

To the Lord Mayor and
Members of Dublin City Council

Report No. 163/2021
Report of the Assistant Chief Executive



With Reference to the Chief Executives Report on the motions received from the Members concerning the consultation programme carried out on Proposed Variation (No. 33) of Dublin City Development Plan 2016 – 2022 (Lands at Jamestown Road and St Margaret’s Road/McKee Avenue, Finglas, Dublin 11)

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02 June 2021

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1.0 Introduction

The purpose of this Chief Executive Report (The Report) is to present the recommendations to the motions received from the Members concerning the consultation programme carried out on Proposed Variation No. 33 to the Dublin City Development Plan 2016-2022 (the Development Plan).

2.0 The Proposed Variation

It is proposed to make a Variation to the Development Plan by **changing** the **Land Use Zoning Objective** of a circa 43.11-hectares of lands at Jamestown Road, St Margaret's Road, and McKee Avenue, Finglas, Dublin 11,

from Land Use Zoning Objective **Z6** (Employment / Enterprise) "To provide for the creation and protection of enterprise and facilitate opportunities for employment creation"

to Land Use Zoning Objective **Z14** (Strategic Development and Regeneration Areas): "To seek the social, economic and physical development and/or rejuvenation of an area with mixed-use, of which residential and 'Z6' would be the predominant uses".

It is also proposed to designate the lands a **Strategic Development and Regeneration Area (SDRA)**.

The proposed changes to the Development Plan are as follows:

- (i) Land Use Zoning Map (Map A) to **Z14 (Strategic Development and Regeneration Areas)** to replace the existing Z6 (Employment / Enterprise) zoning.
- (ii) Amend Map K, to include the new **Strategic Development and Regeneration Area**.
- (iii) Amend Chapter 15, to insert new Strategic Development and Regeneration Area (SDRA) **Guiding Principles** for the subject lands.
- (iv) Amend Chapter 2, to include the SDRA lands into the Core Strategy.

3.0 The Purpose of the Variation

The Planning Authority is proposing this Variation to facilitate the regeneration of the lands having regard to the site-specific circumstances, including the proposed Luas extension from Broombridge to Charlestown via Finglas, and the intent of Dublin City Council (DCC) to implement brownfield regeneration policies of the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) and to support the economic revitalisation of Finglas village.

4.0 Motions

In total **8 motions** were received, from the following elected representatives:

- Cllr. Anthony Connaghan (Sinn Féin).
- Cllr. Mary Callaghan, Cllr. Catherine Stocker, Cllr. Patricia Roe, Cllr. Tara Deacy and Cllr. Cat O'Driscoll (Social Democrats).
- Cllr. Caroline Conroy (Green Party).
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Minor typographical errors or discrepancies will be amended in the final text before publication. Similarly, where draft plans or policy documents, prepared by other bodies, have been updated or approved during the Variation process these will be amended accordingly in the final publication.

Please note in Chief Executive's Recommendation:

Text in green and underlined is **new text** recommended by the Chief Executive.

Text in red with strikethrough is recommended for **deletion** by the Chief Executive.

5.0 Next Steps

This Chief Executive's Report on the motions received is hereby submitted to the Elected Members of DCC for consideration. This report, along with the previously circulated Chief Executive's Report on the public consultation (Report No. 162/2021) for the Proposed Variation will be considered at the forthcoming City Council Meeting on 14 June 2021.

The following decision options available to the members for the Proposed Variation, as set out in legislation are summarised as follows:

- (a) Make - Resolution to make the Proposed Variation, subject to changes that are minor in nature and do not constitute a material alteration. The Proposed Variation is effective immediately.
- (b) Make - Resolution to make the Proposed Variation, subject to changes and modifications which constitute a material alteration*.
- (c) Not Make - Resolution not to make the Proposed Variation.

**The Planning Authority shall determine if the changes and modifications to the Proposed Variation are material alterations. Material alterations will result in an additional public consultation stage and consideration of AA and SEA implications.*

6.0 Motions Received.

6.1 Motion 1 (Cllr. Anthony Connaghan)

That this Council agrees that consultation of a Masterplan for the site includes a level of community consultation as well as the other various stakeholders.

Reason: To encourage community participation in future plans of the area.

Chief Executive's Response

The Proposed Variation seeks to rezone the lands "Z14" and to include - Strategic Development and Regeneration Area (SDRA). The ~~Variation-~~ SDRA, if made by the elected members will become an integral part of the statutory Development Plan. The preparation of a Masterplan is a requirement of the proposed SDRA. The onus is on the developers to prepare and agree a Masterplan with the Planning Authority, who in turn will require input from various consultees such as Irish Water, the Department of Education and Skills, the Eastern and Midlands Regional Assembly, etc.

Recommendation no. 1 of CE Report No. 126/2021 on public submissions received for Proposed Variation no. 33 states:

Under the heading of Requirement for Masterplan:

To ensure that the development of the subject lands occurs in a sustainable and coherent manner, a Masterplan shall be prepared for the entire SDRA by all landowners, which responds to the guiding principles above, to be agreed with the Planning Authority, before the lodgement of any planning application. Consultation on the Masterplan shall take place with key stakeholders including Fingal County Council, the Eastern and Midland Regional Assembly, the National Transport Authority, Transport Infrastructure Ireland, Irish Water, the Department of Education and Skills, and others as necessary to ensure that supporting infrastructure delivery for these lands and the immediate surrounding area is coordinated sustainably and comprehensively.

The Masterplan will be agreed between the landowners and the Planning Authority and must accord with the Guiding Principles as set down in the SDRA subject to the Proposed Variation. The Masterplan will be presented to the North West Area Committee and made available for public comment.

The Masterplan will be prepared to inform and accompany future planning applications. The Masterplan along with any proposed development will be subject to the statutory planning consent process which includes public consultation as set out under the Planning and Development Act 2000 (as amended) (the Act).

Chief Executive's Recommendation

Motion agreed as amended. The following text is recommended under the heading of Requirement for Masterplan:

"To ensure that the development of the subject lands occurs in a sustainable and coherent manner, a Masterplan shall be prepared for the entire SDRA by all landowners, which responds to the guiding principles above, to be agreed with the Planning Authority, before the lodgement of any planning application. Consultation on the Masterplan shall take place with key stakeholders including Fingal County Council, the Eastern and Midland Regional Assembly, the National Transport Authority, Transport Infrastructure Ireland, Irish Water, the Department of Education and Skills, and others as necessary to ensure that supporting infrastructure delivery for these lands and the immediate surrounding area is coordinated sustainably and comprehensively. The Masterplan will be presented to the North West Area Committee and made available for public comment".

6.2 Motion 2 (Cllr Anthony Connaghan)

That this Council agrees to undertake a comprehensive traffic study of the surrounding areas as part of the Masterplan for the site. And consideration be given for an east to west thoroughway as part of the Mobility Management Strategy which may alleviate traffic issues in the locality.

Reason: To provide effective integration of any development with the surrounding area

Chief Executive's Response

A detailed mobility management strategy is a requirement of the SDRA Masterplan. The SDRA, as amended by report No. 126/2021 states, under the heading of 'Masterplan', that,

- *A mobility management strategy (MMS) shall be prepared for the subject lands and inform the preparation of the masterplan. **The MMS shall:***
 - (i) **Promote the principle of filtered permeability to provide a competitive advantage for users of sustainable modes and restrict private cars through trips.***
 - (ii) **Identify the location of a number of modal filters to enable pedestrians, cyclists, and public transport access, but restrict private car access.***
 - (iii) **Seek high quality, well-lit and safe pedestrian/cycling link connecting the Jamestown lands to Finglas Village via Gofton Hall.***
- ***The Planning Authority will engage with the NTA concerning the planning and design of Luas Finglas. This ongoing engagement shall inform the Masterplan for these lands.***
- *The requirement for a Traffic Impact Assessment will be determined on a case by case basis by the Planning Authority, in respect of planning applications lodged for the subject lands.*

While the focus of the MMS will be the Jamestown industrial lands, the rationale and purpose for this requirement is to ensure that any future development on the subject lands is fully integrated into the movement network for the surrounding area and that any impacts on the existing road network have been considered in proposing new connections and urban structure.

DCC, as the Roads Authority continually monitors, manages, and improves the areas movement network. DCC has recently undertaken a traffic analysis at Jamestown Road and St Margaret's Road / McKee Avenue and has proposed the replacement of the existing roundabouts with new signalised junctions. DCC has also recently engaged consultants to review the 5-arm junction in Finglas and its immediate environs and intends to bring forward proposals to enhance this area. This work will be based on detailed traffic assessments and the design proposal will be influenced by the outcome of this Proposed Variation.

Concerning east-west connectivity, the SDRA states, under the heading of Urban Structure, that "*the **movement framework and street structure**, as illustrated in the SDRA Framework Plan (Figure 38A), introduces permeability through the lands, based on proposed key east-west and north-south links and several proposed local access streets. A strategic pedestrian/cycle amenity link crosses the lands, which is aligned with key desire lines to the proposed Luas extension and forms part of the green infrastructure network, providing a key link between proposed open spaces.*"

While the focus will be on prioritising sustainable modes of travel, and the provision of filtered permeability, the provision of a key east-west link will play a role in alleviating traffic on existing routes.

Chief Executive's Recommendation

Motion agreed. The requirement for an MSS is contained within the SDRA which will inform the Masterplan for the Jamestown lands, within the context of the wider movement network for the surrounding area. The requirement for east-west connectivity is contained within the Guiding Principles for the SDRA, as illustrated in Figure 38A SDRA Framework Plan, and will inform the MSS and the Masterplan. No further change is necessary.

6.3 Motion 3 (Cllr Anthony Connaghan)

That this Council insists on a height strategy in accordance with the current Development Plan and considers the 2 storey surrounding areas St. Margaret's Court which is directly adjacent to the site and any Heights are stepped back to ensure no overlooking or overshadowing.

Reason: To adhere to guidelines set out in the City Development Plan.

Chief Executive's Response

The SDRA Guiding Principles, under the heading of 'Height', set out comprehensive principles to inform the preparation of a detailed height strategy to be contained within the Masterplan for the subject lands, as follows:

- *The SDRA Framework Plan identifies opportunities for additional building height on corners/façades of certain proposed urban blocks, as a tool to enhance urban design and legibility. A Masterplan shall be required for the subject lands which will establish and detail an overall height strategy.*
- *Notwithstanding this, in general, building heights in the range of 4-6 stories will be encouraged in order to provide a coherent street of structure, with an appropriate sense of enclosure.*
- *Where opportunities for additional height are identified, this shall be limited to corner features and shall not apply to the overall block. This is to avoid the proliferation of monolithic 'slab' blocks. Additional height, where appropriate, shall be no more than 1/3 of the overall length/width of the urban block.*
- *Height shall respond to the existing context and respect existing residential properties along McKee Avenue and Jamestown Road. Having regard to the proposed Luas, in general, there is potential for additional building height towards the north-west of the lands, subject to design and amenity safeguards.*
- *Opportunities for additional height also exist to frame the proposed centrally located open space, to enhance the legibility of the built environment.*

As stated in the SDRA, the preparation of an evidenced-based height strategy will inform the Masterplan which will provide for an urban design-led approach to the development of the subject lands which will respect the existing residential properties in the vicinity and consider the wider Finglas context. In the interest of clarity, the wording of bullet point four above can be amended to include reference to St. Margaret's Court.

The Development Plan and this Variation must comply with the provisions of *Urban Ministerial Guidelines on "Development and Building Height Guidelines for Planning Authorities"* and its associated Specific Planning Policy Requirements. A height strategy that would apply a universal height cap, in accordance with the current Development Plan would not accord with the Ministerial Guidelines and therefore would be contrary to national policy.

All planning applications will have to comply with the height strategy established by the Masterplan and must accord with the Guiding Principles as required in the SDRA. It should be noted that regarding concerns about the height of new development in the area, that the SHD provisions are due to expire in February 2020.

Chief Executive's Recommendation

Motion is agreed to including a reference to St Margaret's Court. The following text is recommended under the section SDRA Guiding Principles, 'Height' bullet point four:

- *Height shall respond to the existing context and respect existing residential properties along McKee Avenue **and** Jamestown Road and **St. Margaret's Court**. Having regard to the proposed Luas, in general, there is potential for additional building height towards the north-west of the lands, subject to design and amenity safeguards.*

The Motion ~~is not~~ **cannot be** agreed in relation to applying a height strategy that is in accordance with the Development Plan as this requirement is contrary to national planning policy and guidance. The Development Plan and this Variation must comply with the provisions of Ministerial Guidelines on "*Development and Building Height Guidelines for Planning Authorities*" and its associated Specific Planning Policy Requirements **which state that Development Plans shall not provide for blanket numerical limitations on Building Height (SPPRA)** ~~The SDRA contains comprehensive principles to inform the preparation of a Masterplan which must be based on a detailed evidence-led height strategy, that responds to the existing context and amenities of existing residential properties at the boundaries of the Jamestown lands and in the immediate vicinity.~~

6.4 Motion 4 (Cllr Anthony Connaghan)

That this Council recognises the significance of Finglas Village in the area and agrees to do everything in its power to ensure the Masterplan is used to complement the village and not to detract from it.

Reason: To enhance Key District Centre of Finglas Village as set out in the City Development Plan.

Chief Executive's Response

The SDRA rationale states the following:

'To support the economic revitalisation of Finglas village through the creation of a cohesive urban framework and guiding principles, to ensure that the future development of the lands occurs in a coordinated and sustainable manner that can act as a catalyst to regenerate the village.'

Finglas village is currently designated a Key District Centre (KDC) in the current Development Plan. The lands subject to this variation have **not** been designated a KDC, to protect the viability of the village. Furthermore, under the heading of 'Land Use and Activity' in the SDRA Guiding Principles, the following is stated:

'Having regard to the lands' proximity to Finglas Village and Charlestown, and the overall aim to support the revitalisation of commercial activity in the village, retail development will be limited throughout the SDRA lands. Retail will only be considered, at an appropriate scale to support local communities, in proximity to the Luas corridor, to the north-west of the lands.'

In acknowledging the importance of Finglas village, recommendation no. 8 of the Chief Executive's Report No. 126/2021 on public submissions received for Proposed Variation no. 33 states:

Having regard to the rationale for designating the Jamestown Lands a SDRA, the Chief Executive considers that consideration be given to extending the SDRA to include Finglas village, as part of the preparation of the Draft City Development Plan.

As a result, the Development Plan and Proposed Variation contain a robust policy position to address this matter.

Chief Executive's Recommendation

Motion agreed. The purpose of the Masterplan is to protect, support, and enhance Finglas Village. The matter is addressed in the SDRA and recommendation no. 8 of the Chief Executive's Report No. 126/2021 on public submissions received for Proposed Variation no. 33.

6.5 Motion 5 (Cllr Anthony Connaghan)

That this Council agrees to work alongside any Approved Housing Body or Housing Developer to provide a sustainable mixed-use development which ensures appropriate tenure diversity on the site and that this Council calls on the Government to provide any necessary funding for DCC to achieve these aims.

Reason: To provide for good, sustainable neighbourhoods as set out in the City Development Plan

Chief Executive's Response

The Chief Executive notes that the proposed lands are in private ownership. The proposed SDRA requires that the Masterplan for the lands is informed by a local Housing Needs Demand Assessment (HNDA) which will make recommendations about housing mix, affordability, social/affordable provision, and housing for vulnerable groups. However, whilst the HNDA can make recommendations about tenure mix in the interest of delivering a balanced community, DCC cannot legally enforce this requirement.

Part V of the Act sets out the provision for social housing to be delivered through planning applications. On privately owned lands 10% of all housing units for developments of nine or more units, or on a site with an area greater than 0.1 hectares must be provided for social housing. DCC as required will work with approved housing bodies to deliver this housing requirement. DCC cannot legally enforce any increase on this percentage on privately owned lands. It is noted that the Affordable Housing Bill 2021 is currently before Seanad Éireann. If passed, then the provisions of this Bill will apply to planning applications made after its adoption. At the time of writing, there is no statutory obligation to provide affordable housing. The relevant housing policy and legislative requirements, approved by the Oireachtas and on statute will apply to all residential planning applications at the time of lodgement.

Chief Executive's Recommendation

Motion agreed. DCC will work with the landowners to deliver Part V of the Act in relation to meeting obligations for social housing. DCC is willing to consider any landowner's offers to provide additional social housing units above their current statutory Part V obligations. DCC will work alongside Approved Housing Bodies (AHB). DCC will work with the legislation as it evolves regarding both social and affordable housing. The HNDA that informs the Masterplan will address this issue to ensure the creation of a sustainable mixed-use neighbourhood with appropriate tenure diversity on the lands.

6.6 Motion 6 (Cllr Mary Callaghan, Cllr Catherine Stocker, Cllr Patricia Roe, Cllr Tara Deacy, and Cllr Cat O'Driscoll).

It is proposed to make a Variation to the Dublin City Development Plan 2016 – 2022 by changing the Land Use Zoning Objective of a circa 43.11-hectares of lands at Jamestown Road, St Margaret's Road and McKee Avenue, Finglas, Dublin 11, from Land Use Zoning Objective Z6 (Employment / Enterprise) "To provide for the creation and protection of enterprise and facilitate opportunities for employment creation" to a new Land Use Zoning Objective Z16 (Strategic Development and Affordable Housing Areas): "To seek the social, economic, and physical development and/or rejuvenation of an area with mixed-use, the primary objective of which would be the delivery of affordable housing and employment". The new Z16 zoning would require a master plan for all sites rezoned to Z16. The master plan would be developed in full consultation with DCC, the National Transport Authority, Transport Infrastructure Ireland, the Department of Education and Skills, Irish

Water, and the local community. The land uses of the new Z16 zoning would be defined as follows:

- 30% Employment
- 10% High Quality Recreational Open Space
- 10% Community
- 10% Private Residential

40% Affordable residential – to be comprised of a mix of affordable purchase, cost rental and senior citizen’s housing with affordability to be defined by the Dublin City Council Housing SPC with the approval of the full council.

Planning Reason: To ensure the residential mix includes affordable housing and that the area keeps employment and gains high quality open green space.

Chief Executive’s Response

As referenced in relation to Motion 5 above, DCC will work with the landowners to deliver Part V of the Act in relation to meeting obligations for social housing. DCC is willing to consider any landowners' offers to provide additional social housing units above their current statutory Part V obligations. DCC will work alongside Approved Housing Bodies (AHB). DCC will work with the legislation as it evolves regarding both social and affordable housing. The HNDA that informs the Masterplan will address this issue to ensure the creation of a sustainable mixed-use neighbourhood with appropriate tenure diversity on the lands.

The Chief Executive notes that this motion proposes the introduction of a new Land Use Zoning Objective, Z16 (Strategic Development and Affordable Housing Areas) to the Development Plan. This proposed new zoning was not part of Proposed Variation No 33 and was not subject to public consultation. In this instance, the introduction of a new zoning requires a separate **Variation** process in the context of the overall City Development Plan, which already contains 15 land use zonings.

~~As referenced in relation to Motion 5 above, DCC will work with the landowners to deliver Part V of the Act in relation to meeting obligations for social housing. DCC is willing to consider any landowners' offers to provide additional social housing units above their current statutory Part V obligations. DCC will work alongside Approved Housing Bodies (AHB). DCC will work with the legislation as it evolves regarding both social and affordable housing. The HNDA that informs the Masterplan will address this issue to ensure the creation of a sustainable mixed-use neighbourhood with appropriate tenure diversity on the lands.~~

Chief Executive’s Recommendation

Motion ~~not~~ agreed in relation to opportunities to increase social / affordable housing motion. Motion not agreed in relation to a new Z16 zoning objectives.

6.7 Motion 7 Cllr. Caroline Conroy

Cllr. Caroline Conroy

That this City Council prepares a Local Area Plan for the lands at Jamestown Variation Number 33.

Reason: a LAP has statutory standing whereas a Masterplan does not. Having an LAP means local residents have more reassurance of what is planned in their area and is not open to change.

Chief Executive’s Response

The option of preparing a Local Area Plan for the Jamestown lands was considered. However, the consensus was that a Variation to the Development Plan was the best way forward considering the circumstances pertaining to the creation of a policy framework for the development of the lands.

Variation No. 33 of the Development Plan does not propose the preparation of a local area plan for the lands and this requirement was not subject to public consultation. It is proposed to change the land use zoning from Z6 to Z14, resulting in the designation of the lands a Strategic Development and Regeneration Area (SDRA), with accompanying Guiding Principles and a requirement for a Masterplan.

The requirement for a local area plan cannot be introduced as part of a Variation to the Development Plan. DCC has commenced the statutory process for making the new Development Plan. The requirement and schedule for the preparation of new local area plans must be agreed upon by all the elected members of DCC as part of the preparation of the new Development Plan.

Chief Executive's Recommendation

Motion cannot be agreed upon for the reasons outlined above. The introduction of the requirement for a new local area plan cannot be considered as part of the Proposed Variation No 33 of the Development Plan as it was not subject to public consultation. ~~No change recommended.~~

6.8 Motion 8: Cllr. Caroline Conroy

That the Masterplan for the Jamestown Lands is compliant with DMURS and prioritize sustainable transport.

Reason: there is a push for independent living for those with a mobility issues and to encourage other modes of transport including cycling especially safe routes to school.

Chief Executive's Response

The Chief Executive notes that all development proposals and masterplans are required to be compliant with the "Design Manual for Urban Roads and Streets" (DMURS). The Guiding Principles for the SDRA stated this, as amended by recommendation no. 2 of the CE Report No. 126/2021 on public submissions received for Proposed Variation no. 33, which states:

Amend the following text in Section 15.1.1.22 SDRA 19 Jamestown Road, St. Margaret's Road and McKee Avenue, Finglas

Under the heading of Urban Structure: (3rd bullet point):

- *All proposed streets shall comply with the requirement of the Design Manual for Urban Roads and Streets (DMURS) ~~(2013)~~, **DTTaS and DECLG, (2019)**.*

Chief Executive's Recommendation

Motion agreed. The matter is already addressed in the SDRA. No change recommended.

7.0 Conclusion

Having regard to the motions received, the Chief Executive is recommending the following **non-material changes** to Proposed Variation No 33:

Under "**Guiding Principles for SDRA - Height**" bullet point four:

- *"Height shall respond to the existing context and respect existing residential properties along McKee Avenue **and** Jamestown Road and **St. Margaret's Court**. Having regard to the proposed Luas, in general, there is potential for additional building height towards the north-west of the lands, subject to design and amenity safeguards".*

Under "**Requirement for Masterplan**"

*"To ensure that the development of the subject lands occurs in a sustainable and coherent manner, a Masterplan shall be prepared for the entire SDRA by all landowners, which responds to the guiding principles above, to be agreed with the Planning Authority, before the lodgement of any planning application. **Consultation on the Masterplan shall take place with key stakeholders including Fingal County Council, the Eastern and Midland Regional Assembly, the National Transport Authority, Transport Infrastructure Ireland, Irish Water, the Department of Education and Skills, and others as necessary to ensure***

that supporting infrastructure delivery for these lands and the immediate surrounding area is coordinated sustainably and comprehensively. The Masterplan will be presented to the North West Area Committee and made available for public comment".

The Chief Executive is not recommending any further non material changes to Proposed Variation No. 33 of the Development Plan.

8.0 Strategic Environmental Assessment Screening & Appropriate Assessment Screening

The Planning Authority screened the proposed changes recommended in the previously circulated Chief Executive's Report No. 126/2021 on public submissions received for Proposed Variation no. 33 in relation to Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). The Chief Executive is not recommending any material changes to Proposed Variation No. 33 on foot of the motions received. As a result, DCC as the competent authority determines that a SEA and AA are not required in respect of Proposed Variation No. 33 of the Development Plan.

9.0 Recommendation to City Council

Having regard to the motions and submissions received and to the Chief Executive's Response to the issues raised therein, it is recommended that the City Council adopt the Proposed Variation (No. 33) of the Dublin City Development Plan 2016-2022 to change the land use zoning of circa 43.11 hectares of lands at Jamestown Road, McKee Avenue, and St Margaret's Road, Finglas, Dublin 11 from Land Use Zoning Objective Z6 (Employment and Enterprise) to Land Use Zoning Objective Z14 (Strategic Development and Regeneration Area) and to designate the lands as a Strategic Development and Regeneration Area (SDRA).

Richard Shakespeare

Assistant Chief Executive

2nd June 2021

10.0 Resolution on Adopting Variation 33

I recommend that the Elected Members adopt the following resolution:

'The members of the authority having considered the Proposed variation and the Chief Executive's Report No. 162/2021, together with the motion and the CEs recommendation in this reply No . 163/2021 and the issues raised, the proper planning and sustainable development of the City, the statutory obligations of the local authority and the relevant policies or objectives of the Government or any Minister of the Government, the City Council resolves that Variation No. 33 of the Dublin City Development Plan 2016-2022 as amended is hereby made subject to the non-material changes listed above and that the necessary notices of the making of Variation No. 33 of the Dublin City Development Plan 2016-2022 be published'.

Appendix 1: List of Motions received

Motion No.	Motions Submitted
Motions from Cllr. Anthony Connaghan	
1	<p>That this Council agrees that consultation of a Masterplan for the site includes a level of community consultation as well as the other various stakeholders.</p> <p>Reason: To encourage community participation in future plans of the area</p>
2	<p>That this Council agrees to undertake a comprehensive traffic study of the surrounding areas as part of the Masterplan for the site. And consideration be given for an east to west throughway as part of the Mobility Management Strategy which may alleviate traffic issues in the locality.</p> <p>Reason: To provide effective integration of any development with the surrounding area</p>
3	<p>That this Council insists on a height strategy in accordance with the current City Development Plan and also takes into account the 2 storey surrounding areas, in particular St. Margarets Court which is directly adjacent to the site and any Heights are stepped back to ensure no overlooking or overshadowing.</p> <p>Reason: To adhere to guidelines set out in the City Development Plan</p>
4	<p>That this Council recognises the significance of Finglas Village in the area and agrees to do everything in its power to ensure the Masterplan is used to complement the village and not to detract from it.</p> <p>Reason: To enhance Key District Centre of Finglas Village as set out in the City Development Plan</p>
5	<p>That this Council agrees to work alongside any Approved Housing Body or Housing Developer to provide a sustainable mixed-use development which ensures appropriate tenure diversity on the site and that this Council calls on the Government to provide any necessary funding for DCC to achieve these aims.</p> <p>Reason: To provide for good, sustainable neighbourhoods as set out in the City Development Plan</p>
Motions from Cllr Mary Callaghan, Cllr Catherine Stocker, Cllr Patricia Roe, Cllr Tara Deacy and Cllr Cat O'Driscoll	
6	<p>It is proposed to make a Variation to the Dublin City Development Plan 2016 – 2022 by changing the Land Use Zoning Objective of a circa 43.11-hectares of lands at Jamestown Road, St Margaret's Road and McKee Avenue, Finglas, Dublin 11, from Land Use Zoning Objective Z6 (Employment / Enterprise) "To provide for the creation and protection of enterprise and facilitate opportunities for employment creation" to a new Land Use Zoning Objective Z16 (Strategic Development and Affordable Housing Areas): "To seek the social, economic and physical development and/or rejuvenation of an area with mixed-use, the primary objective of which would be the delivery of affordable housing and employment". The new Z16 zoning would require a master plan for all sites rezoned to Z16. The master plan would be developed in full consultation with DCC, the National Transport Authority, Transport Infrastructure Ireland, the</p>

	<p>Department of Education and Skills, Irish Water, and the local community. The land uses of the new Z16 zoning would be defined as follows:</p> <ul style="list-style-type: none"> 30% Employment 10% High Quality Recreational Open Space 10% Community 10% Private Residential 40% Affordable residential – to be comprised of a mix of affordable purchase, cost rental and senior citizen’s housing with affordability to be defined by the Dublin City Council Housing SPC with the approval of the full council. <p>Reason: To ensure the residential mix includes affordable housing and that the area keeps employment and gains high quality open green space.</p>
Motions From Cllr. Caroline Conroy	
7	<p>"That this City Council prepares a Local Area Plan for the lands at Jamestown Variation Number 33".</p> <p>Reason: A LAP has statutory standing whereas a Masterplan does not. Having an LAP means local residents have more reassurance of what is planned in their area and is not open to change.</p>
8	<p>"That the Masterplan for the Jamestown Lands is compliant with DMURS and prioritize sustainable transport."</p> <p>Reason: There is a push for independent living for those with a mobility issue and to encourage other modes of transport including cycling especially safe routes to school.</p>