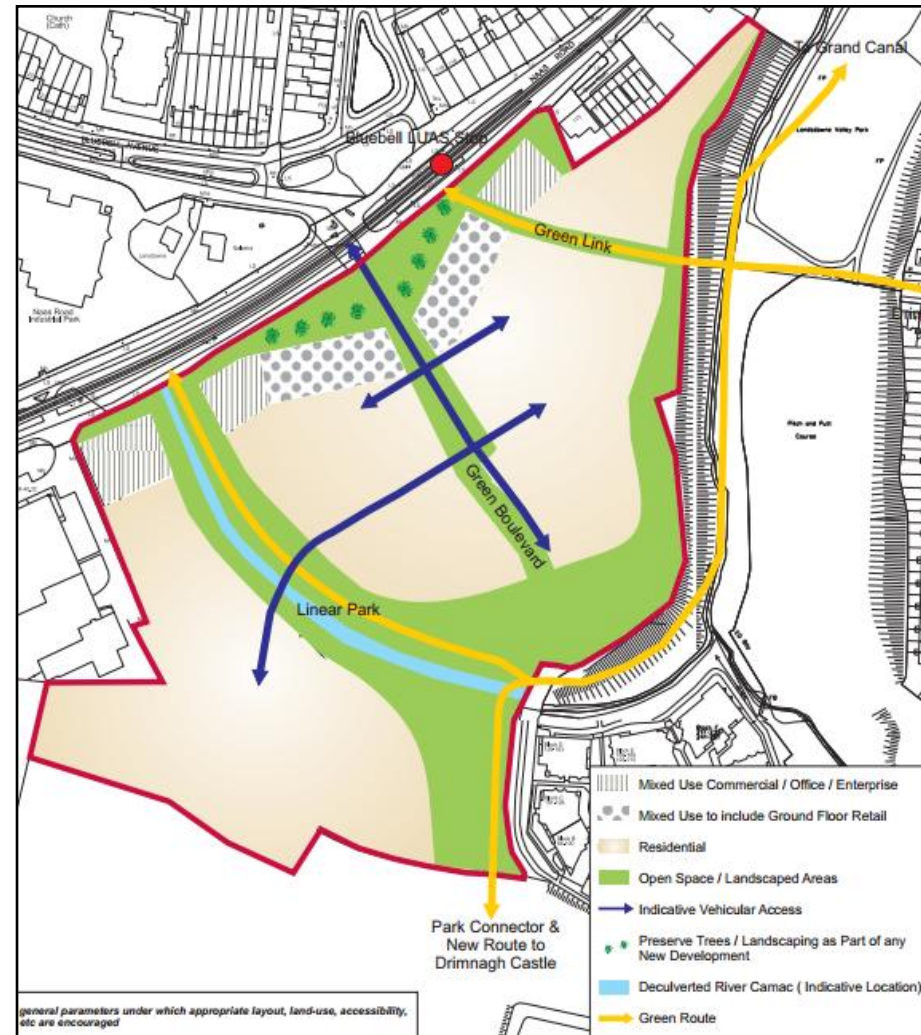
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Muirfield Drive/Naas Road

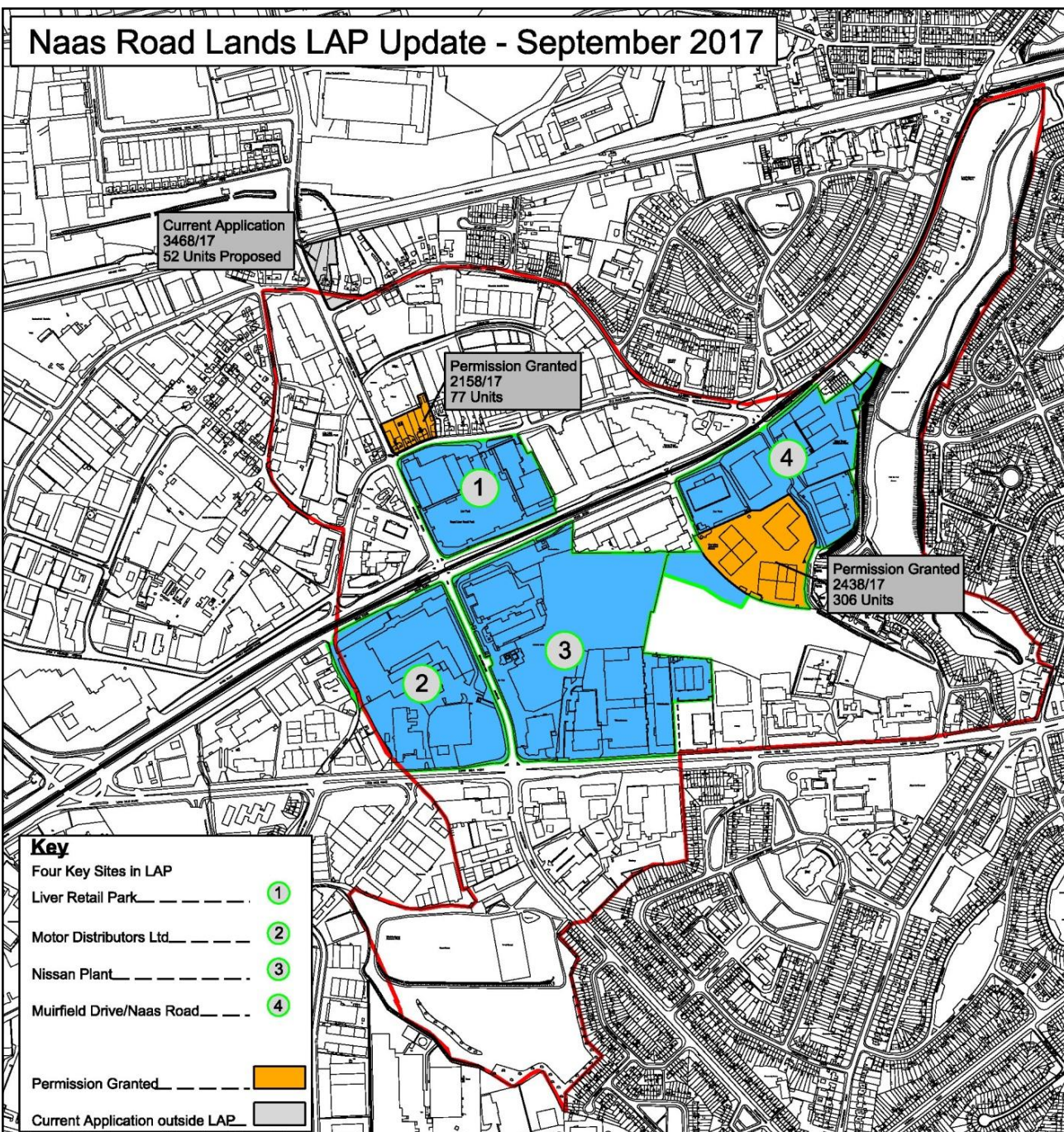
Key Site No. 4

Key Elements

- 1) Redevelop primarily residential land-uses to replace industrial uses
- 2) Some mixed use and retail on Naas Road
- 3) De-culvert section of River Camac
- 4) Resolve key blockages in existing green infrastructure. Create new walking and cycling routes:
 - connect Mourne Road with Naas Road & Bluebell Luas stop
 - create link towards Drimnagh Castle and Long Mile Road
- 5) Access for vehicular traffic mostly through Muirfield Drive



Naas Road Lands LAP Update - September 2017



Naas Road Lands LAP

Recent Planning History

Planning Permissions (shaded orange)

Carriglea Industrial Estate:

306 apartments
(ref.2438/17)

Old Naas Road:
77 apartments
(ref. 2158/17)



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Time Scale:

Chief Executive's report to be circulated to members for consideration at the City Council meeting on 6th November 2017.

Recommendation of the Chief Executive's Report will be to extend the life of the plan for a further 5 years (until January 2023).

Members are asked to consider the Chief Executive's recommendation and extend, by resolution, the life of the LAP.



Thank You



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