



14<sup>th</sup> July 2023

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

**Re: Proposed Variation No. 1 to the Dublin City Development Plan 2022–2028 – Site  
at Basin View, Dublin 8**

A chara,

Thank you for your authority's work in preparing the proposed Variation No. 1 to the Dublin City Development Plan 2022-2028 (the proposed Variation) to reorder the land use zoning of the subject lands at Basin View, Dublin 8 from Z1 (Sustainable Residential Neighbourhoods) and Z9 (Amenity / Open Space Lands / Green Network) to Z9 (Amenity / Open Space Lands / Green Network) and Z1 (Sustainable Residential Neighbourhoods).

The Office of the Planning Regulator (the Office) wishes to acknowledge the considerable and evident work your authority has put into the preparation of the proposed Variation against the backdrop of an evolving national and regional planning policy and regulatory context, which included taking account of the *Project Ireland 2040: National Planning Framework*, the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Regional Assembly (EMRA) area and the establishment of the Office.

As your authority is aware, a key function of the Office is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The Office has evaluated and assessed the proposed Variation under the provisions of sections 31AM(1) and (2) of the *Planning and Development Act 2000*, as amended and this submission has been prepared accordingly.

Recommendations issued by the Office relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government, as set out in the Ministerial guidelines under section 28. As such, the planning authority is required to implement or address recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Observations take the form of a request for further information, justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are required to ensure alignment with policy and legislative provisions. The planning authority is requested by the Office to action an observation.

A submission also can include advice on matters that the Office considers would contribute positively to the proper planning and sustainable development of the area. The planning authority is requested by the Office to give full consideration to the advice contained in a submission.

On adoption of the Variation, the Office will consider whether the Plan, as varied, has been made in a manner consistent with the recommendations of the Office and whether the Plan sets out an overall strategy for the proper planning and development of the area concerned.

## **Overview**

The Office acknowledges at the outset that the proposed Variation will facilitate the successful delivery of a social housing regeneration project, and that reordering the zoning is necessary to: provide a simpler phasing strategy; lower overall development costs; and provide a feasible regeneration scheme.

The Office also acknowledges that the proposed Variation will facilitate the delivery of an improved public park and improved east to west and north to south permeability in the area. The Office notes that the subject land forms part of Strategic Development and Regeneration Area 15 (Liberties and Newmarket Square) (SDRA 15), which is an area identified as having considerable regeneration potential in the Dublin City Development Plan 2022-2028 (the Development Plan) and the RSES for the EMRA area<sup>1</sup>.

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<sup>1</sup> Strategic Development Areas and Corridors (Chapter 5 of the RSES for the EMRA).

## **1. Dublin City Development Plan 2022-2028**

### **1.1 Core Strategy**

Core Strategy Table 2-8 in Chapter 2 of the Development Plan indicates that SDRA 15 has a proposed residential yield of 2,500 housing units which would provide for an estimated population of 5,000 people.

Core Strategy Objective CSO7 states that an objective of Dublin City Council is

*to promote the delivery of residential development and compact growth through active land management measures and a co-ordinated approach to developing appropriately zoned lands aligned with key public transport infrastructure, including the SDRAs, vacant sites and underutilised areas.*

The proposed Variation will facilitate the delivery of 100-170 housing units in an area targeted for regeneration consistent with the core strategy of the Development Plan and objective CSO7.

### **1.2 Strategic Development Regeneration Area 15**

The site which is subject of the proposed Variation is located within the St. James' Harbour Character Area of SDRA 15, which is also referred to as Key Opportunity Site 7 in Chapter 13 of the Development Plan. In this regard, the Office notes the guiding principles for Key Opportunity Site 7 on page 513, and overall guiding principles for SDRA 15 on the map on page 515 of Chapter 13.

The intent of the proposed Variation is to facilitate the regeneration of the existing social housing units and provide for improved public open space. The planning authority considers that the proposed Variation will provide for improved connectivity and permeability and better integrate the scheme with its neighbourhood.

In this regard, the Office considers that the proposed Variation is generally consistent with the guiding principles relating to Key Opportunity Site 7 in Chapter 13 of the Development Plan.

## 2. Strategic Environmental Assessment and Appropriate Assessment

The Office notes that the planning authority has undertaken screening for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) and has determined that SEA and AA are not required for the proposed Variation.

### Summary

The Office's evaluation and assessment of the proposed Variation concludes that no recommendations or observations are warranted.

The Office looks forward to continued positive engagement with your authority regarding the implementation of the Development Plan.

Please feel free to contact the staff of the Office in the context of your authority's responses to the above, which we would be happy to facilitate. Contact can be initiated through [plans@opr.ie](mailto:plans@opr.ie).

Is mise le meas,

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**Anne Marie O'Connor**

Deputy Regulator and Director of Plans Evaluations

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