

PROPOSED DRAFT VARIATION (NO. 3) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 – 2028

RE: Lands at Botany Weaving Mill Ltd, Emerald Square, Cork Street, Dublin 8 D08K752

1 PROPOSAL

It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning of lands at Botany Weaving Mill Ltd, Emerald Square, Cork Street, Dublin 8:

From: Zoning Objective Z1: Sustainable Residential Neighbourhoods –
‘To protect, provide and improve residential amenities.’

To: Zoning Objective Z4: Key Urban Villages and Urban Villages–
‘To provide for and improve mixed-services facilities’

The relevant lands are 0.4 ha in area and are delineated on the attached map, an extract from Map E, Volume 3 of the Dublin City Development Plan 2022 – 2028.

2 LOCATION AND DESCRIPTION OF LANDS

The subject lands are located in the Liberties in the south west inner city at Emerald Square, Cork Street, Dublin 8. The lands are occupied by Botany Weaving Mills Limited, a long established (since the 1930’s) manufacturing firm (weaving textiles).

The overall commercial premises comprises an irregular shaped plot which abuts Cork Street to the south east, Vauxhall Avenue (a pedestrian walkway) and Morning Star Road / Rosary Road to the east, and Emerald Square to the west.

Botany Weaving Mill is bounded to the east and west by well established residential areas. The southern part of the premises, which is not the subject of this proposed draft variation, fronts onto Cork Street. Cork Street is characterised by commercial and community uses such as the Coombe Hospital which lies near the subject lands.

There are industrial units and associated offices on the lands which range from single storey to three storey in appearance. Vehicular access to the lands is via Emerald Square, Morning Star Road and Vauxhall Avenue off Cork Street and there is surface car parking on the lands.

The subject lands are well served by and connected to the surrounding transport and movement corridors. This includes bus routes /cyclepaths with direct access to the city centre and the proposed Bus Connects Tallaght/Clondalkin to City Centre route

would serve these lands. The Red Luas line at Fatima lies in close proximity to the lands. The Grand Canal with its Greenway lies due south of the subject lands, within walking distance.

3 DEVELOPMENT PLAN

The subject lands form part of Strategic Development Regeneration Area 15 (Liberties and Newmarket Square) (SDRA 15) which is an area identified in the Dublin City Development Plan 2022-2028 as having considerable regeneration potential.

4 PURPOSE OF THE PROPOSED DRAFT VARIATION

The Botany Weaving Mill premises are subject to two zoning objectives under the 2022 – 2028 Dublin City Development Plan. The majority of Botany Weaving Mills lands are zoned Z1 ‘Sustainable Residential Neighbourhoods’ as delineated on the attached Map. The frontage of the premises onto Cork Street is zoned Z4 ‘Key Urban Villages/Urban Villages’, reflecting the urban village / mixed use nature of that road.

The draft variation proposes that the whole Botany Weaving Mill lands will be subject to a Z4 zoning. A Z4 zoning (Key Urban Villages / Urban Villages) pertaining to the whole premises would allow the development of urban village uses / a mixture of uses including residential uses on the lands. The proposed Variation would also support the retention of the existing light industrial use on the lands.

In this regard it is also considered that the urban village zoning, rather than a residential zoning, would more appropriately support the continuation of the existing weaving and textile industry on site which has been in-situ since the 1930’s. .

The weaving industry was synonymous with the Liberties area; this is acknowledged at Chapter 12 – Culture - Volume 1, Dublin CDP 2022 – 2028, page 389. Botany Weavers Mill in particular is of local historical interest as the lands are recorded as an ‘industrial heritage site’ (City Woollen Mills) and the existing manufacturing firm is the remaining weaving company in the Liberties.

5 BACKGROUND TO THE PROPOSED REZONING

Prior to 2011 the subject lands were zoned for manufacturing / employment uses. Under the 2011 – 2017 CDP the subject lands were zoned Z1 (Residential) and successive plans have retained this land use zoning objective. The Liberties Local Area Plan, which expired in 2020, identified that these lands have the potential to be redeveloped for residential purposes.

No planning application for residential development has been made for these lands to the Planning Authority over the past 20 years.

A rezoning request from the landowners arose during but outside of the Residential Zoned Land Tax (RZLT) statutory process. The landowners of the subject lands have requested that the lands be rezoned to Z4 or Z6. The Planning Authority is proposing a rezoning to Z4 for the reasons outlined above.

6 CONSISTENCY WITH NATIONAL / REGIONAL / LOCAL PLANNING POLICY / OBJECTIVES

The 2022 – 2028 Dublin City Development Plan and in particular, the Core Strategy (see Chapter 2) sets out the spatial framework for the city within the context of the National Development Plan (NDP), National Planning Framework (NPF), the National Climate Action Plan (CAP) 2021, the Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly (RSES) 2019, the NTA's Greater Dublin Area Transport Strategy 2022-2042 and with the Specific Planning Policy Requirements (SPPRs) set out in the relevant Section 28 Ministerial Guidelines.

(i) Core Strategy (Chapter 2)

The Core Strategy of the Development Plan indicates that SDRA 15 has a proposed residential yield of 2,500 housing units. It is not anticipated that the proposed variation will impact on this referred residential yield.

The proposed variation can facilitate, the delivery of between 40 to 100 housing units in an area targeted for regeneration consistent with the core strategy of the Development Plan; if in the future there was a change to the use on the lands.

(ii) SDRA 15

The subject lands are located within Key Opportunity Site 8 (the Maryland Character Area) of SDRA 15 (Liberties and Newmarket Square). The guiding principles for Key Opportunity Site 8 are set out on page 513 of Chapter 13 of the written statement of the development plan. The Guiding Principles Map for SDRA 15 is shown on page 515 (Figure 3-15).

The guiding principles for Key Opportunity Site 8 identify that new development on these lands have the potential to increase connectivity within the Maryland character area and to provide for increased heights where residential amenity considerations allow.

The purpose of the proposed variation is to recognise the existing commercial use in-situ, and to facilitate the development of urban village uses / a mixture of uses

including residential uses on the lands in the future, if a change of use is being considered. The proposed Variation will support the retention of the existing light industrial use on the lands.

Any future redevelopment of the lands under a Z4 zoning can accommodate the desired permeability interventions and compact development as provided for in the SDRA -15 Guiding Principles.

It is considered that the proposed variation is consistent with the guiding principles relating to Key Opportunity Site 8 in Chapter 13 of the Development Plan.

In conclusion the proposed draft variation is consistent with national and regional planning policy / objectives / planning guidelines. The proposed variation and other parts of the development plan will continue to be internally consistent. For these reasons the proposed draft variation is considered to be in accordance with the proper planning and sustainable development of the area.

7 ENVIRONMENTAL DETERMINATIONS

The Proposed Variation has been screened as part of the processes for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

A Strategic Environmental Assessment (SEA) Screening Report on the Proposed Variation has been prepared and a determination has been made that a full SEA is not required to be undertaken. The SEA Screening Report and Determination is available as a separate document.

An Appropriate Assessment (AA) Screening Report on the Proposed Variation has been prepared and this is presented as a separate document. The Appropriate Assessment (AA) Conclusion is that Variation No. 3 does not require an Appropriate Assessment or the preparation of a Natura Impact Report (NIR).

A Stage 2 Strategic Flood Risk Assessment accompanies the Proposed Variation.

8 CONCLUSION

For the reasons and considerations noted above, it is proposed to initiate the statutory public consultation for this Variation of the Dublin City Development Plan 2022-2028 in respect of the lands at Botany Weaving Mill, Emerald Square, Cork Street, Dublin 8, which would change the land use zoning objective pertaining to the lands:

From: Zoning Objective Z1: Sustainable Residential Neighbourhoods –
‘To protect, provide and improve residential amenities.’

To: Zoning Objective Z4: Key Urban Villages and Urban Villages–
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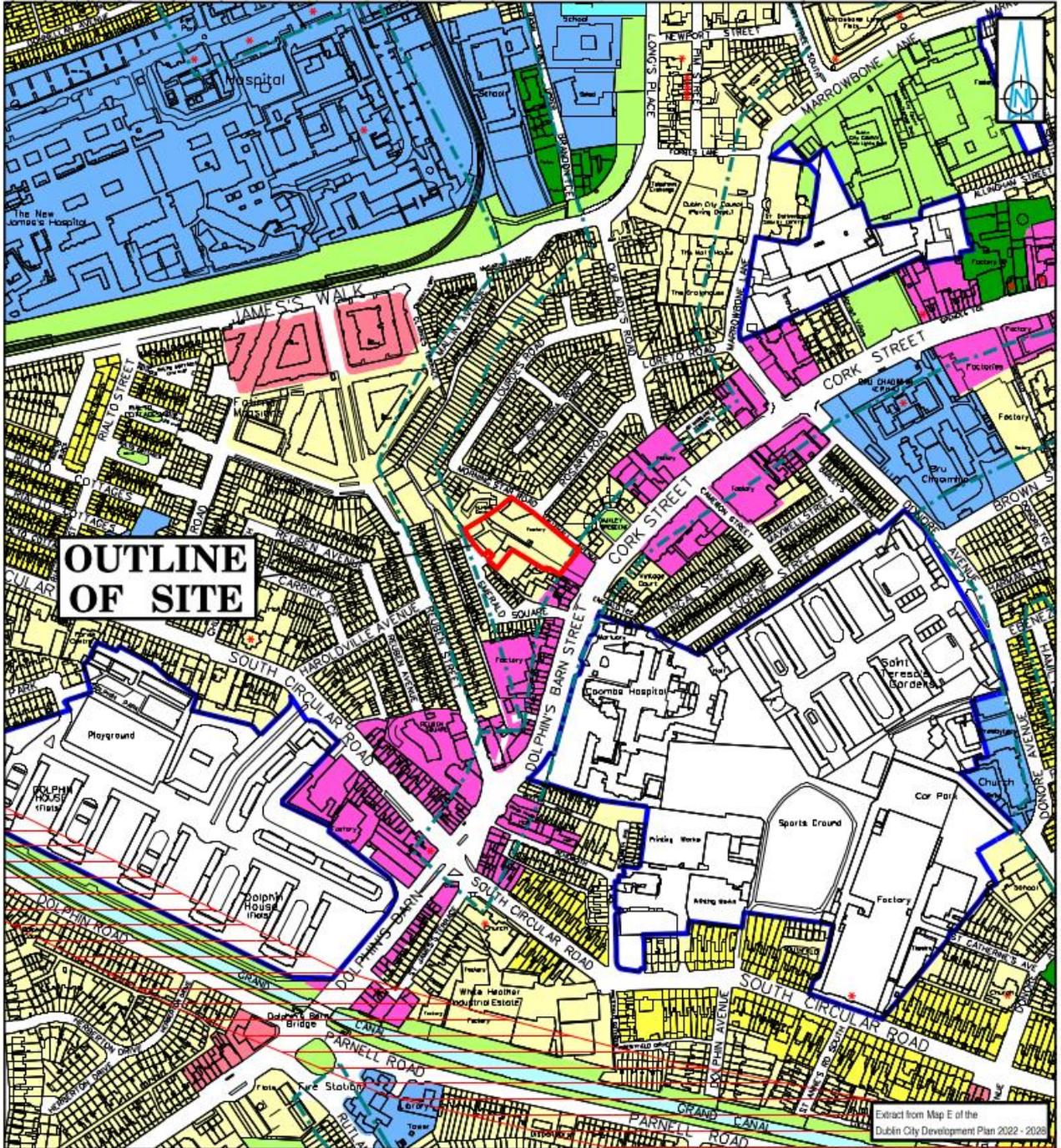
9 RECOMMENDATION

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.



Deirdre Scully
City Planner

Date: 11TH September 2023



OUTLINE OF SITE

Extract from Map E of the Dublin City Development Plan 2022 - 2028



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Lands at Botany Weaving Mill Ltd. Emerald Square, Cork Street, Dublin 8

AREA HIGHLIGHTED REZONED FROM

Z1: Sustainable Residential Neighbourhoods 

TO

Z4 : Key Urban Villages and Urban Villages 



Site Area: 0.4 Hectares

