

**The Chairman and Members of  
North West Area Committee.**

**Meeting: 18<sup>th</sup> October 2022**

**Item No: 10**

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## **Ballymun Local Area Plan 2017 – Implementation Update, Site 26 Proposal**

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### Introduction

As part of the on-going delivery of the Ballymun Local Area Plan 2017, it is proposed to bring Site no. 26; industrial lands on Balbutcher Lane North, to the market, with the aim to create additional employment opportunities in the area and to provide a street edge to Balbutcher Lane North, in keeping with the objectives of the LAP. The option to extend Site 26 is set out below for consideration.

### Ballymun Local Area Plan 2017

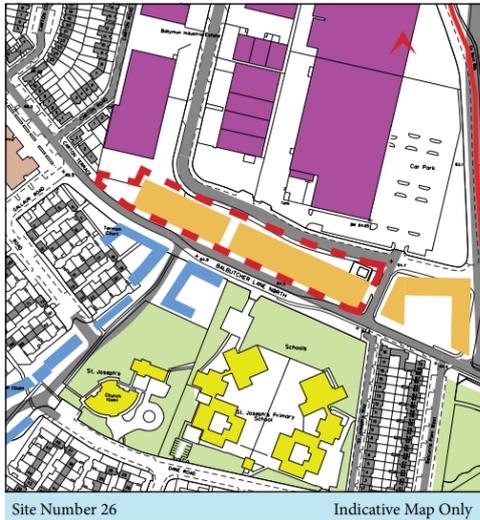
Site no. 26 sits between the Ballymun Industrial Estate and Balbutcher Lane North as per the LAP drawing shown below in Figure 1. The site comprises c. 0.8 ha.

The land is owned by Dublin City Council and is zoned “Z6” for employment/ enterprise uses, in keeping with the adjoining Ballymun Industrial Estate to the immediate north. The Local Area Plan supports the expansion of this industrial estate to provide local employment, as per Economic objective EO13.

*EO13: Support the continued development, expansion and intensification of the Poppintree and Ballymun Industrial Estates as employment hubs, and where feasible seek to create defined urban edges to their perimeters to create streetscape and to work with the IDA where necessary to achieve this objective.*

The site brief for Site 26 within the LAP advises heights of between 6m and 18m to provide an “urban edge to the street”, with access likely provided off the industrial estate access road (subject to agreement and planning).

The LAP as adopted in 2017 envisaged realigning Balbutcher Lane North at this location. This road realignment has been subject to review by Dublin City Council in the context of Site 19 to the south and is no longer deemed necessary. This allows the boundary to Site 26 to be determined and in the context of implementing the objectives of the LAP it is proposed to bring this site to the market for development.



**Figure 1:** Extract from *Ballymun Local Area Plan 2017, Site 26*

### Proposed Strategy, October 2022

In order to advance the delivery of Site 26 it is proposed to appoint an Estate Agent who will place the site on the open market. The industrial market is considered to be very strong at the present time, and so it is considered timely to bring this site to the market.

### Option to Extend to the East:

Subject to agreement, the Estate Agent could extend the lands on offer to include all of Site 26 and a small portion of Site 31 of the LAP, see Figure 2 below. The Agent's advice will be sought as to the most suitable option for sale; as a whole site or individual lots. For the purposes of this report, Lot 1 refers to Site 26 (in its entirety) and Lot 2 refers to the small portion of Site 31, located to the immediate east of site 26.

The lands to the east, or Lot 2 as shown in Figure 2 below comprise 0.4 ha and is owned by the City Council This site forms part of Site 31 within the LAP and is zoned "Z1", residential. Under the provisions of the Dublin City Development Plan 2016-2022 and the draft Dublin City Development Plan 2022-2028, enterprise and training centres are considered permissible uses and light industry is open for consideration within this zoning category.

Following the Feasibility Study for Site 31 and the contextual change to the surroundings of this site (see Appendix 1), it is considered that this site would sit naturally alongside other new enterprise units, and allow for future employment creation in the area.



 Possible Extension of c. 0.4ha, Lot 2

**Figure 2:** Potential to extend site to include small portion of Site 31, as Lot 2

Proposed Timeframe:

Appoint Estate Agents, November 2022.

Estate Agent's report to DCC, end Q1 2023

Máire Igoe  
Acting Executive Manager

Date  
12<sup>th</sup> October 2022