



Notification of Proposed Variation No. 4 to the Dublin City Development Plan 2022-2028 Relating to SDRA 3 – Finglas Village Environs and Jamestown Lands, to Incorporate the Approved Jamestown Masterplan 2023

1.0 Introduction

Notice is hereby given pursuant to Section 13 of the Planning and Development Act 2000, as amended, that Dublin City Council (DCC) proposes a variation to the Dublin City Development Plan 2022-2028 (the Development Plan) in respect of the following:

SDRA 3 Finglas Village Environs and Jamestown Lands and incorporation of Jamestown Masterplan 2023 into the Development Plan by way of a new appendix.

It is proposed to vary the Dublin City Development Plan 2022-2028 to incorporate the recently approved Jamestown Masterplan 2023 regarding 43 hectares of Jamestown Industrial Estate lands at Jamestown Road, St Margaret's Road / McKee Avenue, Finglas, Dublin 11 by:

- Deleting section B 'Jamestown Lands' of SDRA 3 and inserting new text referencing the approved Jamestown Masterplan 2023.
- Modification of Figure 13-3 to reflect the approved Jamestown Masterplan.
- Incorporation of Jamestown Masterplan 2023 into the Development Plan by way of a new appendix.

DCC's Planning and Property Development Department published the Jamestown Masterplan on 21 September 2023, made according to the requirements of SDRA 3 of the Development Plan. The Masterplan is a detailed refinement of the SDRA framework set out in the Development Plan for 43 hectares of Jamestown Industrial Estate lands at Jamestown Road, St Margaret's Road / McKee Avenue, Finglas, Dublin 11.

Following a public consultation process from 27 March to 15 May 2023 (both dates inclusive), the Masterplan was approved at the monthly council meeting on 3 July 2023. Changes to the content of the Draft Masterplan were made following the public consultation process, as set out in report nos. 142/2023 and 150/2023 of the Chief Executive and as amended by motions agreed at the Council Meeting on 3 July 2023.

The Jamestown Masterplan represents an urban design-led and evidence-based approach to the regeneration of this strategic land bank, capitalising on significant state investment in public transportation in accordance with national and regional policy objectives relating to compact and sustainable growth. Accordingly, it has the capacity to deliver new homes, create new and support existing jobs, along with the provision of associated community and educational uses, all underpinned by exemplary urban design principles.

While the Masterplan is given statutory effect by SDRA 3 of the Development Plan, it is proposed to incorporate the approved Masterplan into the Development Plan in order to provide it with clear legal status.

2.0 Environmental Assessments

In accordance with the SEA Directive (2002/42/EC) and the provisions of Schedule 2A of the Planning and Development (Strategic Environmental Assessment) (SEA) Regulations 2004-2011 (the SEA Regulations), the approved Masterplan was screened for Strategic Environmental Assessment (SEA). A screening for Appropriate Assessment (AA) was carried out having regard to Article 6(3) of the Habitats Directive. DCC as the Competent Authority, having considered the SEA and AA Screening Reports prepared by DCC, and having consulted with the prescribed environmental authorities, has published final determinations along with the approved Masterplan. A Strategic Flood Risk Assessment (SFRA) and Surface Water Management Strategy was also prepared. The approved Masterplan, along with the aforementioned reports and determinations are available:

<https://www.dublincity.ie/residential/planning/strategic-planning/other-plans-studies-and-guides/master-plans/draft-jamestown-masterplan>.

In accordance with the provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended, the proposed variation will be subject to further SEA and AA screening and determinations will be issued.

As required by legislation, Dublin City Council is carrying out consultation with prescribed bodies including:

- The Environmental Protection Agency.
- The Minister of Housing, Local Government and Heritage.
- Development Applications Unit of the Department of Housing, Local Government and Heritage.
- The Minister of Environment, Climate and Communications.
- The Minister of Agriculture, Food and the Marine.
- Adjoining planning authorities (South Dublin County Council, Fingal County Council, Dún Laoghaire-Rathdown County Council).

DCC as the Competent Authority, will issue final determinations on the requirement for SEA and AA that will accompany the proposed variation.

3.0 Process

Pursuant to Section 13 of the Planning and Development Act 2000, as amended, the proposed variation will be placed on public display for a period of 4 weeks, commencing 7 November to 5 December 2023. During this time, members of the public and interested parties will be invited to make submissions. A Chief Executive's Report will be prepared and issued to the elected members of Dublin City Council, no later than 8 weeks after commencing the public consultation process. The consideration of the proposed variation and the Chief Executive's Report shall be completed not later than 6 weeks after the submission of the Report to the

elected members. In accordance with Section 251 of the Planning and Development Act, the period between 24 December and 1 January (both dates inclusive) shall be disregarded when calculating appropriate periods or other time limits referred to in the Act or in any regulations made under the Act. The members, having considered the proposed variation and Chief Executive's report, may, by resolution as they consider appropriate, make the variation, with or without modifications, or they may refuse to make it. The Chief Executive intends that proposed Variation No. 4 and the accompanying Chief Executive's Report be considered at the council meeting in February 2024.

4.0 Recommendation

To initiate the variation process, which entails a 4 week public consultation process, followed by a Chief Executive's Report and Recommendation to the members of the City Council for consideration and decision.

Anthony Flynn
A/Assistant Chief Executive
24th October 2023