



Report to the Planning and Urban Form Strategic Policy Committee - November 2019

Industrial Lands Study Update -Strategic Sites Item No. 4 on Agenda

Z6/Z7 Study Context

Objective CEE04 - Dublin City Development Plan 2016 – 2022

(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 under-utilised/vacant land.

Over 860 hectares of land is zoned for employment purposes (Z6 and Z7) throughout the City

Land Use Zoning Objectives

Land Use Zoning Objective Z6 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation'

Z6 Lands - c. 600 ha representing 6% of the City Council's administrative area

Land Use Zoning Objective Z7 'To provide for the protection and creation of industrial uses and facilitate opportunities for employment creation'

Z7 Lands – c. 256 ha representing 2.5% of the City.

Drivers for Change

National Planning Framework - Compact Growth and Urban Consolidation through the reusing of large and small brownfield land / infill sites, and underutilized lands at location well served by public transport. Focus within the canals and the M50 ring.

Regional Spatial & Economic Strategy- Consolidation and Re-Intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built up areas of Dublin and Suburbs.

Dublin Metropolitan Area Strategic Plan- Identification of Strategic Development Areas / Other strategic sites to come forward through the ongoing provision of brownfield / infill intensification.

Dublin City Development Plan - **Core Strategy**- The policies and objectives in this plan promote the intensification and consolidation of Dublin city.

The Z6/Z7 Study

Map: map of the city area showing all 82 land banks

- 82 Study areas / land banks
- 863 hectares in total
- 5 different categories of lands

Categories of industrial lands

Category 1: Small Scale Sites

- Small land banks with issues of urban blight / underutilization; rezoning would allow for redevelopment
- All small sites recommended for variation

Category 2: Medium Scale Sites

- Slightly larger land bank but operating at low volume with capacity to intensify – rezoning would allow for intensive mixed use development.
- Sites identified for rezoning with remaining sites to be reviewed as part of the Development Plan review process

Category 3: Economically Strategic Sites

- Land banks of strategic importance to the economy and the Z6/Z7 zoning to remain; includes Z7 Lands - Dublin Port and St. James Gate and Z6 Lands – key office employment
- Existing Z6 and Z7 zonings unchanged

Category 4: Large Sites needing Framework Plans etc. (Highlighted)

- Large scale regeneration area for the provision of new housing and employment (45% of Total Z6 lands)
- Subject to further detailed study

Category 5: Other Miscellaneous Sites

- Zoning no longer good reflection of current use
- To be reviewed as part of the Development Plan review process

Larger Z6/Z7 sites which will be subject to More Detailed Plans:

1. Dublin Industrial Estate lands (45.50 ha)
2. Jamestown Business Park & Finglas Business Centre lands (43.11 ha)
3. Oscar Traynor Road/ Malahide Road lands (43.16 ha)
4. Naas Road/ Kylemore Road lands (140.22 ha)

1. Dublin Industrial Estate Key Issues

- Large site close to the City- good cycling and walking connections
- Luas and heavy rail commuter service
- Significant ownership fragmentation
- Challenge of surface water management and protection of adjoining water bodies- River Tolka and Royal Canal
- Need for expanded community & educational facilities
- Importance of retention of mixed uses in more intensive setting

2. Jamestown Business Park & Finglas Business Centre lands, Key Issues

- Underutilised lands with levels of vacancy
- Close to Finglas village
- Potential of Luas extension to this area
- Need for community facilities, possible school and open space
- Pylons and esb substation on lands
- New road connections needed
- Key role in aiding regeneration of Finglas Village

3. Oscar Traynor Road/ Malahide Road lands, Key Issues

- Intensive mix of uses on parts of the site, with mostly retail and some vacancy on the Malahide Road
- On Bus Connects routes
- Significant development in adjoining areas to north (Belmayne/Belcamp) and other sites in the area
- Impact on Santry River
- Balancing of redevelopment with catering for key local employment area
-

4. Naas Road/ Kylemore Road lands (140.22 ha)

- Low density employment uses
- Very large sites adjacent to commuter rail service and Grand Canal
- Adjacent to major lands in South Dublin County Council zoned regeneration
- URDF funding for undertaking key baseline research approved
- Large scale power lines across the lands
- Significant issues on water services, flooding and surface water management including flooding
- Need for a range of new community and amenity spaces
- Need for a partnership approach with South Dublin County Council
- New Luas line to Lucan through lands.

Next Steps

- Mechanisms for effective delivery
- Impact on the review of the upcoming City Development Plan and the future content of the Draft Plan in 2021
- Timelines & Project management

John O'Hara

Dublin City Planner

25th November 2019

