

Tionól Reigiúnach Oirthir agus Lár-Tíre Eastern and Midland Regional Assembly

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Proposed Variation No. 1 of the Dublin City Development Plan 2022-2028 – Reorder the land use zoning of the subject lands at Basin View, Dublin 8

The Eastern and Midland Regional Assembly notes the publication of the proposed Variation No. 1 of the Dublin City Development Plan 2022-2028 and sets out hereunder observations on behalf of the Assembly. The submission has been prepared by the executive and approved by the members of the Eastern and Midland Regional Assembly at the meeting of July 2023.

Regional Spatial and Economic Strategy (RSES)

The Council will be aware of the finalisation of the Regional Spatial and Economic Strategy for the Eastern and Midland Region which was made on 28th June 2019. In line with the provisions of the Planning and Development Act 2000, as amended, the Planning Authority shall ensure, when making a variation to the Development Plan, that it is consistent with the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region, thus ensuring full alignment between local, regional and national planning policy. In this regard, the Regional Assembly welcomes the proposed variation to the City Development Plan.

Legislative Context

Under Section 27C of the Planning & Development Act, 2000 (as inserted by Section 18 of the Planning and Development Act, 2010) the Eastern and Midland Regional Assembly, is obliged to prepare submissions/ observations to be submitted to the relevant planning authority and copied to the Office of the Planning Regulator.

A submission shall contain a report which shall state whether, in the opinion of the Regional Assembly, the draft variation of the Development Plan, is consistent with the Regional Spatial and Economic Strategy. If, in the opinion of the Regional Assembly the proposed draft variation of the Development Plan is not consistent with the RSES, the submission / observations and report shall include recommendations as to what amendments, in the opinion of the Regional Assembly, are required to ensure that it is consistent.

This report contains the opinion of the Eastern and Midland Regional Assembly in relation to the above matter along with recommendations as required under Section 27C of the Planning and Development Act 2000 as amended.

Proposed Variation No. 1

Proposed Variation No. 1 seeks to vary the Dublin City Development Plan 2022-2028 so as to reorder the land use zoning of the subject lands at Basin View, Dublin 8:

From:

Zoning Objective Z1 - To protect, provide and improve residential amenities
and

Zoning Objective Z9 - To preserve, provide and improve recreational amenity, open space and ecosystem services

To:

Zoning Objective Z9 - To preserve, provide and improve recreational amenity, open space and ecosystem services
and

Zoning Objective Z1 - To protect, provide and improve residential amenities.

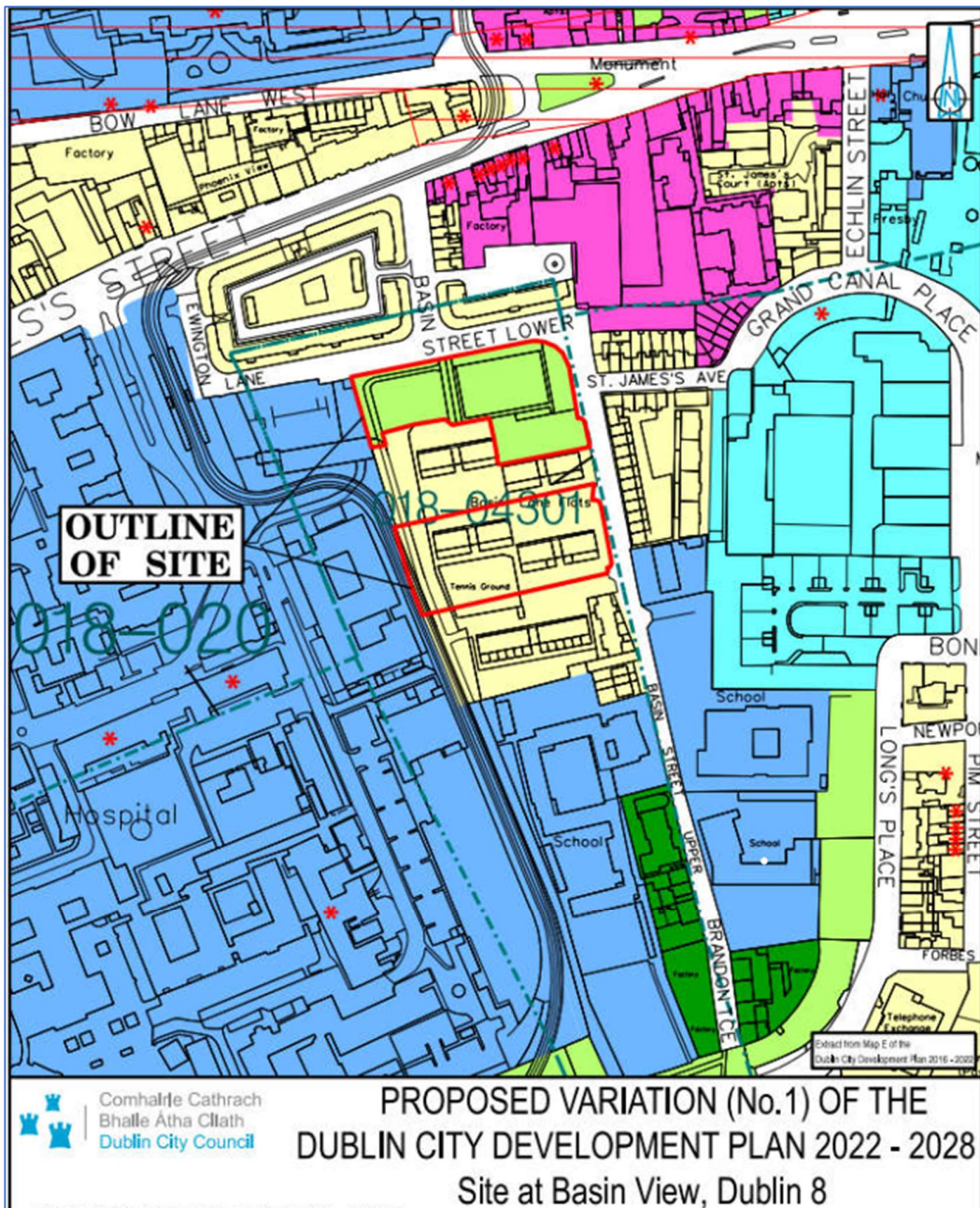


Figure 1: Extract of map from report on proposed Variation No. 1 of the Dublin City Development Plan 2022-2028 indicating the location of the subject sites

Submission

The Regional Assembly acknowledges in principle the proposed Variation No. 1 of the Dublin City Development Plan (CDP) 2022-2028, which seeks to change the order of the land use zoning on lands at Basin View from residential use (Z1) to open space/recreational amenity/ecosystem services (Z9), and from open space/recreational amenity/ecosystem services (Z9) to residential use (Z1).

Full details and a map of the 2 no. sites are set out in an accompanying report on public display, including a full assessment of site characteristics. The proposal involves changing the zoning of the existing Oisín Kelly Park, a corner site and 0.422ha in area, from Z9 (open space/recreational amenities/ecosystem services) to Z1 (residential use). The accompanying report states that the existing park is under-utilised by the public and has been the subject of anti-social behaviour. It is also proposed to change the zoning of a site, also 0.422ha in area, to the south of Oisín Kelly Park which consists of the two central residential blocks of Basin Street Flats from Z1 (residential use) to Z9 (open space/recreational amenity/ecosystem services).

The stated purpose of the proposed variation in the report is that the Basin Street Flats site was selected for inclusion in the Social Housing Public Private Partnership (PPP) Programme to deliver new social housing units. The Department of Housing, Local Government and Heritage has approved in principle the site at Basin View, which is the first site to be regenerated under this programme and where 100-170 units are proposed to be constructed. The area encompassing the two subject sites will be the subject of a significant scale regeneration project, providing high quality new housing and a new public park.

The Assembly notes that the proposed variation will allow a new design and footprint for the housing, and a re-positioning of Oisín Kelly Park so that it serves better the residents of the regenerated housing and the wider public within the community. This re-positioning will also allow for a less disruptive approach to the regeneration of the site, by facilitating construction in a phased manner.

The Regional Spatial and Economic Strategy (RSES) sets out 16 Regional Strategic Outcomes (RSOs) which are aligned with national policy, specifically the National Planning Framework. These are cross referenced and aligned with the three key principles of the RSES; Healthy Placemaking, Climate Action and Economic Opportunity. The most relevant RSO which supports the proposed variation is RSO 2, Compact Growth and Urban Regeneration, which is to 'promote the regeneration of our cities, towns and villages by making better use of under-used land and buildings within the existing built-up urban footprint and to drive the delivery of quality housing and employment choices for the Region's citizens'. This aligns with National Strategic Outcome 1 of the National Planning Framework. The proposed variation facilitates the regeneration of the Basin Street flats which is located on one of the Strategic Development Corridors identified in the Metropolitan Area Strategic Plan (MASP) of the RSES. In this respect Table 5.1 of the RSES, which lists the Strategic Development Areas and Corridors within the MASP area, includes the city centre regeneration of older social housing projects, including St. James-Heuston lands. The subject lands are located adjoining St. James Hospital.

The Regional Assembly supports the intensification of infill and brownfield lands within the existing built-up area of Dublin city and suburbs, consistent with the Guiding Principles for infill and brownfield development stated in Chapter 3 (Growth Strategy) of the RSES, in line with RPOs 5.4 and 5.5 and Table 5.1 of the RSES, and which supports the compact sustainable growth and accelerated housing delivery in the MASP.

Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA)

The proposed variation underwent a Screening for Strategic Environmental Assessment (SEA) and concluded that the proposal does not require a Strategic Environmental Assessment as the magnitude and spatial extent of the likely impact of the proposed variation are deemed not to be significant. Furthermore, a Screening for Appropriate Assessment (AA) was also carried out and concluded that the proposed variation will not have any significant cumulative, direct or indirect impacts on a European site, therefore it is not considered necessary to undertake any further stages of the Appropriate Assessment process.

Conclusion

It is considered that the proposed Variation No. 1 to the Dublin City Development Plan 2022-2028, is consistent with the Regional Spatial and Economic Strategy (RSES) 2019-2031, having regard to the observations outlined above.

The Regional Assembly acknowledges in principle the proposed Variation to the Dublin City Development Plan 2022-2028, which aligns planning policy at county and local levels with Regional and National Policy.

Regards,



Jim Conway
Director
Eastern and Midland Regional Assembly
14th July 2023