

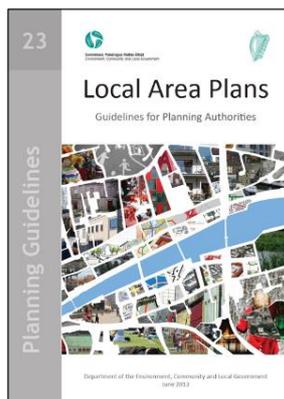


## Report to the Planning & Urban Form Strategic Policy Committee April 2023. No. 3 on the Agenda

### Briefing on Proposed Local Area Plan for Dublin Industrial Estate and Environs

#### Background

Dublin City Council (DCC) is commencing the preparation of a draft statutory Local Area Plan (LAP) for over 75 hectares (185 acres) of land at Dublin Industrial Estate and environs as an action of the Dublin City Development Plan 2022–2028. The LAP will enable the compact and sustainable mixed-use regeneration and redevelopment of the area in accordance with the Core Strategy of the Development Plan.



The LAP will establish a coherent and workable development framework to underpin the regeneration of the area and identify the significant social, physical and environmental infrastructure that will be needed to support new development.

In line with national and regional policy, the LAP will guide how the area will develop over time, the types of development that will be encouraged, and where this development should be located. The LAP will also look at things like how easy it is to travel around the area, the quality of public spaces and the design and use of future buildings.

## Policy Context

A LAP is positioned at the local level of the statutory land use plan hierarchy and must be consistent with the City Development Plan, the Regional Spatial and Economic Strategy, and the National Planning Framework.

LAPs provide for locally tailored and site-specific objectives and actions, in response to an area's unique assets, features, circumstances and needs. LAPs are an opportunity to implement the objectives of the City Development Plan at the local level.



## Process of Preparing a Local Area Plan

The process and timeline for preparing a LAP is governed by the Planning and Development Act and usually extends to 41 weeks before the final plan adoption. The key stages in the process relate to first carrying out non-statutory public and stakeholder consultation in the form of a high-level Issues Paper. A draft Local Area Plan is then prepared for further consultation. Any changes to the plan on foot of public consultation are incorporated and then a final LAP is presented to the City Council for adoption.

Elected members can input into the plan-making process at each consultation stage. Similar to the recently completed Development Plan adoption process, the Planning Department will prepare and present Chief Executive's Reports on the public consultation process for consideration by the City Council.

## Key Milestones



## Dublin Industrial Estate in Focus

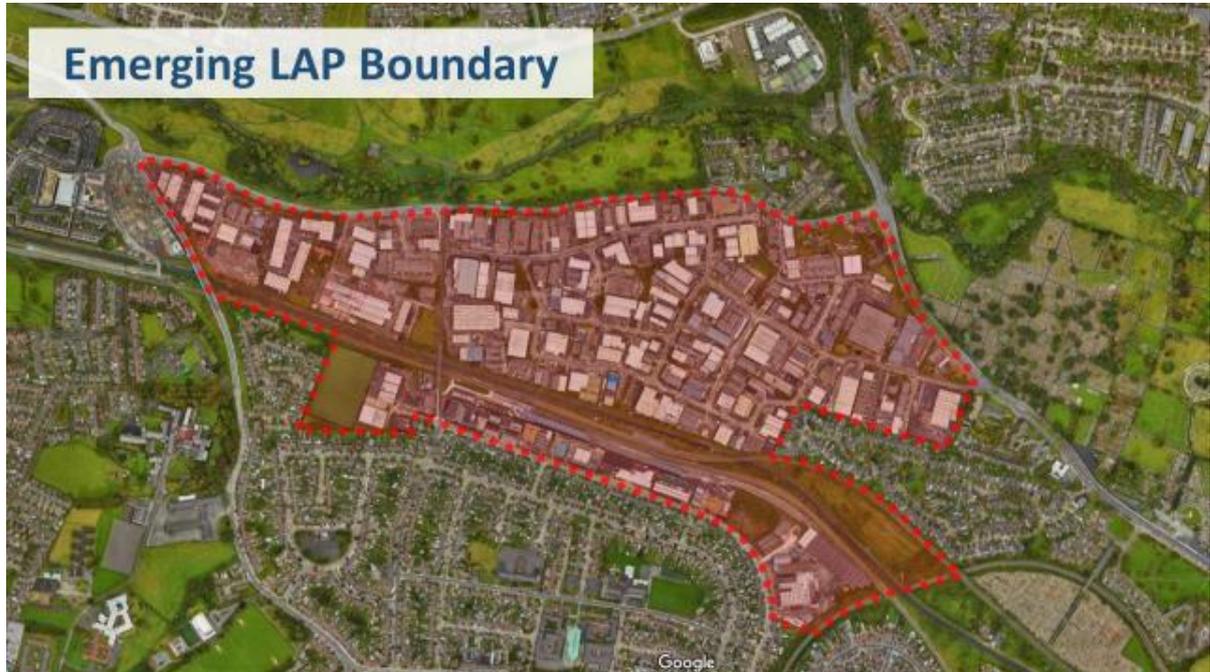
Although a vibrant and economically important asset to the city, Dublin Industrial Estate represents a substantial underutilised land bank in the city that can accommodate a greater intensity of development.

The scale and extent of the estate is significant and there is great potential for the LAP to provide for high-quality new residential and commercial development within the city and to progress national targets for housing delivery on brownfield lands within urban areas.

However, there are significant challenges in delivery, including multiple predominantly private land ownerships that add complexity to implementation, as well as to the provision of the necessary physical and social infrastructure to enable development to take place.

## Next Steps

- April - Publish Pre-Draft Issues Paper for Public Consultation.
- June/July - Prepare Chief Executive's Report on submissions received and present to City Council.
- July/August - Commence preparation of Draft Local Area Plan.



Contact [localareaplan@dublincity.ie](mailto:localareaplan@dublincity.ie) for updates

Brian Keaney  
A/ Deputy City Planning Officer.  
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