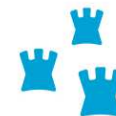


Proposed Draft Variation (No. 29) of Dublin City
Development Plan 2016-2022:
Site at 5-6 Malahide Road, Dublin 17

Monday 18th May 2020



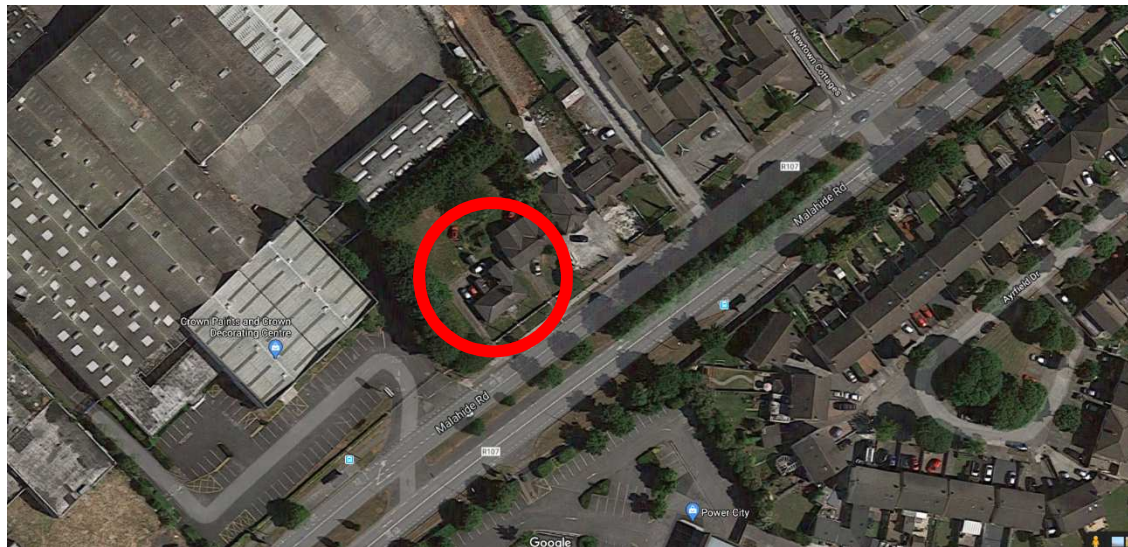
Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Proposed Variation no. 29: Site at 5-6 Malahide Road, Dublin 17

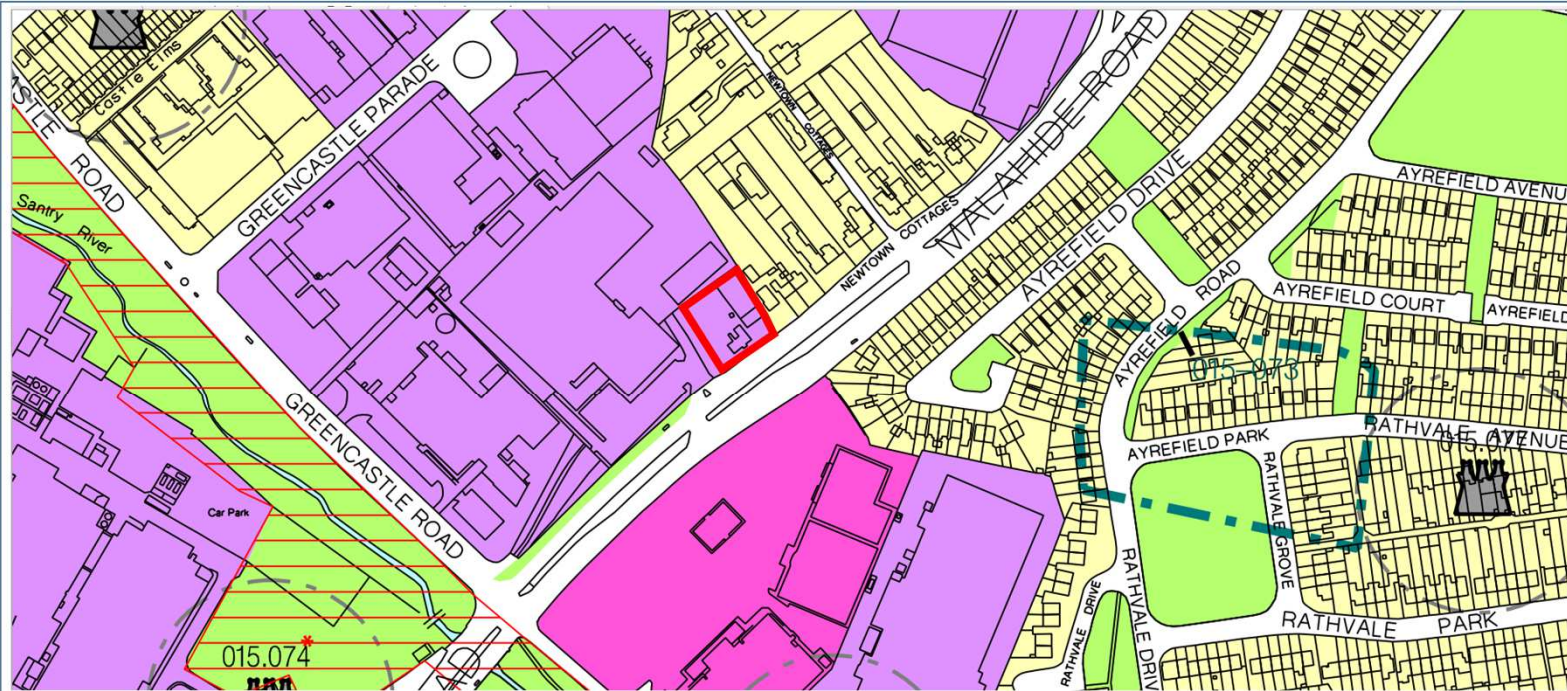
- It is proposed to vary the Dublin City Development Plan 2016-2022 by changing the zoning of the subject lands at 5-6 Malahide Road, Dublin 17.
 - From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation,
 - To: Zoning Objective Z1 - To protect, provide and improve residential amenities



The 0.19ha site comprises two detached single storey dwellings and is located on the northern side of Malahide Road, between the Crown Paints Facility at nos. 1-3 Malahide Road and no. 1 Newtown Cottages.



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Proposed Variation (No. 30) of Dublin City Development Plan 2016-2022

Site at 5-6 Malahide Road, 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.



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Dublin City Council

Purpose of the Proposed Draft 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).
- This Variation is required as a correction to the Z6 (Employment/Enterprise) zoning of these two houses which appear to have been zoned Z6 in error for the last three Development Plans and would be more appropriate to be zoned Z1 (Sustainable Residential Neighbourhoods), as the adjoining houses at Newtown Cottages are zoned.
- A planning application for residential development was recently refused planning permission on the site (Reg. Ref. 3753/19) for reasons including the Z6 (Employment/Enterprise) zoning of the site as follows:

“1. Having regard to the recent planning history in the area, in particular plan ref no 2921/18 / An Bord Pleanála Reg Ref (ABP-302155-18), and the location of the site within an area zoned Z6 in the Dublin City Development Plan 2016 – 2022, where the objective is to provide for the creation and protection of enterprise and facilitate opportunities for employment, it is considered that the development of residential uses exclusively would not provide employment generation uses and would, therefore, contravene materially a development objective indicated in the Development Plan for the zoning of land for the use solely or primarily of particular areas for the purpose of employment/enterprise, and would conflict with the objective to develop the area as an employment centre in accordance with the strategic direction set down in section 14.8.6 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.”
- The proposed rezoning of the site from Z6 to Z1 would both be more in keeping with the Z1 zoning of the adjoining dwellings at Newtown Cottages and would also allow for housing in this established residential suburb.
- The proposed Variation will be accompanied by an AA and a SEA screening

