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**Margaret Noone - (DECLG)**

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**From:** Niall Cussen  
**Sent:** 06 February 2018 15:38  
**To:** Ciara Gilgunn - (DECLG)  
**Cc:** Stewart Logan - (DECLG)  
**Subject:** RE: Draft Var 5 to Dublin CDP 2016-22 planners obs & Draft Letter to DCC

Ciara

Cleared from my perspective.

Stewart, I think there is a wider problem with these Z6 objectives re inflexibility to change where vacant/underutilized. Its been represented to me quite a few times.

Maybe raise with DCC?

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**From:** Ciara Gilgunn - (DECLG)  
**Sent:** 06 February 2018 13:43  
**To:** Niall Cussen  
**Subject:** FW: Draft Var 5 to Dublin CDP 2016-22 planners obs & Draft Letter to DCC  
**Importance:** High

Niall

This is due to DCC this evening as well.

Thanks

Ciara

Ciara Gilgunn  
Forward Planning Section

Planning & Housing Market Policy and Land Management Division | Department of Housing, Planning and Local Government | Custom House | Dublin 1 | +353 (0) 1 8882418



Seirbhís ar scoth an domhain a chur ar fáil don Stát agus do mhuintir na hÉireann.

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**From:** Ciara Gilgunn - (DECLG)  
**Sent:** 05 February 2018 09:59  
**To:** Niall Cussen - (DECLG)  
**Cc:** Ruth Murray - (DECLG); Maude NiBhrolchain; Stewart Logan - (DECLG); Colin Ryan - (DECLG)  
**Subject:** FW: Draft Var 5 to Dublin CDP 2016-22 planners obs & Draft Letter to DCC

Niall

Please see attached letter to DCC re Variation No. 5 to the Dublin City DP 2016-2022.

Obs due to DCC tomorrow Tuesday 6<sup>th</sup> February. Once you have cleared I will forward to MOS office.

Regards

Ciara

Ciara Gilgunn  
Forward Planning Section

Planning & Housing Market Policy and Land Management Division | Department of Housing, Planning and Local Government | Custom House | Dublin 1 | +353 (0) 1 8882418



Seirbhís ar scoth an domhain a chur ar fáil don Stát agus do mhuintir na hÉireann.

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**From:** Stewart Logan - (DECLG)  
**Sent:** 02 February 2018 17:08  
**To:** Ciara Gilgunn - (DECLG)  
**Subject:** Draft Var S to Dublin CDP 2016-22 planners obs

Hi Ciara

For incorporation into a letter to DCC.

Thanks  
Stewart



06 February, 2018

Avril Feeney,  
Administrative Officer,  
Planning Department,  
Dublin City Council,  
Block 4, Floor 3,  
Civic Offices,  
Wood Quay,  
Dublin 8.

**Re: Variation No. 5 to the Dublin City Development Plan 2016-2022**

A Chara

I am directed by the Minister for Housing and Urban Development to refer to your recent letter in relation to the above and set out hereunder observations on behalf of the Minister.

The Department of Housing, Planning and Local Government notes that Proposed Draft Variation No.5 to Dublin City Development Plan 2016-2022 seeks to change the zoning of the subject site from an Objective Z6 (*'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation'*) and Objective Z1 (*'To protect, provide and improve residential amenities'*).

Given the vacant nature, limited size, and location of the subject site the Department would be supportive of the regeneration of this brownfield site which would accommodate new residential development close to existing local services and amenities. Such an approach would be in accordance with established national planning objectives and legislation encouraging redevelopment of vacant sites and efficient use of well serviced urban land in built-up areas.

The planning authority is reminded to have regard to any observations made by the Office of Public Works, the Department of Culture, Heritage and the Gaeltacht, the National Parks &

Wildlife Service, the Environmental Protection Agency and Irish Water. In this regard, Dublin City Council must satisfy itself that it has met the relevant requirements as appropriate, and that the Draft Variation No.5 to the Dublin City Development Plan 2016-2022 is fully compliant with its obligations under planning legislation.

The officials of the Department are available to discuss the matters raised above and in the first instance you are advised to contact Mr. Stewart Logan, Planning Adviser on 01-8882419.

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Niall Cussen  
Principal Adviser,  
Forward Planning Section

**The Statutory Display of Variation (No. 5)  
to the Dublin City Development Plan 2016-2022  
was on view to the public from  
9<sup>th</sup> January to 6<sup>th</sup> February 2018 inclusive  
Monday to Friday (excluding bank holidays)  
between the hours of 9.30 a.m. and 4.30 p.m. at the**

**Dublin City Council  
Civic Offices,  
Ground Floor, Block 4,  
Wood Quay,  
Dublin 8.**

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**VARIATION (NO. 5) OF THE DUBLIN CITY  
DEVELOPMENT PLAN 2016 – 2022**

**RE: Variation of Dublin City Development Plan 2016-2022:  
Site at the former Chivers Factory, Coolock Drive, Dublin 17**

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**PROPOSAL**

This Variation of the Dublin City Development Plan 2016-2022 changed the land use zoning of the subject lands at the site at the former Chivers Factory, Coolock Drive, Dublin 17

**From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.**

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

The Variation area is delineated on the attached map.

**SITE LOCATION AND DESCRIPTION**

The former Chivers Factory site is a 2.5 Ha area located on Coolock Drive. The site, which is generally flat, has one gated entrance off Coolock Drive with a small security gate building. The factory is surrounded by a significant amount of hard standing. This unit has been vacant for a significant period of time and is currently advertised To Let according to signage on site. The site is directly opposite a two storey residential development (Coolock Drive) and directly adjoins a conservation zone Z9 area which bounds the Santry River. The site is also close to a proposed BRT Route (Clongriffin to Tallaght line).

The subject site is a 2.5 Hectare part of a larger Z6 land parcel which is generally located between Coolock Drive to the north west, Oscar Traynor Road to the south and Malahide Road to the south east. Green space containing the Santry River is located to the north east, and this space is directly adjacent to Greencastle Road. The junction of the M50 and M1 motorways is c2.5km away and Dublin Airport is c4.3km away.

## PURPOSE OF THE VARIATION

The Planning Authority considers that it is appropriate to change the zoning of the subject lands from Z6 (Employment/Enterprise) to Z1 (Sustainable Residential Neighbourhoods).

The unit and associated land has been vacant for a significant period of time and it is considered that the site has limited future potential as an industrial factory type unit. Given the location of the site, in particular adjacent to the river and conservation area, and access off a more residential street, residential redevelopment of the site would be appropriate

It is an objective of the Dublin City Development Plan 2016-2022:

*CEE04: (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 underutilised/vacant lands*

This survey process is currently underway and in general it is considered inappropriate to engage in piecemeal rezoning exercises in advance of the completion of this strategic study. Z6 zoned lands play an important role in the City's economy in terms of employment and activity. They constitute only 6% of the zoned land in the City Council area and as such need to be carefully considered. As is stated in section 14.8.6 of the Development Plan; it is considered that Z6 lands constitute an important land bank for employment use in the city, which is strategically important to protect. The primary objective is to facilitate long-term economic development in the city region.

However, having regard to the site specific nature of the subject site being vacant for a significant period of time despite active attempts at new uses being found and by virtue of its location adjacent to residential uses and an open space/conservation area, it is considered in this particular case that rezoning of a discrete portion of the overall Z6 lands is appropriate. The subject site is 2.5 Hectares in size. This is set within an overall Z6 zoning of 12.5 Hectares on the larger Chivers/Cadbury's site. There is a significant Z6 zoned estate to the north of the site across Greencastle Road of 27.8 Hectares. As such it is considered that there is sufficient Z6 land in the area to provide an economic base for the area.

Considering the demographic make-up of the area, a mixed tenure development would be the most suitable.

Having regard to the potential residual Z6 lands and associated uses, it is important that the transition between land use zones is carefully managed in order to protect any environmentally sensitive new uses on the site from the existing adjacent uses or the potential of the adjacent sites to accommodate employment generating uses into the future. This is addressed in section 14.7 of the Dublin City Development Plan 2016-2022.

### **STRATEGIC ENVIRONMENTAL APPRAISAL**

The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning and Development Regulations 2001-2004, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for this Variation to the Dublin City Development 2016-2022 set out above.

### **APPROPRIATE ASSESSMENT SCREENING**

An Appropriate Assessment Screening was undertaken of the Variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). The Variation was not predicted to have a likely impact on the key features or the conservation function of any Natura 2000 sites.

The prescribed bodies were notified of the above determinations in relation to SEA and AA, and no objections have been received within the appropriate period.

### **WRITTEN SUBMISSIONS OR OBSERVATIONS**

Written submissions or observations with regard to the Variation made to the Planning Department within the said period were taken into consideration before making the Variation.