



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

3ú Urlár ó Thuaidh | Ionad Cathartha | An tSráid Mhór | Baile Munna | Baile Átha Cliath 9
3rd Floor North | Ballymun Civic Centre | Main Street | Ballymun | Dublin 9



Proposed Variation No. 4 of the Dublin City Development Plan 2022-2028

The Eastern and Midland Regional Assembly notes the publication of the proposed Variation No. 4 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 Cathaoirleach of the Eastern and Midland Regional Assembly (EMRA).

1.0 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 Development Plan.

2.0 Legislative Context

Under Section 27C of the Planning and Development Act 2000, as amended, 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, and its core strategy, 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 and its core strategy 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.

3.0 Proposed Variation No. 4 in respect of SDRA 3 – Finglas Village Environs and Jamestown Lands and the incorporation of the Jamestown Masterplan 2023 into the Development Plan by way of a new appendix

Proposed Variation No. 4 seeks to vary the Dublin City Development Plan 2022-2028 in respect of the following;

It is proposed to vary the Dublin City Development Plan 2022-2028 to incorporate the recently approved Jamestown Masterplan 2023 regarding approximately 43 hectares of Jamestown Industrial Estate lands at Jamestown Road, St Margaret's Road / McKee Avenue, Finglas, Dublin 11 by:

- Deleting section B 'Jamestown Lands' of Strategic Development and Regeneration Area 3 (SDRA 3) and inserting new text referencing the approved Jamestown Masterplan 2023.
- Modification of Figure 13-3 to reflect the approved Jamestown Masterplan.
- Incorporation of Jamestown Masterplan 2023 into the Development Plan by way of a new appendix.

Reason: The Jamestown Masterplan 2023 was approved by the elected members of Dublin City Council on 3rd July 2023, made according to the requirements of SDRA 3 of the Dublin City Development Plan 2022-2028. The approved Masterplan represents a detailed refinement of the SDRA 3 framework set out in the Development Plan for the Jamestown Lands, representing an urban design-led and evidence-based approach to the regeneration of this strategic land bank, capitalising on significant state investment in public transportation in accordance with national and regional policy objectives relating to compact and sustainable growth. Accordingly, it has the capacity to deliver new homes, create new and support existing jobs, along with the provision of associated community and educational uses, all underpinned by exemplary urban design principles. Proposed Variation No. 4 will provide full legal status to the Masterplan and provide an enhanced level of detail to inform a coordinated approach to the redevelopment of these lands.

3.1 Location and Description of the Subject Lands

The subject lands (approximately 43 hectares in area) form part of the Jamestown Industrial Estate lands that adjoin Jamestown Road, St. Margaret's Road/McKee Avenue, Finglas, Dublin 11.

The Jamestown lands have a Z14 land use zoning objective (Strategic Development and Regeneration Area) in the Dublin City Development Plan 2022-2028. The lands are also designated Strategic Development and Regeneration Area (SDRA) status as set out in the Development Plan and form part of SDRA 3. SDRA 3 lands are 52 hectares in total and include Finglas village. SDRA 3 requires that a Masterplan be prepared and agreed before the lodgement of any planning applications. Dublin City Council consider the lands as strategic to Dublin City and key to delivering national and regional objectives pertaining to consolidated and sustainable urban growth and facilitating the provision of new homes, while supporting significant state investment in public transportation (Luas Finglas and BusConnects). Brownfield urban regeneration will take many years to achieve. The preparation and implementation of a strategic Masterplan will assist in the associated delivery of open space and other essential infrastructure. Dublin City Council considers the Masterplan as being consistent with the Development Plan and support its delivery, while also supporting Government policy.

The Jamestown Masterplan 2023 approved by Dublin City Council outlines that the lands will be developed at an approximate ratio of 65% residential and 25% employment/commercial, complemented with community, education and ancillary uses at an appropriate scale and ratio to support the quantum of development proposed.

3.2 Purpose of the Draft Variation

The approved Masterplan represents a detailed refinement of the SDRA 3 framework set out in the Development Plan for the Jamestown Lands. The Masterplan sets out a strategic blueprint for the subject lands, including the urban structure, open space, built form and design, land use and phasing strategy for the lands in order to guide future redevelopment opportunities.

The purpose of proposed Variation No. 4 is to embed the Masterplan into the Dublin City Development Plan 2022-2028. This will give full legal status to the Masterplan and will also provide greater certainty and enhanced enforceability in the future. It will also tie future reviews or updates to the Masterplan into the Development Plan process.

3.3 Background to the Proposed Variation

Dublin City Council published the Jamestown Masterplan on 21st September 2023, made according to the requirements of SDRA 3 of the Development Plan. As previously mentioned, the Masterplan is a refinement of the SDRA framework set out in the Development Plan for approximately 43 hectares of Jamestown Industrial Estate lands at Jamestown Road, St Margaret's Road / McKee Avenue, Finglas, Dublin 11.

Following a public consultation process from 27th March to 15th May 2023 (both dates inclusive), the Masterplan was approved at the monthly council meeting of Dublin City Council on 3rd July 2023.

The Jamestown Masterplan represents an urban design-led and evidence-based approach to the regeneration of this strategic land bank, capitalising on significant state investment in public transportation in accordance with national and regional policy objectives relating to compact and sustainable growth. Accordingly, it has the capacity to deliver new homes, create new and support existing jobs, along with the provision of associated community and educational uses, all underpinned by exemplary urban design principles.

While the Masterplan is given statutory effect by SDRA 3 of the Development Plan, it is proposed to incorporate the approved Masterplan into the Development Plan by this variation. This will give full legal status to the Masterplan and provide an enhanced level of detail to inform a coordinated approach to the redevelopment of these lands.

3.4 Proposed Variation

Section 3.0 of the Planning Report published as part of the proposed variation sets out the proposed amendments to the text wording of Chapter 13 'Strategic Development and Regeneration Areas' of the Dublin City Development Plan 2022-2028, and in particular Section 13.5 'SDRA 3 – Finglas Village Environs and Jamestown Land'. The amendments include the deletion of existing text under Section 13.5B and the insertion of the following wording:

"The Jamestown Masterplan was approved by the elected members of Dublin City Council on 3 July 2023 following a public consultation process. The Masterplan is a detailed refinement of the SDRA framework

for 43 hectares of Jamestown Industrial Estate lands at Jamestown Road, St Margaret's Road / McKee Avenue, Finglas, Dublin 11. The Jamestown Masterplan represents an urban design-led and evidence-based approach to the regeneration of this strategic land bank, capitalising on significant state investment in public transportation in accordance with national and regional policy objectives relating to compact and sustainable growth. Accordingly, it has the capacity to deliver new homes, create new and support existing jobs, along with the provision of associated community and educational uses, all underpinned by exemplary urban design principles. The Jamestown Masterplan, included in Appendix 20 of the Development Plan, constitutes section B of SDRA 3.”

The Jamestown Masterplan 2023 is to be included as a new Appendix 20 of the Development Plan.

In addition to the above, Figure 13-3 of the Development Plan is to be varied with the following amendments;

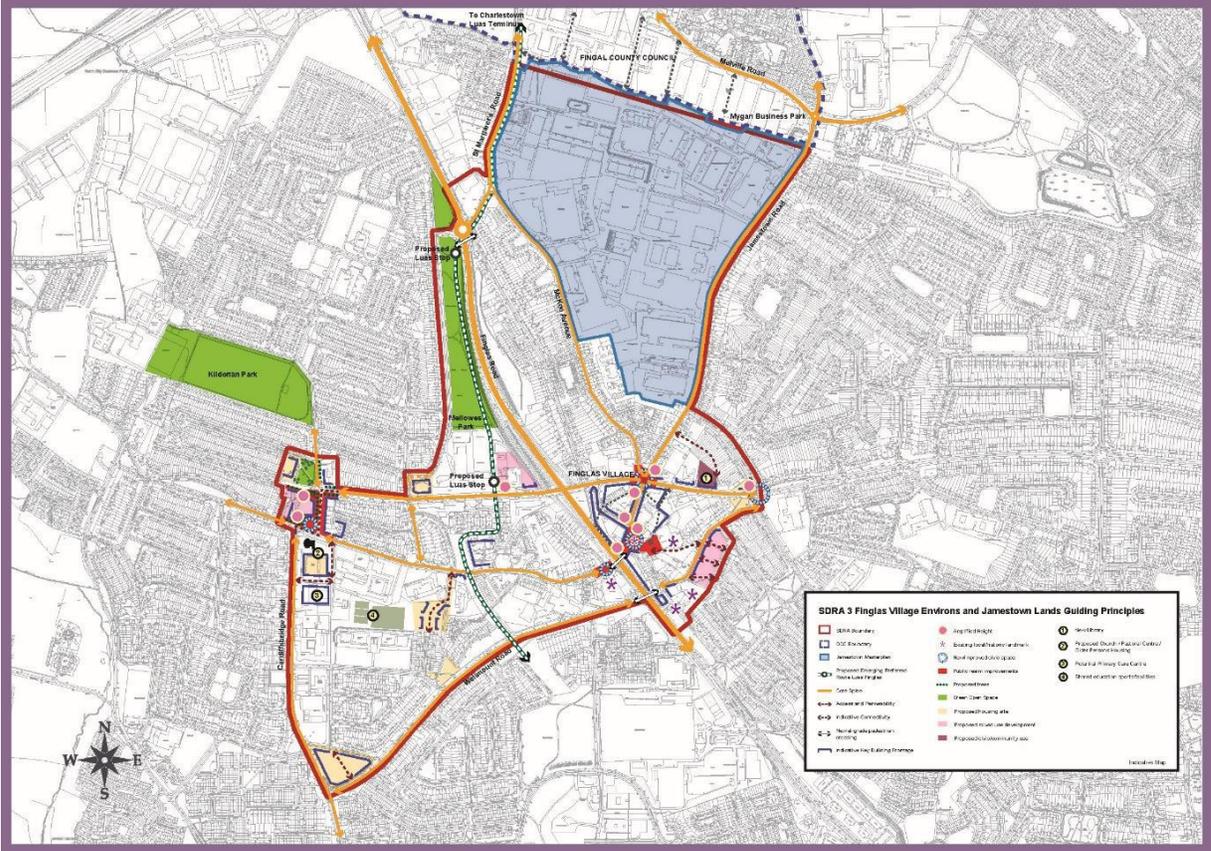
- Removal of all detail from within the Jamestown lands.
- Jamestown Masterplan area highlighted.
- Associated changes to the legend to reflect amendments to Jamestown lands.

Deletion:



Existing Figure 13-3 SDRA 3 Finglas Village Environs and Jamestown Lands in the CDP 2022-2028

Insertion:



Amended Figure 13-3 SDRA 3 Finglas Village Environs and Jamestown Lands

3.5 Impact of the proposed Variation on the Core Strategy of the Dublin City Development Plan 2022-2028

The Core Strategy (Table 2-8) of the Dublin City Development Plan 2022-2028 allocates 2,800 units to SDRA 3 and the KUV (Finglas village), which is 52 hectares in total. The Jamestown lands within SDRA 3 consist of a total of approximately 43 hectares.

The proposed variation proposes the deletion of Section 13.5 (B) of the Development Plan which states an indicative no. of 2,200 residential units to be delivered on the subject lands based on a density of 100 units per ha. The approved Masterplan for the subject lands, the subject of this variation, states a potential for 3,500 – 3,800 residential units being supported across two phases of implementation. Phase 1 is the Development Plan period 2022–2028 and will facilitate up to 2,600 residential units. Phase 2 is post the current Development Plan (medium to long term, and subject to the next review of the Development Plan and construction of the Luas extension).

4.0 Submission

The Regional Assembly acknowledges proposed Variation No. 4 of the Dublin City Development Plan (CDP) 2022-2028, which seeks to vary the Development Plan to incorporate the recently approved

Jamestown Masterplan 2023 relating to approximately 43 hectares of Jamestown Industrial Estate lands at Jamestown Road, St Margaret's Road / McKee Avenue, Finglas, Dublin 11 by:

- Deleting section B 'Jamestown Lands' of SDRA 3 and inserting new text referencing the approved Jamestown Masterplan 2023.
- Modification of Figure 13-3 to reflect the approved Jamestown Masterplan.
- Incorporation of Jamestown Masterplan 2023 into the Development Plan by way of a new appendix.

It is noted that Dublin City Council confirms that the Masterplan has been given statutory effect by SDRA 3 of the Dublin City Development Plan 2022-2028. To reinforce same, the Council now propose to incorporate the approved Masterplan into the Development Plan as an appendix in order to give full legal status to the Masterplan and provide an enhanced level of detail to inform a coordinated approach to the redevelopment of these lands.

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.

Furthermore, it is also considered that the proposed variation supports RSO 6 'Integrated Transport and Land Use' of the RSES that seeks to '*promote best use of Transport Infrastructure, existing and planned, and promote sustainable and active modes of travel to ensure the proper integration of transportation and land use planning*'. This aligns with National Strategic Outcomes 2, 6, 8, 9 of the National Planning Framework.

The proposed variation would incorporate the Jamestown Masterplan 2023 (previously approved by Dublin City Council on 3rd July 2023) into the Dublin City Development Plan 2022-2028. The Masterplan represents an urban design-led and evidence-based approach to the regeneration of this strategic land bank, capitalising on significant state investment in public transportation (e.g. Luas Finglas and BusConnects) in accordance with national and regional policy objectives relating to compact and sustainable growth.

The Masterplan on the subject lands (approximately 43 hectares in total) will facilitate the delivery of up to 2,600 residential units on the subject lands within the lifetime of the Dublin City Development Plan 2022-2028 (Phase 1). The Core Strategy (Table 2-8) of the Dublin City Development Plan 2022-2028 allocates 2,800 units to SDRA 3 and the KUV (Finglas village), which is 52 hectares in total.

The Regional Assembly supports in principle the incorporation of the Jamestown Masterplan 2023 into the Dublin City Development Plan 2022-2028 at this important urban brownfield/regeneration site which aligns with the RSES Dublin MASP guiding principles for the growth of the Dublin Metropolitan

Area including compact sustainable growth and accelerated housing delivery, integrated transport and land use, and co-ordination and active land management and social regeneration.

The proposal compliments RPO 4.3 in the RSES which seeks to *‘Support the consolidation and re-intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built up area of Dublin City and suburbs and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.’*

The proposed variation would also assist in the delivery of the Dublin Metropolitan Area Development Strategy outlined in Section 5.4 of the RSES being within a Strategic Development Corridor - City Centre within the M50 (multi-modal) representing the redevelopment of industrial and underutilised landbanks supporting the consolidation of Dublin City along the planned future Luas extension line to Finglas.

The proposed variation will align with Regional Strategic Outcomes 2 and 6 of the RSES, and Regional Policy Objectives 3.3 and 4.3 as it relates to Dublin City and the wider Metropolitan Area. Accordingly, the Regional Assembly does not have any objection to the proposed draft Variation No. 4 of the Dublin City Development Plan 2022-2028 as placed on public display and consider it consistent with the RSES for the Eastern and Midland Region 2019-2031.

5.0 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 it would be unlikely to have significant effects on the environment, taking account of the relevant criteria set out in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 and any submission or observation received from the designated environmental authorities specified in Article 13A(4).

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.

6.0 Conclusion

It is considered that proposed Variation No. 4 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.

Regards,



Clare Bannon
Acting Director
Eastern and Midland Regional Assembly
30th November 2023