



Proposed Draft Variation (No. 5) of Dublin City Development Plan 2016-2022
Site at the former Chivers Factory, Coolock Drive, Dublin 17

Proposal

It is proposed to vary the Dublin City Development Plan 2016-2022 by changing the 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.

Purpose of the Proposed 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 landuse 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.

Procedure followed

Public Notice and Public Display

Members of the public were invited to make submissions regarding the Proposed Draft Variation. In accordance with the procedures set out in Section 13 & 20 of the Planning and Development Acts 2000-2010, the proposed variation was placed on public display from 9th January 2018 to 6th February 2018 and a public notice was inserted into the Irish Independent.

Copies of the Proposed Draft Variation and amendment, together with SEA and AA screening reports, were made available for inspection at the Civic Offices, Wood Quay, Dublin 8 within the above listed dates. Details were also available on the City Council's website at www.dublincity.ie.

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 is not required for the Proposed Draft Variation to the Dublin City Development 2016-2022 set out above.

APPROPRIATE ASSESSMENT SCREENING

An Appropriate Assessment Screening was undertaken of 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 Proposed Draft Variation is 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 to the conclusions were received within the appropriate period.

Inland Fisheries Ireland made a submission indicating agreement with the conclusions of the screening process for appropriate assessment.

Report on Submissions and observations

The following persons or bodies made submissions or observations in relation to the proposed variation of Development Plan:

Sub	Name	Surname	Title	Organisation
1	Jim	Conway	Director	Eastern and Midland Regional Assembly
2	Nathan	Smith	Senior Planning Consultant	McCutcheon Halley Chartered Planning Consultants
3	Eddie	Quinn	Executive Officer, Forward Planning Section	Dept of Education & Skills
4	Alison	Gilliland	Councillor	Beaumont/ Donaghmede Ward in Dublin Bay North
5	Niall	Cussen	Principal Adviser, Forward Planning Section	Dept of Housing, Planning and Local Government

Issues Raised in the Submissions Received & Chief Executive's Response

A total of 5 comments/observations were received by Dublin City Council in relation to the Proposed Draft Variation. None of the observations objected to the proposed variation.

Submission 1 is from the Eastern and Midland Regional Assembly. It states that having regard to the site specific nature of the proposed rezoning, the Regional Assembly supports the proposed variation.

Chief Executive's Response

The observation is noted.

Chief Executive's Recommendation

No change necessary to the Proposed Draft Variation.

Submission 2 is from McCutcheon Halley Chartered Planning Consultants on behalf of the owners of the site, Platinum Land Ltd. It indicates support for the proposed variation. It sets out the national need for housing and the suitability of the subject site to deliver same. It identifies the site as a Tier 1 site as per the draft National Planning Framework assessment for proposed landuse zonings. It further sets out, in their opinion, the suitability of the subject site itself for rezoning on the basis of, inter alia, accessibility, location along the Santry River, the need for housing in Dublin and the substantial provision of alternative Z6 lands in the immediate area.

Chief Executive's Response

The observation is noted.

Chief Executive's Recommendation

No change necessary to the Proposed Draft Variation.

Submission 3 is from the Department of Education & Skills. The submission indicates that they have examined the future demands for education that the proposed variation might have and are of the opinion that there is sufficient capacity in the area to service same.

Chief Executive's Response

The observation is noted.

Chief Executive's Recommendation

No change necessary to the Proposed Draft Variation.

Submission 4 is from Councillor Alison Gilliland and indicates support for the proposed variation. Reference is made to presentations by the landowner to the North Central Area Committee in which proposals for over 300 new homes were suggested. Issues such as traffic management and impact assessment are indicated as needing assessment in the submission.

Chief Executive's Response

The observation is noted. The issue of the assessment of any proposals for the site will be addressed at planning application stage.

Chief Executive's Recommendation

No change necessary to the Proposed Draft Variation.

Submission 5 is from the Department of Housing, Planning and Local Government. The Department indicates support for the proposed rezoning having regard to the potential for the site to deliver housing and the site specific nature of the site itself.

Chief Executive's Response

The observation is noted.

Chief Executive's Recommendation

No change necessary to the Proposed Draft Variation.

Recommendation to City Council

Having regard to the submissions received and to the Chief Executive's Response to the issues raised therein, it is recommended that the City Council adopt the Proposed Draft Variation (No.5) of the Dublin City Development Plan 2016-2022.

Richard Shakespeare

Assistant Chief Executive

21st February 2018