

Industrial Lands Study Update & Proposed Variation of Dublin City Development Plan 2016-2022

Presentation to South Central Area Committee

20th November 2019
Dublin City Council

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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.

Z6/Z7 Study Context

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

Land Use Zoning Objectives

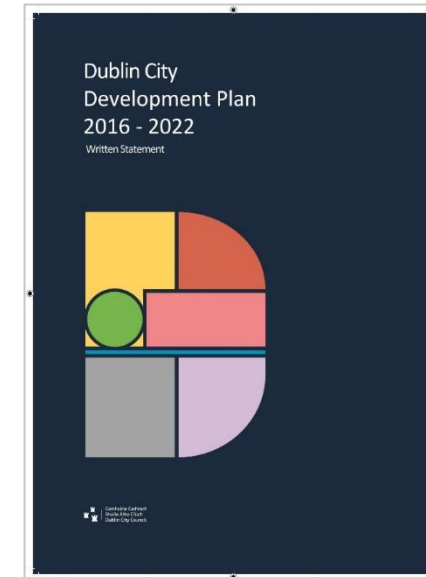
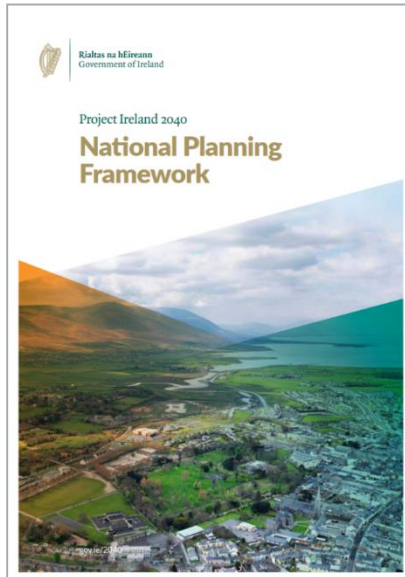
Land Use Zoning Objective Z6 *‘To provide for the creation and protection of enterprise and facilitate opportunities for employment creation’*

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



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.

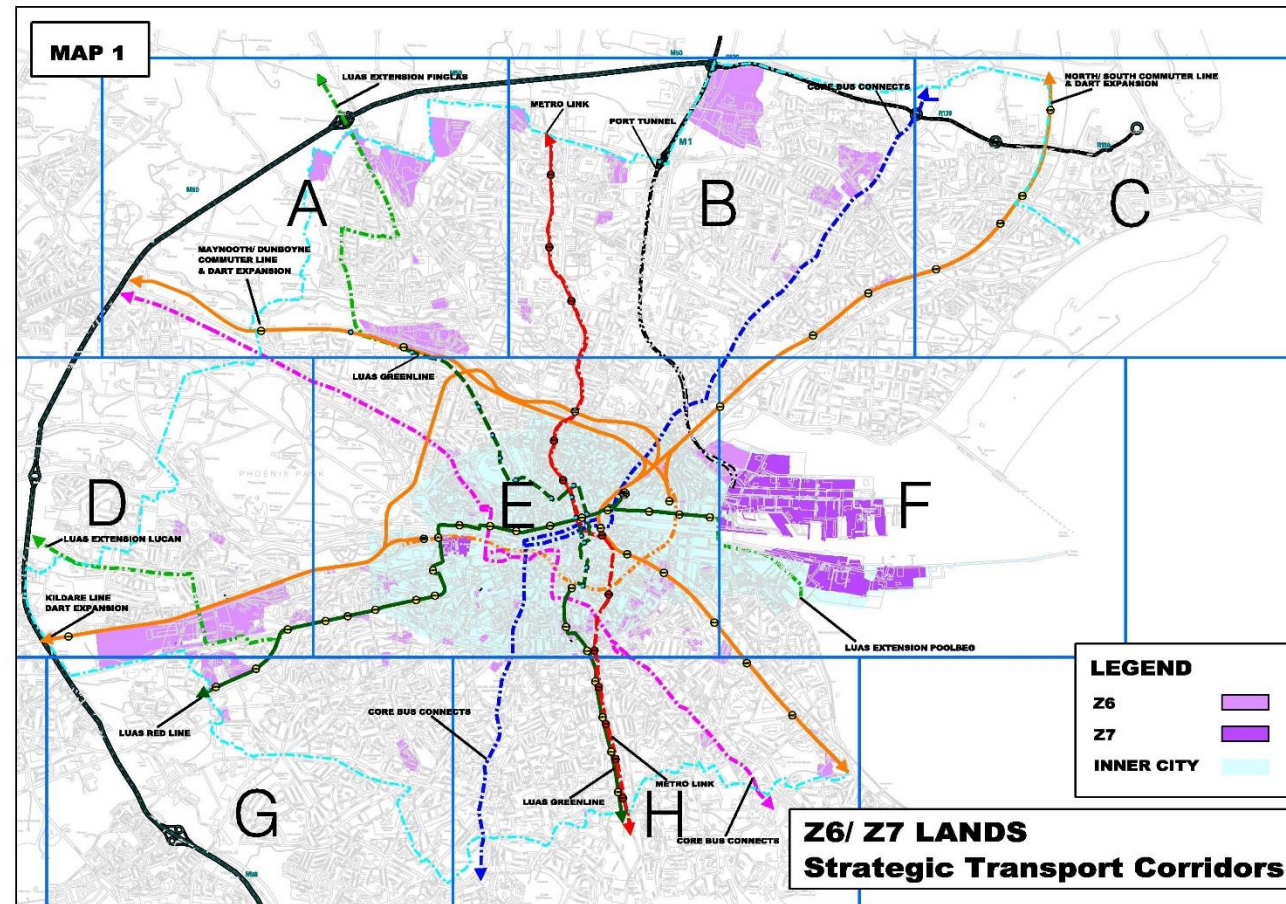
Focus within the canals and the M50 ring.

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.

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

Core Strategy
The policies and objectives in this plan promote the intensification and consolidation of Dublin city

The Z6/Z7 Study



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

Categories of industrial lands	Initial outcomes
<p><u>Category 1: Small Scale Sites</u> Small land banks with issues of urban blight / underutilization; rezoning would allow for redevelopment</p>	All small sites recommended for variation
<p><u>Category 2: Medium Scale Sites</u> Slightly larger land bank but operating at low volume with capacity to intensify – rezoning would allow for intensive mixed use development</p>	Sites identified for rezoning with remaining sites to be reviewed as part of the Development Plan review process
<p><u>Category 3: Economically Strategic Sites</u> 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</p>	Existing Z6 and Z7 zonings unchanged
<p><u>Category 4: Large Sites needing Framework Plans etc.</u> Large scale regeneration area for the provision of new housing and employment (45% of Total Z6 lands)</p>	Subject to further detailed study
<p><u>Category 5: Other Miscellaneous Sites</u> Zoning no longer good reflection of current use</p>	To be reviewed as part of the Development Plan review process

Findings and Recommendations

- Proceed with recommendation for the variation of 20 no. Z6 land banks (circa 55 hectares/ 6.5% of Z6 lands)

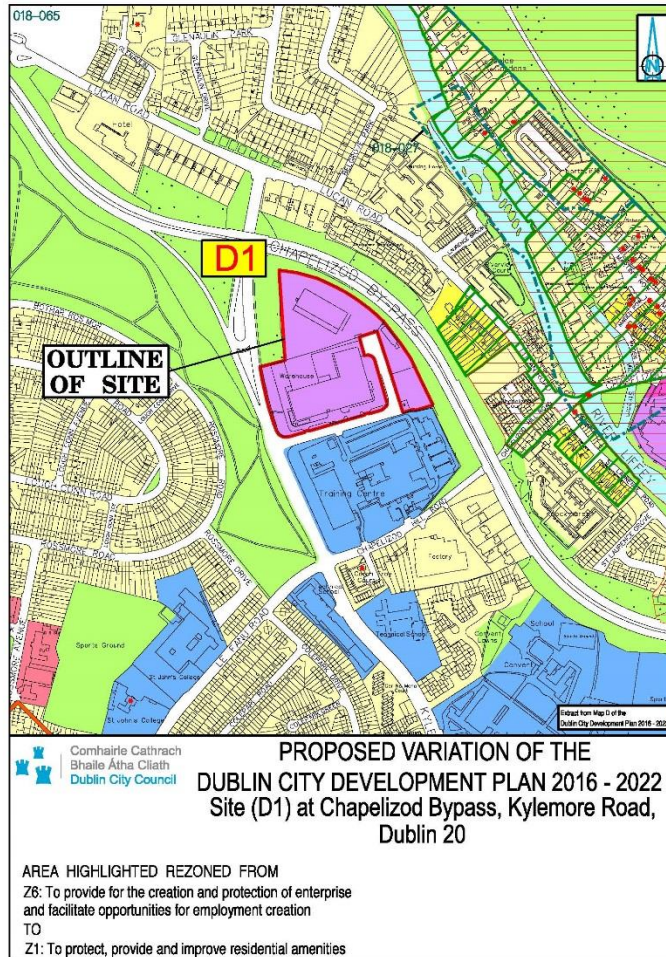
11 no. land banks located in the south side

South Central Area

- **Ballyfermot-Drimnagh:**
 - Chapelizod Bypass / Kylemore Road
 - Ballyfermot Road Lower
- **South West Inner City**
 - Goldenbridge Industrial Estate
 - Old Kilmainham/South Circular Road
 - 109-114 Cork Street
 - White Heather Industrial Estate
 - Parkgate St / Wolfe Tone Quay
- **Kimmage-Rathmines**
 - Davitt Road
 - Herberton Road / Keeper Road
 - Brickfield House and Sunshine Estate
 - Greenmount Industrial Estate

Lands in South Central Area

Chapelizod Bypass / Kylemore Road



Area: 3.5723 Hectare / 8.83 acres

Location: between Chapelizod Bypass/ Kylemore Road,
with Ballyfermot Training Centre to the south

Land use: plant machinery supplier/ light industrial
/manufacturing

Level of intensity: low scale, low intensity use with a
level of vacancy

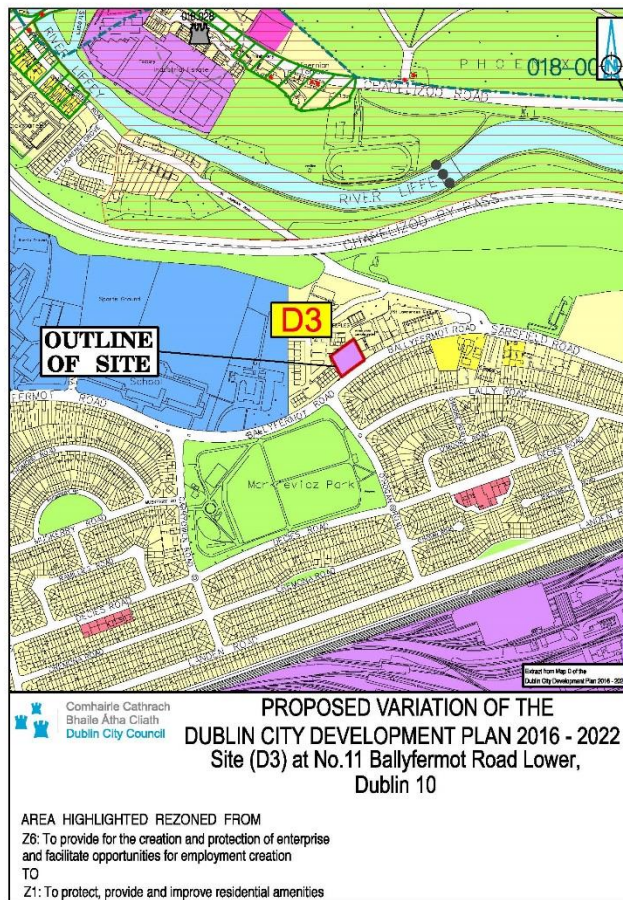
Accessibility: Quality Bus Corridor, well served by
Dublin Bus. Proximity to (proposed) Bus Connects route
& Lucan Luas extension

Site relevant matters: telecommunication infrastructure,
adjacent to Chapelizod Bypass

Proposed rezoning: Z1 (Residential)



Ballyfermot Road Lower



Area: 0.168 Hectares / 0.42 acres

Location: accessed from Ballyfermot Road

Land use: no current uses on the lands

Level of intensity: vacant

Accessibility:

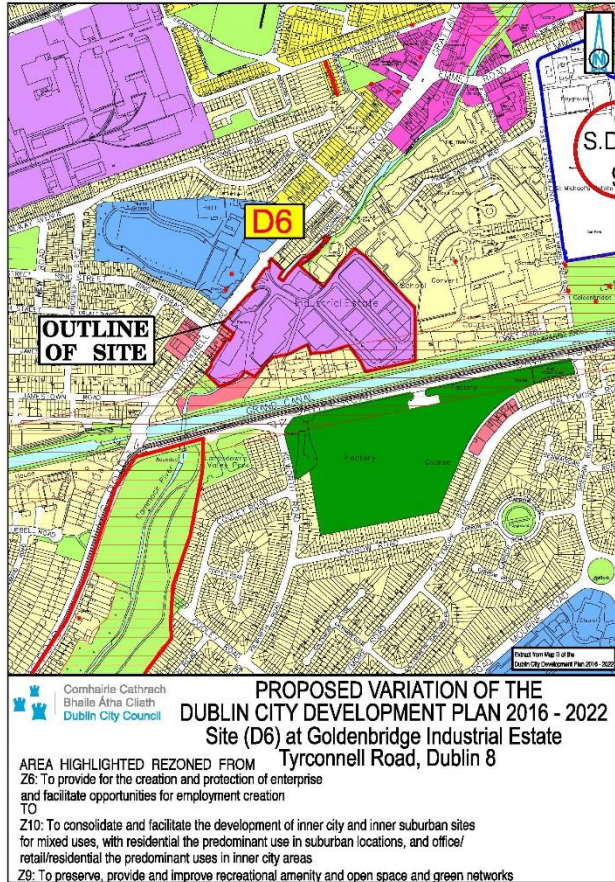
Well served by Dublin Bus. Proximity to (proposed) Bus Connects route & Lucan Luas extension

Site relevant matters: surrounded by housing

Proposed rezoning: Z1 (Residential)



Goldenbridge Industrial Estate



Area: 4.2959 Hectares / 10.62 acres

Location: accessed from Tyrconnell Road, to north of Grand Canal

Land use: retail / office / light industrial/ local services

Level of intensity: actively used, low scale, low intensity use in part

Accessibility:

Well served by Dublin Bus and Luas.

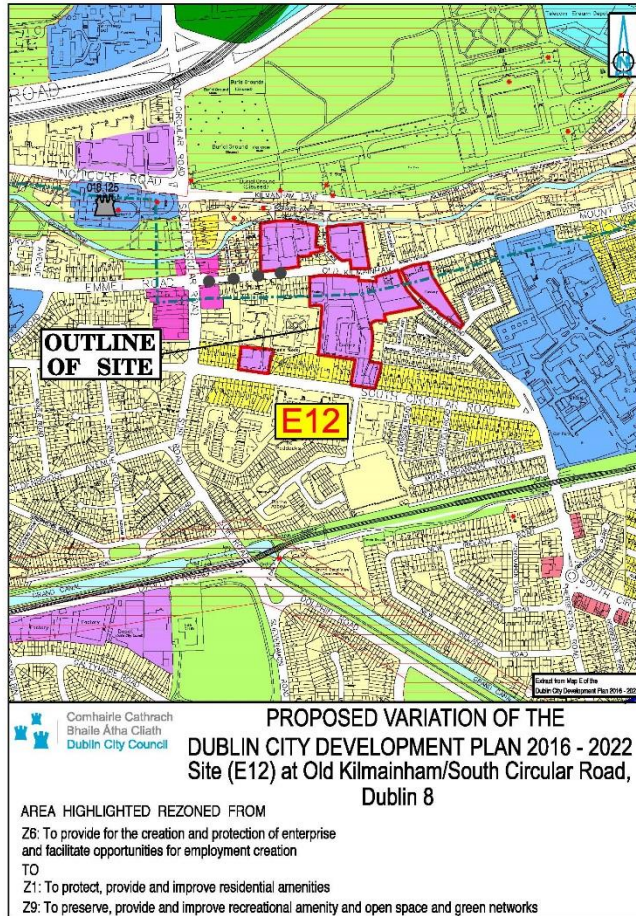
Proximity to (proposed) Primary Cycle Networks

Site relevant matters: part of land floods, Camac River traverses the lands, industrial heritage, proximity to canal

Proposed rezoning: Z10 (Mixed Use) & Z9 (Open Space)



Old Kilmainham / South Circular Road



Area: 3 Hectares / 7.41 acres

Location: located between Old Kilmainham Road and South Circular Road

Land use: building suppliers/ residential/ car rental / local services/ offices

Level of intensity: low scale and actively used in part

Accessibility:

Well served by Dublin Bus, Luas.

Proximity to (proposed) GDA cycle route

Site relevant matters: Flooding, vacant site designation, proximity to River Camac

Proposed rezoning:

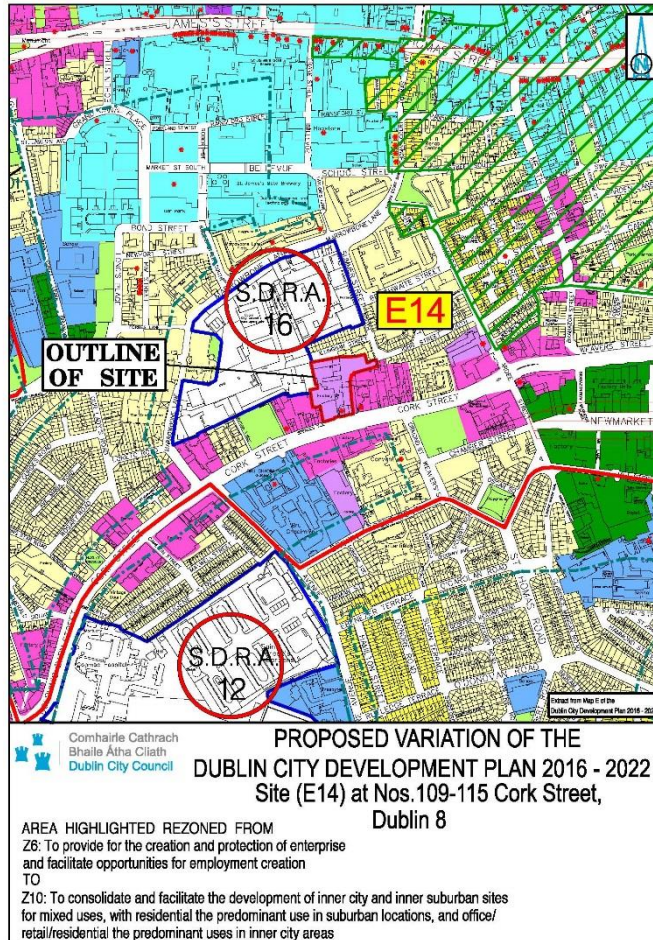
Land banks 1 & 2: to Z1 (Residential) & Z9 (Open Space)

Land banks 3 & 4: to Z1 (Residential)

Land bank 5: retained as Z6 (Employment)



109-114 Cork Street



Area: 0.572 Hectares / 1.41 acres

Location: to north of Cork Street

Land use: retail / light industrial / residential

Level of intensity: low scale and low intensity

Accessibility:

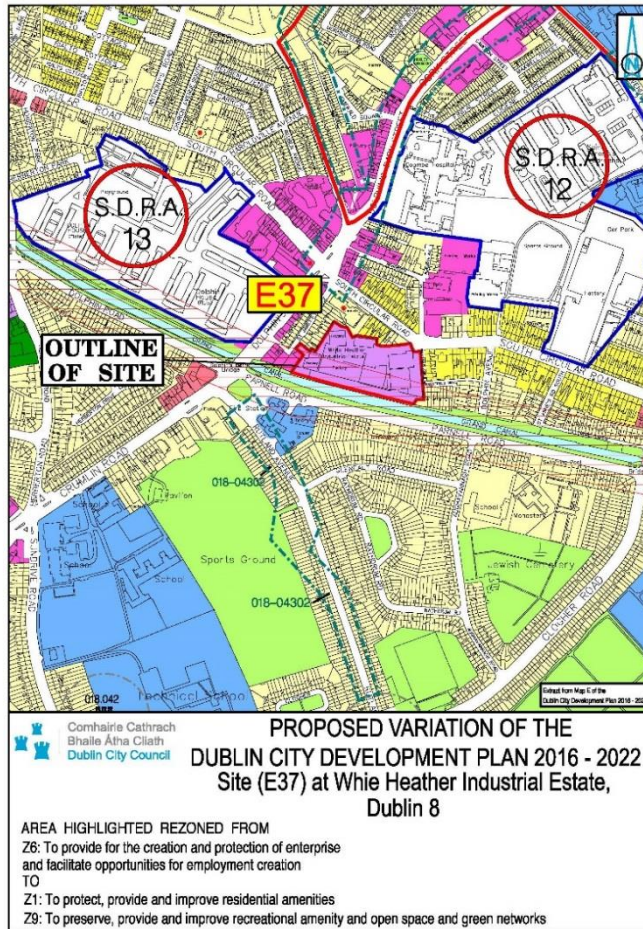
On Quality Bus Corridor, well served by Dublin Bus.
Proximity to (proposed) GDA cycle routes

Site relevant matters: vacant site designation, partial
dereliction, on-site protected structure, industrial
heritage

Proposed rezoning: Z10 (Mixed Use)



White Heather Industrial Estate



Area: 1.464 Hectares / 3.62 acres

Location: Dolphin's Barn off South Circular Road, fronting Grand Canal to the south

Land use: office / storage / distribution

Level of intensity: actively used, low scale, low intensity

Accessibility:

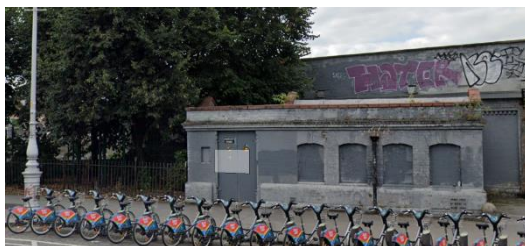
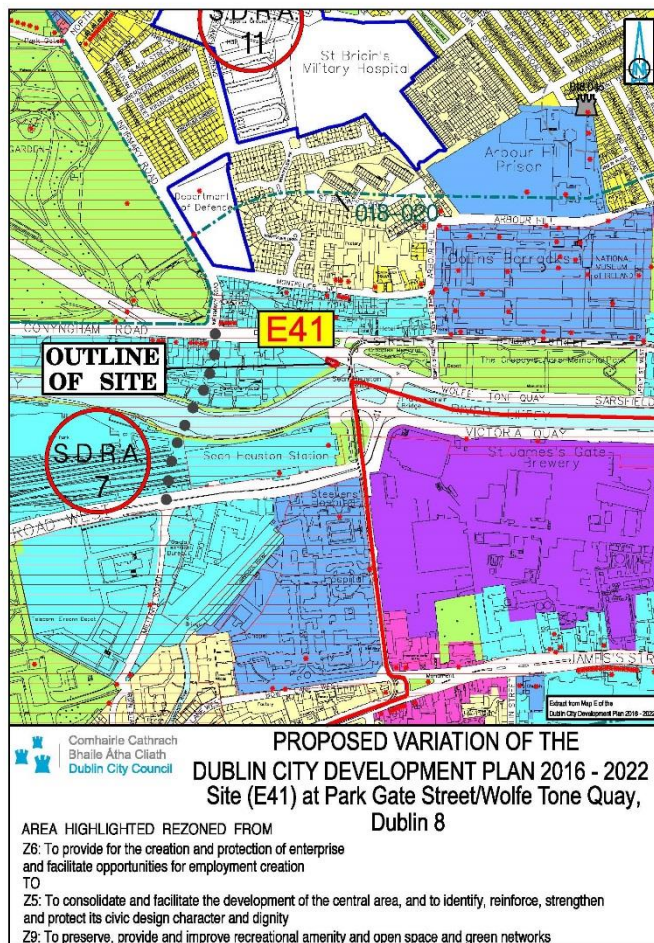
Well served by Dublin bus routes

Site relevant matters: extensive canal frontage, part of site in canal conservation area, poor relationship with street and canal

Proposed rezoning: Z1 (Residential) & Z9 (Open Space)



Parkgate St / Wolfe Tone Quay



Area: 0.012 Hectares / 0.03 acres

Location: Parkgate Street, north side of River Liffey

Land use: decommissioned ESB substation and adjoining greenspace

Level of intensity: obsolete use / inaccessible space

Accessibility:

Well served by Luas, Dublin bus, Liffey cycleway, Dublin Bikes

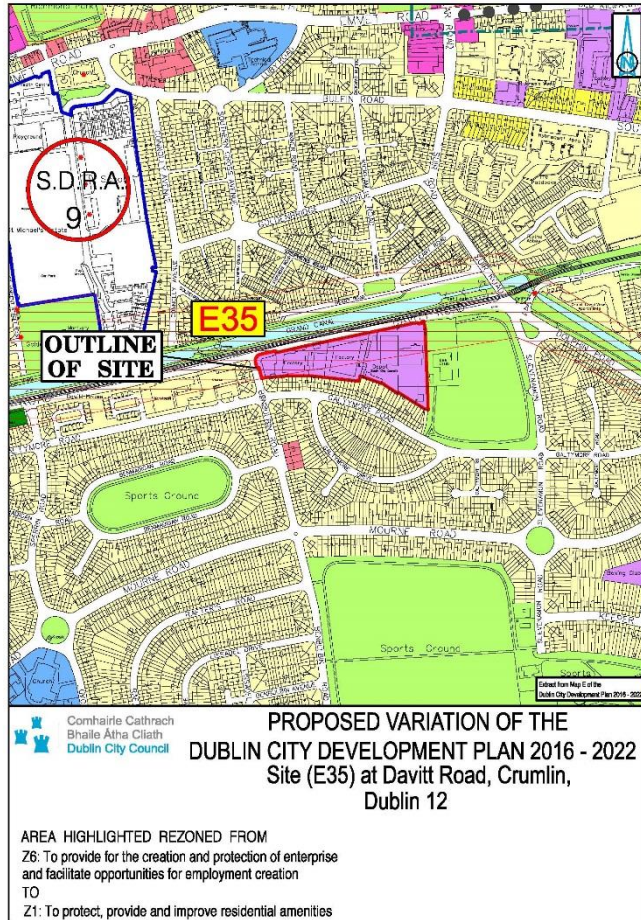
Site relevant matters: obsolescence, dereliction, part of River Liffey conservation area

Proposed rezoning: Z5 (City Centre)



Other Southside Lands

Davitt Road, Goldenbridge



Area: 1.8 Hectares / 4.45 acres

Location: off Davitt Road adjacent to the Grand Canal

Land use: light industrial/ DCC depot / pub

Level of intensity: low scale and low intensity with a level of vacancy

Accessibility: well served by Dublin Bus and Luas

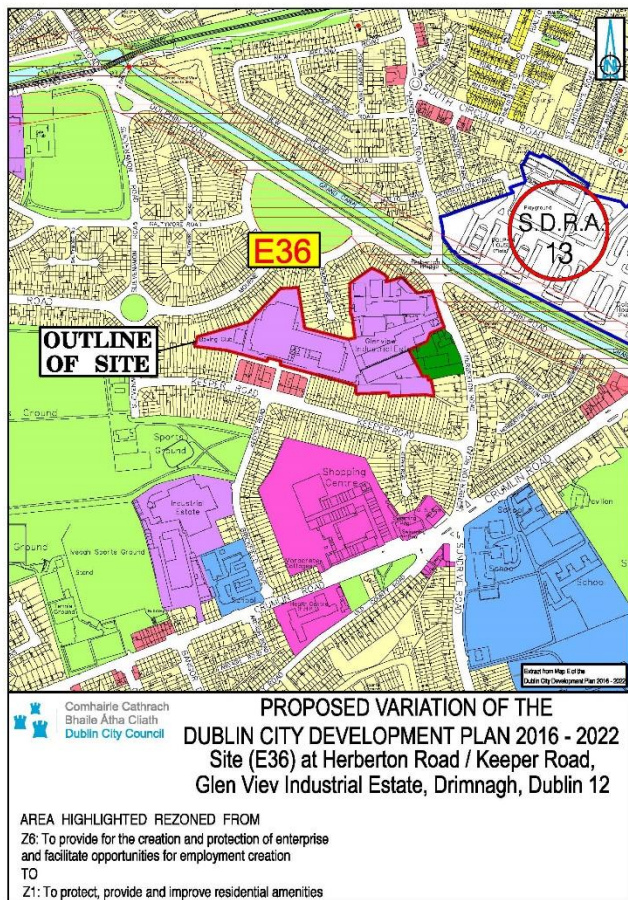
Site relevant matters: part of canal conservation area, presents an air of dereliction to street / canal

Proposed rezoning: Z1 (Residential)



Herberton Road / Keeper Road, Drimnagh

(Glenview Industrial Estate)



Area: 3.919 Hectares / 9.68 acres

Location: off Herberton Road, south of the Grand Canal

Land use: heat merchants/ bathroom suppliers/
Security/ sports club

Level of intensity: actively used, low scale, low intensity

Accessibility:

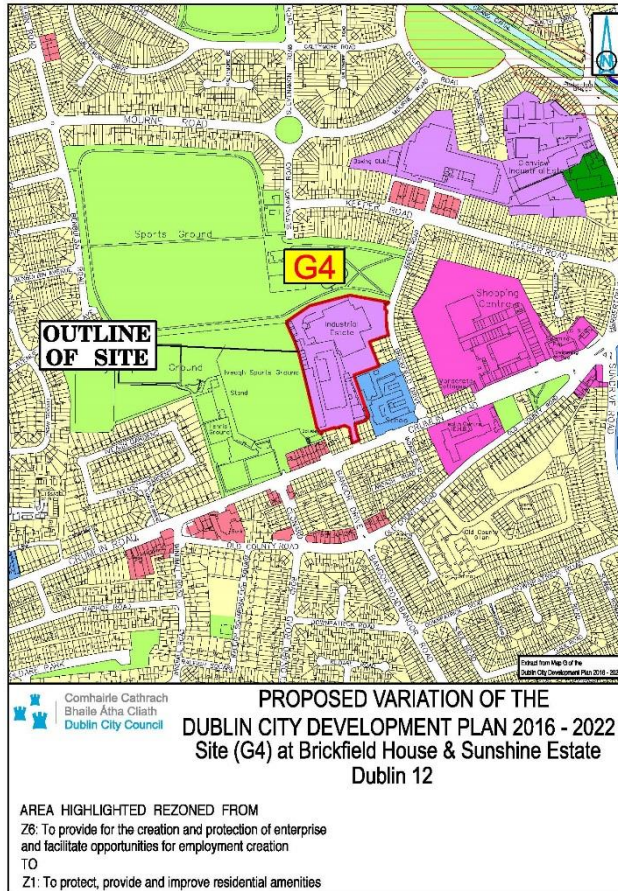
Well served by Dublin Bus, Luas and canal cycleway.
Proximity to (proposed) GDA cycle route

Site relevant matters: surrounded by housing

Proposed rezoning: Z1 (Residential)



Brickfield House and Sunshine Estate



Area: 2.2932 Hectares / 5.66 acres

Location: accessed from Crumlin Road/ Brickfield Drive

Land use: mixed commercial / social / wholesalers / retail

Level of intensity: actively used, low scale, low intensity

Accessibility:

Well served by Luas and Dublin bus routes

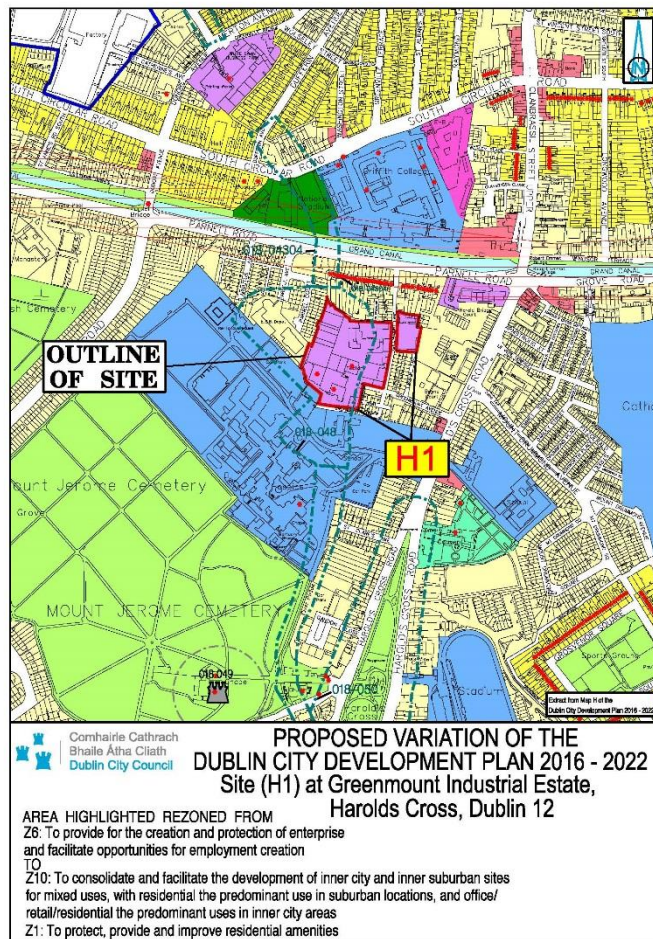
Proximity to (proposed) GDA cycle routes

Site relevant matters: industrial heritage

Proposed rezoning: Z1 (Residential)



Greenmount Industrial Estate



Area: 1.6652 Hectares / 4.12 acres

Location: accessed from Greenmount Avenue which is off the Harold's Cross Road, and from Parnell Road

Land use: retail/ leisure/ light industrial / office

Level of intensity: actively used, low scale, low intensity

Accessibility:

Well served by Dublin bus routes

Site relevant matters: narrow access, on-site protected structures and industrial heritage

Proposed rezoning: Land bank 1: to Z10 (Mixed Use)
Land bank 2: to Z1 (Residential)

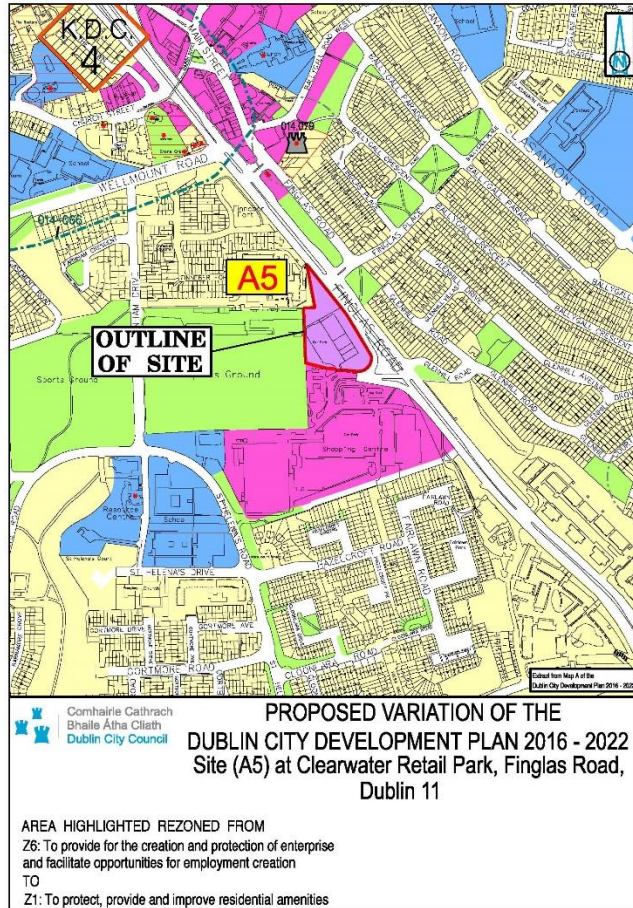


Northside Lands

9 no. land banks located in the north side

- **Ballymun-Finglas :**
 - Clearwater Retail Park
- **Artane-Whitehall:**
 - Santry Industrial Lands
 - Shanowen Road Lands
 - Mornington Business Park
 - Malahide Road
- **Clontarf**
 - Harmonstown Road
 - Esmond Avenue
- **North Inner City**
 - Seville Place
 - East Wall Road

Clearwater Retail Park, Finglas Road



Area: 0.9636 Hectare

Location: adjacent to the Clearwater Shopping Centre and Erins Isle GAA Club

Land use: retail and car sales/garage

Level of intensity: actively used, low scale, low intensity use

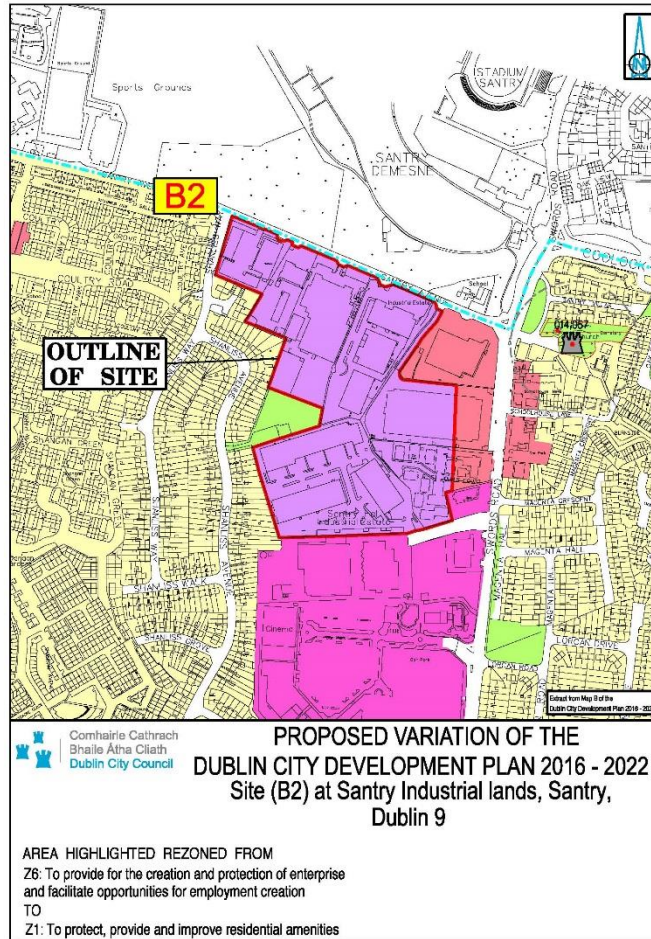
Accessibility: Quality Bus Corridor

Site relevant matters: adjacent to housing and sports ground

Proposed rezoning: Z1 (Residential)



Santry Industrial Lands



Area: 10.8922 Hectare

Location: north of the Omni Shopping Centre

Land use: includes Santry Hall Industrial Estate and St John's Court Office Park

Level of intensity: low scale, low intensity use, some level of vacancy

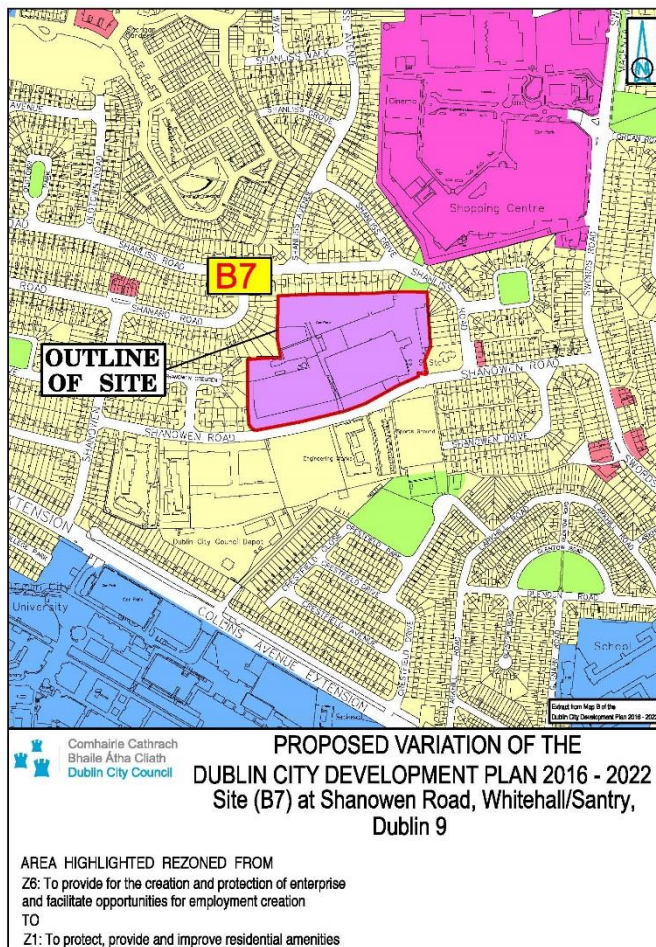
Accessibility: well served by Dublin Bus

Site relevant matters: adjacent to Santry Demesne Regional Park

Proposed rezoning: Z1 (Residential)



Shanowen Road Lands



Area: 4.2569 Hectare

Location: Santry/Whitehall – to the south of the Omni Shopping Centre

Land use: Santry Garda Station and car pound, Carriage Office, Revenue Commissioners, Dept of Social Welfare

Level of intensity: actively used, low scale, low intensity

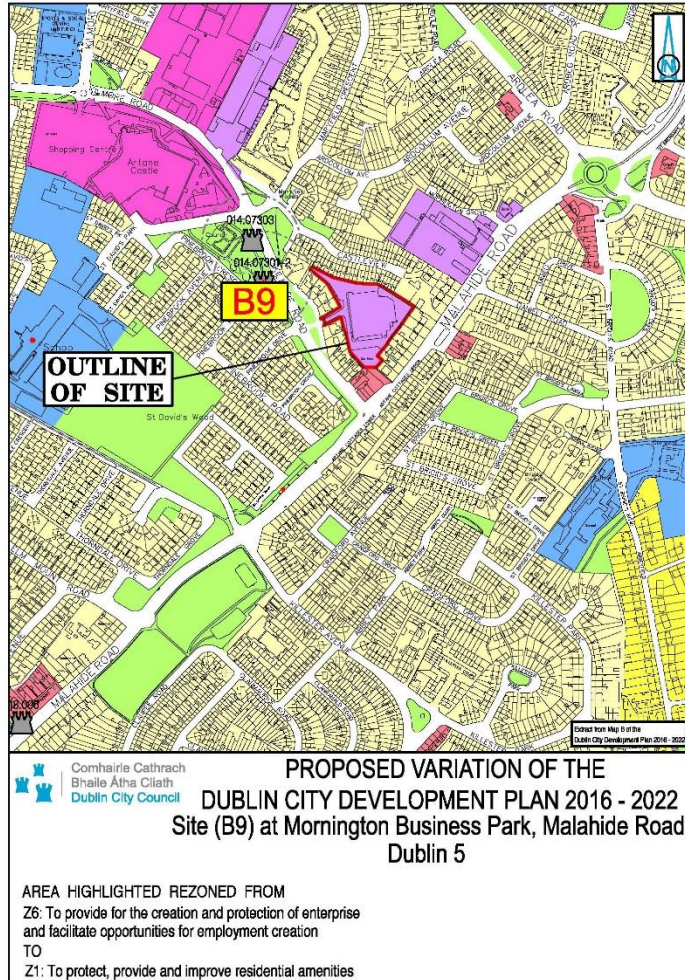
Accessibility: Quality Bus Corridor

Site relevant matters: telecommunications mast on lands, sections have appearance of dereliction

Proposed rezoning: Z1 (Residential)



Mornington Business Park



Area: 0.9653 Hectare

Location: off the Kylemore Road in Artane

Land use: light industrial uses within one building including wholesale supply and manufacturing

Level of intensity: actively used, low scale and low intensity

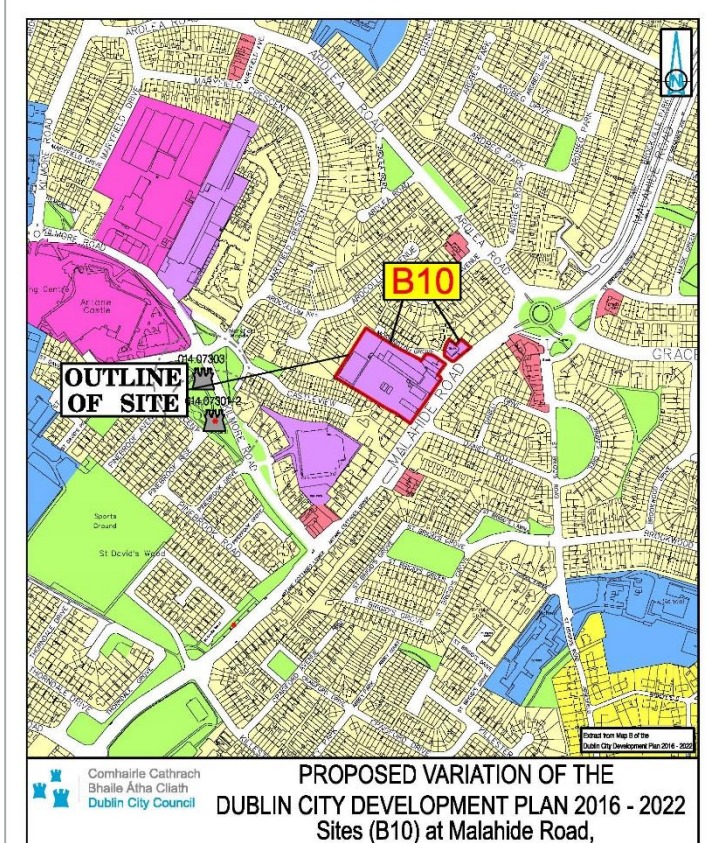
Accessibility: well served by Dublin Bus

Site relevant matters: surrounded by housing

Proposed rezoning: Z1 (Residential)



Malahide Road (adj to Mornington Grove)



Area: 1.2495 Hectare

Location: Artane

Land use: filling station, bank, retail and medical services

Level of intensity: low scale, actively used

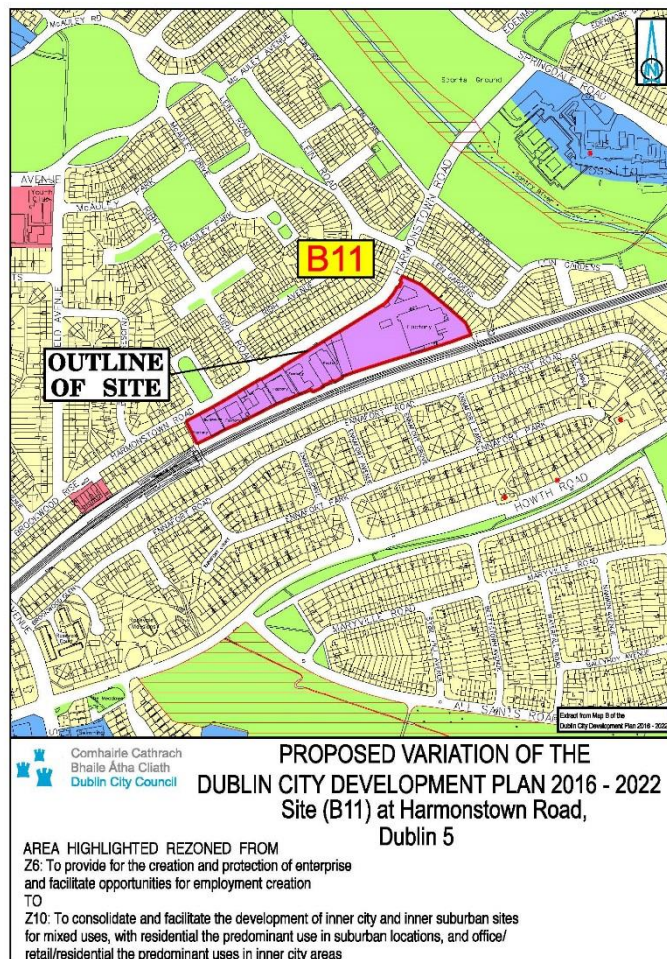
Accessibility: Quality Bus Corridor

Site relevant matters: ESB substation and telecommunications masts on lands

Proposed rezoning: Z1 (Residential) & Z3 (Neighbourhood)



Harmonstown Road



Area: 2.6624 Hectare

Location: adjacent to Harmonstown Dart Station

Land use: suppliers, retail, community uses, motor sales/garage, services

Level of intensity: actively used, low scale, low intensity

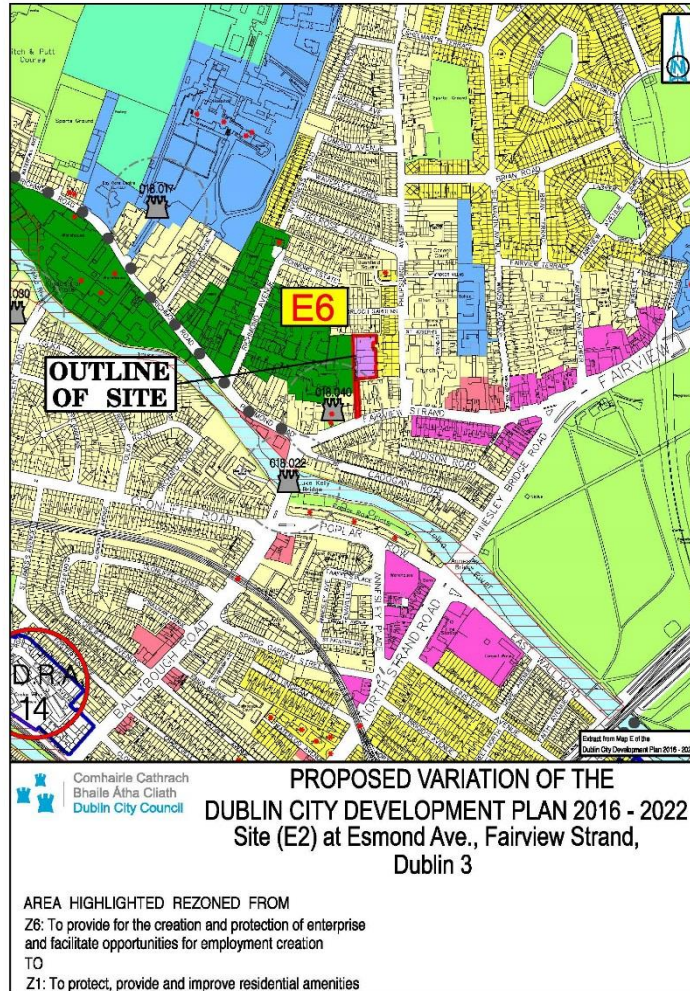
Accessibility: 100m from Harmonstown Dart Station, well served by Dublin Bus

Site relevant matters: adjacent to railway line

Proposed rezoning: Z10 (Mixed Use)



Esmond Avenue



Area: 0.2217 Hectare

Location: located off Fairview Strand

Land use: warehousing, builders yards

Level of intensity: low level, low intensity

Accessibility: well served by Dublin Bus, close proximity to Clontarf Road Dart Station

Site relevant matters: access, Z2 zoning to eastern boundary of lands

Proposed rezoning: Z1 (Residential)



Seville Place



Area: 1.3012 Hectare

Location: access off Oriel Street Lower

Land use: Rail depot, rail sidings & turntable

Level of intensity: Dublin – Belfast line

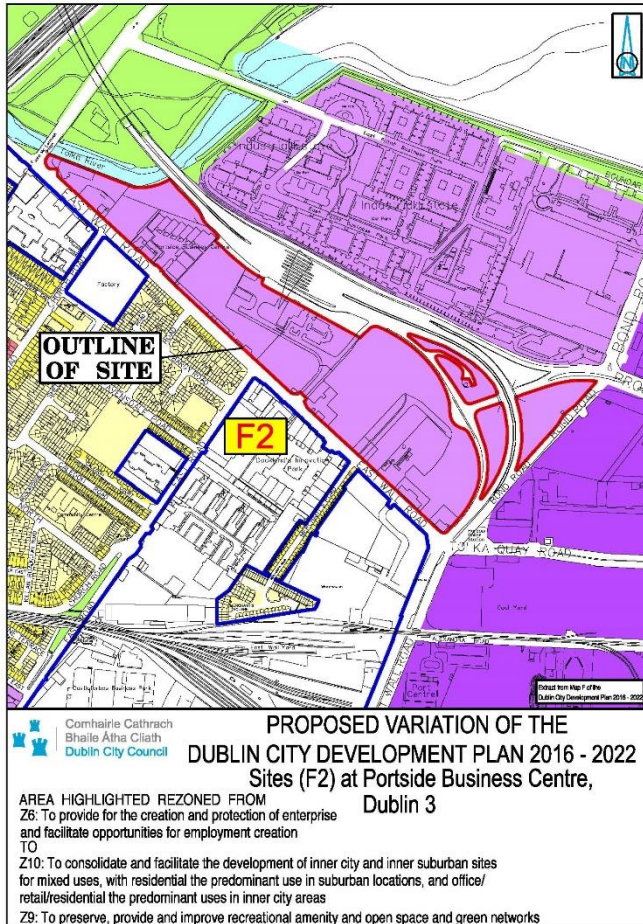
Accessibility: well served by Dublin Bus, close proximity to Connolly Station

Site relevant matters: adjacent to the Royal Canal, industrial heritage site (Engine Shed), partially located within a Flood Zone Defended Area

Proposed rezoning: Z5 (City Centre) and Z9 (Open Space)



East Wall Road



Area: 10.945 Hectare

Location: adjacent to Dublin Port Tunnel

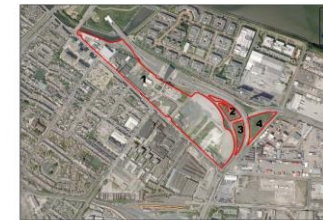
Land use: retail, light industrial, vehicle storage and office development uses

Level of intensity: low scale, low intensity

Accessibility: well served by Dublin Bus, approx. 700m from the Point Luas stop

Site relevant matters: located within a Flood Zone
Defended Area, close proximity to sites of conservation sensitivity, land flanks Port Tunnel

Proposed rezoning: Z10 (Mixed Use)



Next Steps

1. To proceed with Variation of City Development Plan
2. Commence public consultation in November 2019
3. Continue review of remaining lands

Please direct any follow-up queries or comments to:

Sharon Beatty at sharon.beatty@dublincity.ie