

22nd July 2019

Ms Avril Feeney Dublin City Council Planning and Property Development Department Block 4, Floor 3 Civic Offices, Wood Quay Dublin 8

RE: DRAFT PARK WEST-CHERRY ORCHARD LOCAL AREA PLAN

Dear Ms Feeney,

Thank you for your authority's work in preparing a comprehensive local area plan for the Park West-Cherry Orchard area of Dublin City.

In accordance with the Planning and Development (Amendment) Act 2018 (Commencement) Order 2019, the Office of the Planning Regulator (OPR) was established on 3rd April 2019. The key oversight function of the OPR in relation to the independent assessment and review of all local authority statutory plans also commenced on this date.

Accordingly, the OPR acknowledges the recent publication of the above statutory plan by the Council and the required circulation of the plan to the OPR provided for in the Planning and Development (Amendment) Act 2018.

The OPR has reviewed the Draft Park West-Cherry Orchard Local Area Plan (LAP) and wishes to highlight the following issues to the Council in relation to the proposed plan.

1. Consistency with the Hierarchy of Statutory Plans

A key objective of the OPR is to ensure policy consistency between the national, regional and local levels of the statutory planning policy hierarchy, which includes the National Planning Framework (NPF), Regional Spatial and Economic Strategies, city / county development plans and local area plans. In this regard, it is noted that the Draft LAP has been published in advance of the finalisation of the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assembly area, which appropriately addresses the national policies, and objectives of the NPF at a regional level. The adopted RSES for the Eastern and Midland Regional Assembly area will provide a clear strategic direction for the formulation of subsequent county / city development plans and will ensure a strong and consistent alignment between national, regional and local level planning policies.

Following the making of the RSES for the Eastern and Midland Regional Assembly, the Council is required to undertake a review of the Dublin City Development Plan 2016-22 to determine if it is consistent with the RSES and to commence a variation to the plan or the preparation of a new plan as appropriate.

Given these circumstances, the Council is requested to clearly state the interim status of the Park West-Cherry Orchard LAP and that it will be subject to a review exercise subsequent to the examination of the Dublin City Development Plan for consistency with the adopted RSES for the Eastern and Midland Regional Assembly.

Recommendation: The Office recommends that your authority inserts a written objective to the effect of the above into the Draft Park West-Cherry Orchard Local Area Plan.

If you have any queries please contact me using the details provided below or my colleagues through <u>plans@OPR.ie</u>.

Yours sincerely,

your when

Gary Ryan Director

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