

# PROPOSED DRAFT VARIATION (NO. 4) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 – 2028

RE: Site at 80 Philipsburgh Avenue, Dublin 3

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## 1 PROPOSAL

It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning of lands at 80 Philipsburgh Avenue, Dublin 3

**From: Zoning Objective Z9 – To preserve, provide and improve recreational amenity, open space and ecosystem services**

**To: Zoning Objective Z1 – To protect, provide and improve residential amenities.**

This proposed draft variation is delineated on the attached map, an extract from Map E, Volume 3 of the Dublin City Development Plan 2022 – 2028.

## 2 SITE LOCATION AND DESCRIPTION.

The subject lands are located at Philipsburgh Avenue in Dublin 3 in a well established residential area of Fairview. The subject lands (0.052ha) are within the Fairview pitch and putt course, an 18 no. hole course which is located to the rear of property on Philipsburgh Avenue, Shelmartin Terrace and Brian Road and which is accessed from Philipsburgh Avenue.

The subject lands comprise a small part of the pitch and putt course (two tee boxes) and there is a portocabin located on the lands.

The subject lands are located to the north / north east of a two storey brick building (former CYMC building) and car parking area which fronts onto and is accessed from Philipsburgh Avenue. The lands lie to the south of residential property, specifically a single storey house and its rear garden.

The area is well served by the Dublin Bus network and Clontarf train station is located within 1km of the lands.

The existing two storey former CYMC building is set back off Philipsburgh Avenue and is zoned for residential purposes - Z1 (Sustainable Residential Neighbourhoods). The area to the rear, that incorporates the pitch and putt course and which includes the subject lands is zoned Z9 (open space/amenity/ green networks). The rear car park of the former CYMC building is also zoned Z9 (open space/amenity/green networks).

Dublin City Council issued a notice to grant planning permission to Cabhru Housing Association in early 2023 for 42 residential apartments for independent living for older residents (60 years plus) on lands comprising the former CYMC building, its car park and the lands the subject of this proposed draft variation under Reg. Ref. 5176/22. This decision is currently under appeal. All buildings on the site are proposed to be demolished.

### 3 PURPOSE OF THE PROPOSED DRAFT VARIATION

The subject lands were zoned for residential purposes - Z1 (residential) - under the 2016 – 2022 Dublin City Development Plan. The lands were rezoned to Z9 (Amenity/Open Space Lands/Green Network) under the 2022 – 2028 Dublin City Development Plan which came into effect in December 2022.

The purpose of the proposed draft Variation is to rezone the subject lands from Z9 (Amenity/Open Space Lands/ Green Network) to Z1 (Sustainable Residential Neighbourhoods) to facilitate the development of lands for residential purposes, in conjunction with the adjoining residential lands (former CYMC building and car park), at Philipsburgh Avenue.

Cabhrú Housing Association, who propose to develop the lands under Reg. Ref. 5176/22, is seeking that the lands be rezoned back to a residential land use zoning to facilitate the development of lands. .

In a letter to the City Planning Officer on 22<sup>nd</sup> December 2022, Cabhrú Housing Association advised that agreement has been reached with the Pitch and Putt Club on the relocation of the two tee boxes to the satisfaction of the Pitch and Putt club that resolves the risk from redevelopment having a negative impact on the course. Cabhru Housing Association have requested that consideration be given to initiating a Variation process to the Development Plan to re-instate the Z1 zoning to the relevant portion of lands.

The Planning Authority agrees with this request on the grounds that a more compact and consolidated form of housing development can be provided on the wider lands without detriment to the existing Fairview pitch and putt course (subject to a written agreed reconfiguration of the course to ensure the continued effective functioning of the pitch and putt course).

### 4 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 site at 80 Philipsburgh Avenue, Dublin 3 which would change the land use zoning objective pertaining to the lands:

**From: Zoning Objective Z9** – To preserve, provide and improve recreational amenity, open space and ecosystem services

**To: Zoning Objective Z1** – To protect, provide and improve residential amenities

### 5 ENVIRONMENTAL ASSESSMENT CONCLUSION STATEMENTS

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

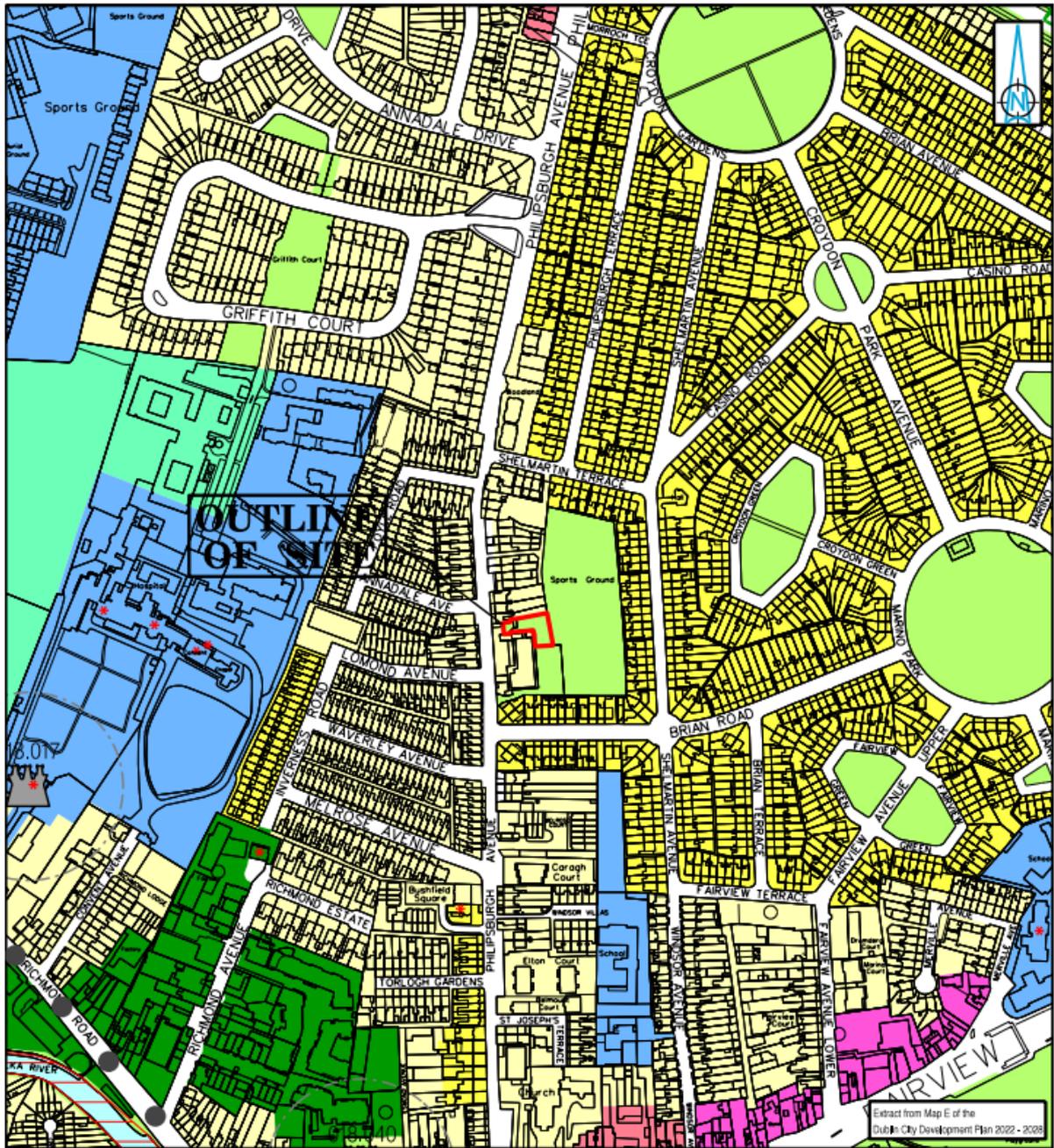
A Strategic Environmental Assessment (SEA) Screening Report on the Proposed Variation has been prepared and a determination has been made that a full SEA is not required to be undertaken. The SEA Screening Report and Determination is available as a separate document.

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. 4 does not require an Appropriate Assessment or the preparation of a Natura Impact Report (NIR).

A Stage 1 Strategic Flood Risk Assessment accompanies the Proposed Variation.

## **6 RECOMMENDATION**

To note the proposal 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.



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

## PROPOSED VARIATION OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028

### Site at 80 Philipsburgh Ave, Dublin 3

AREA HIGHLIGHTED REZONED FROM  
Z9: Amenity / Open Space Lands / Green Network  
TO  
Z1: Sustainable Residential Neighbourhoods