

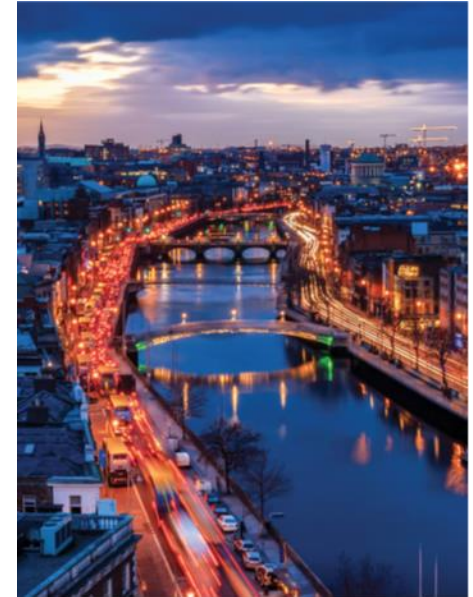
Draft Dublin City Development Plan 2022 - 2028

Presentation to the
Economic
Development and
Enterprise SPC
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Background and Context

- Extensive pre Draft Consultation Process.
- 752 submissions from the public.
- 1,078 pre draft strategic directions from elected members.
- 301 motions on the CE Draft Plan.



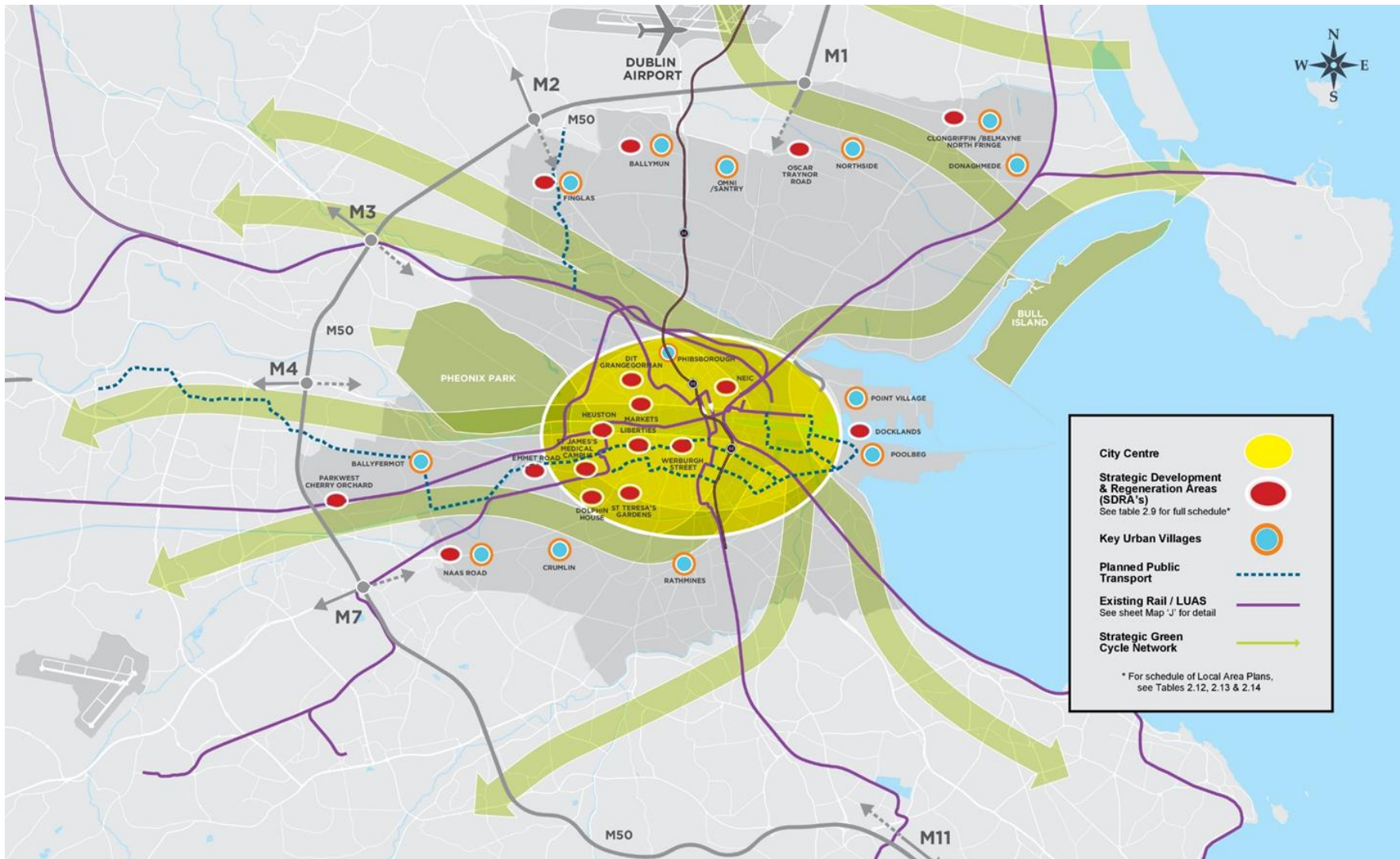
Core Strategy & Housing Strategy – Chapter 2 & Appendix 1

- Population for Dublin City for the year 2028 is 625,750 (Low) to 640,000 (High) persons.
- Housing Demand for the years 2022 to 2028, is approximately 40,000 residential units for the six year period.
- Land capacity: approximately 550 hectares available to develop during this development plan cycle which can provide approximately 48,500 residential units.
- Headroom – 20%

City Area Name	Estimated Capacity	Area (HA)
SDRA lands	34,350 - 35,550	357
Other City lands (excluding SDRAs)	13,000	189
Current zoned total	48,500	550
Potential lands at Glasnevin & Naas Road, Phase 1 (see Section 2.3.5)	6,000	
Potential total	54,500	

Appropriately Zoned Lands Available (Ha) 2022 - 2028	Residential Capacity of Available Land (Residential Units)	Housing Need Demand Requirement (Residential Units)	Exceedance (%)
550	48,500	40,150	8,350 (20%)





Climate Action – Chapter 3

Cross Cutting Theme: Ensure that Dublin becomes a low carbon and climate resilient city.

- Requirement for a Climate Action Energy Statement.
- Renewable energy -offshore, geothermal, micro renewable energy.
- Sustainable energy – enhanced district heating policy
- Energy initiatives – decarbonisation zones
- Waste management – circular economy
- Green infrastructure and nature based solutions to flood risk and surface water management.
- Sustainable transport modes & Electric vehicles.
- Built environment – sustainable building materials, energy efficiency, retrofit/reuse.



Shape and Structure of the City – Chapter 4

- Emphasis on **quality** density and **mixed** use approach – vibrant self sustaining communities with commensurate social and physical infrastructure.
- Compact growth to be promoted through infill, consolidation and brownfield development.
- Importance of key Urban Villages, 15 minute city and SDRA's emphasised.
- New approach to managing height using locational and performance criteria SC14-18.
- Appendix 3 - Detailed guidance on performance criteria in assessing proposals for enhanced height, density and scale as well as for landmark buildings.
- Intrinsically linked with SDRA where guiding principles identify potential for increased height and densification.



Quality Housing and Sustainable Neighbourhoods – Chapter 5

- New approach – housing intrinsically interlinked with community infrastructure and services.
- 15 minute city and healthy placemaking.
- Emphasis on regeneration, consolidation.
- Social inclusion and housing for all – new policies for older people.
- BTR – required to demonstrate that there is not an overconcentration.
 - Locational criteria
 - General presumption against large scale residential developments (in excess of 100 units) which comprise of 100% BTR.
 - A minimum of 40% of standard build to sell apartments will be required in such instances.
 - Discourage BTR Accommodation schemes of less than 100 units.



City Economy and Retail – Chapter 6, 7

- Safeguard and enhance Dublin’s role as Ireland’s internationally competitive capital; Aligns with MASP – Strategic Employment Areas.
- Support the to a low-carbon, green, circular economy – CEE 12-13.
- Support key economic sectors – including marine – CEE 24.
- Tourism Accommodation – CEE 28 – prevent unacceptable intensification.
- Data centres – CEE 25.
- Concern re: city centre post Covid. Bannon Report. Primacy of the City Centre. Diversifying the role of the city centre.
- Retail Strategy – Appendix 2 – City Centre Strategy. Actions/policies to enhance the vibrancy, liveability and competitiveness of the city centre – events, markets, the evening economy, public realm, F&B, increased residential population
- Re-categorisation of Cat 1 and 2 streets – CCUV 16.
- Enhanced role for KUV’s – CCUV 20 – 24. 15 minute city .



Culture – Chapter 12

Provides policy support to the growth of culture in the City and seeks to address planning challenges to ensure that culture is valued and grows as part of the city fabric.

- Support for growth of a number **of cultural quarters** across the City, including **Docklands** as a quarter (page 444-445).
- Support for key cultural activities- music, art, digital arts, night time cultural activities, street art, use of public realm.
- Protective policies on risk of loss of venues for music, dance, rehearsal CU 12-17, CU O23.
- Emphasis on need to invest in cultural facilities within local communities and requirement for new facilities as part of larger developments – CUO 21, 22, 26.
- Support for Irish language quarter, the use of the Irish language and the traditional arts CU 26-27, CUO 4-49.



Zoning and Development Management – Chapter 14 & 15.

- Comprehensive review of zoning maps
- Z15: clearer criteria for residential development – greater emphasis on the need to protect existing social and community infrastructure. Protection of educational facilities- many schools changed to Z15.
- Z10 – Mixed use philosophy promoted.
- Z6: Employment zone.
- Development Standards – clearer criteria regarding BTR developments. Policy to manage distribution of hotel development.
- New guidance regarding dual aspect and sunlight and daylight.



Strategic Development and Regeneration Areas- Chapter 13.

- 17 SDRAs: Each contain overarching framework and development principles and approach to regeneration
- Key element in the delivery of compact growth and meeting brownfield regeneration requirements of the National Planning Framework

number	SDRA location	number	SDRA location
SDRA 1	Clongriffin/Belmayne	SDRA 10	North East Inner City
SDRA 2	Ballymun	SDRA 11	St. Teresa's Gardens
SDRA 3	Finglas and Environs	SDRA 12	Dolphin House
SDRA 4	Park West/Cherry Orchard	SDRA 13	Markets Area
SDRA 5	Naas Road	SDRA 14	St. James Medical Campus
SDRA 6	Docklands	SDRA 15	Liberties and Newmarket
SDRA 7	Heuston and Environs	SDRA 16	Oscar Traynor Road
SDRA 8	Grangegorman/Broadstone	SDRA 17	Werburgh Street
SDRA 9	Emmet Road		

Issues of Interest to the SPC

- More focussed Z6 (industrial zoning) and greater use of Z10 and Z14 (mixed use and regeneration) to encourage the integration of new housing with places of employment, particularly on larger sites with high quality public transport
- Strong emphasis on supporting the city centre as a destination, encouraging multi-purpose trips to the city to support retail and food and beverage sector
- Importance of making the city an attractive place to work, with improvements to public realm, local environments and greater connectivity
- Seek to preserve and regenerate spaces in the city for enterprise
- Expansion of Docklands into new Poolbeg West SDZ
- Expand role of urban villages as places of employment



Q and A



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