



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

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Proposed Variation No. 2 of the Dublin City Development Plan 2022-2028

The Eastern and Midland Regional Assembly notes the publication of the proposed Variation No. 2 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 City 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, 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.

3.0 Proposed Variation No. 2 Lands adjacent to Dublin City University (DCU) Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9

Proposed Variation No. 2 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, by changing the land use zoning objective of lands adjacent to Dublin City University (DCU) Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9.

From: Zoning Objective Z12 – ‘Institutional Land (Future Development Potential)’ - *‘To ensure existing environmental amenities are protected in the predominantly residential future use of these lands.’*

To: Zoning Objective Z15: Community and Social Infrastructure – *‘To protect and provide for community uses and social infrastructure.’*

Reason: A request for a change of zoning under the Residential Zoned Land Tax (RZLT) process demonstrated that the lands are required for the expansion of the DCU campus. Changing the land use zoning on the lands to Z15 (Community and Social Infrastructure) would be consistent with the existing adjoining university land use zoning and would allow for the future planned sustainable expansion of the campus at this location.

3.1 Location and Description of the Subject Lands

The subject lands (approximately 4 ha in area) comprise large, tilled fields adjoining the DCU campus to the north (and north east and west), Albert College Park also to the north and Hillside Farm (which comprises further agricultural lands / buildings) to the south, in Glasnevin in Dublin 9.

The subject lands are historically associated with Hampstead Estate. The lands have a treed / hedgerow boundary with the DCU campus (adjacent its internal access road) and with Albert College Park to the north, an open boundary with Hampstead Hospital to the west and open and fenced boundary with Hillside Farm (along edge of road way and farmstead) to the south.

3.2 Purpose of the Draft Variation

Under the Dublin City Development Plan 2022-2028, the existing Dublin City University (DCU) Glasnevin campus is zoned Z15 (Community and Social Infrastructure) where the objective is *‘to protect and provide for community uses and social infrastructure.’* This Z15 zoning objective reflects the third level college campus and related uses on the lands.

The subject lands, which abut the DCU campus, have been acquired by DCU for the future sequential expansion of the college and its educational and related uses. DCU has prepared a masterplan for its lands in the Glasnevin area.

The subject lands are currently zoned Z12 (‘Institutional Land (Future Development Potential’), and these lands are identified for predominantly residential use. These Z12 lands form part of a wider agricultural land bank which are zoned Z12 in the current Development Plan.

As set out at Section 5.5.8 of the Dublin City Development Plan 2022 – 2028, the Council recognises the importance of Third Level colleges such as Dublin City University, to the city and supports their need for development, expansion and consolidation in line with national policy.

In this proposed variation, Dublin City Council consider it appropriate to change the Z12 land use zoning of the subject lands to Z15 (Community and Social Infrastructure). A Z15 zoning, rather than a residential zoning as provided for under Z12, would help secure and support the extension and development of the DCU third level campus and its educational and related uses on the subject lands. The rezoning would also reflect the zoning objective of the main DCU campus thus providing a consistency to the zoning policy across the existing and extended campus.

3.3 Background to the Proposed Variation

The Government's 'Housing For All – A New Housing Plan for Ireland' proposed a new tax to activate vacant land for residential purposes as a part of the pathway to increasing new housing supply.

The Residential Zoned Land Tax (RZLT) was introduced in the Finance Act 2021. The process to identify land to which the tax applies is now underway and the tax will be payable from 2025. The objective of the tax is to activate land that is serviced and zoned for residential use or mixed use, including residential use, in order to increase housing supply and to ensure regeneration of vacant and idle lands in urban locations.

Local Authorities identify land in scope for the tax through the publication of draft, supplemental and final maps. Submissions at the draft and supplemental map stages are invited from the public as part of a statutory process.

In this case, the subject lands were identified as in scope for the tax on the Dublin City Council draft RZLT Map. The landowner challenged the inclusion of the lands on the map, however the Council determined that the lands satisfied the relevant criteria for inclusion on the map. This determination was confirmed by An Bord Pleanála.

As part of the submission process a landowner can request a change of zoning of lands identified as in scope for the tax. In this instance, the landowner of the subject lands has requested that the lands be rezoned from Z12 to Z15 as this rezoning would be consistent with the existing adjoining university land zoning and would allow for the future planned sustainable expansion of the campus at this location.

3.4 Consistency with the Core Strategy of the Dublin City Development Plan 2022-2028

The core strategy of the Dublin City Development Plan 2022-2028 identifies a residential housing need demand of c.40, 000 units for the period of the plan and a residential capacity for c. 49,000 new residential units on available land in the city. The core strategy identifies that there is, therefore, sufficient zoned land to meet the city's housing targets.

For the purposes of the core strategy Z12 lands can provide for residential use and their potential residential yield is included in the estimated residential capacity of the city. The City's Z15 lands were not included in the land capacity assessment as they do not provide for residential use.

A variation to rezone the subject lands from Z12 to Z15 would therefore affect the residential yield of the core strategy by approximately 400 residential units (based on c. 4ha of land that could provide 100 units per hectare).

The Council states that their core strategy contains headroom of c.9,000 units and consider that the Development Plan can accommodate the proposed change in zoning on these lands and the resultant change in residential yield.

Proposed Zoning Amendments

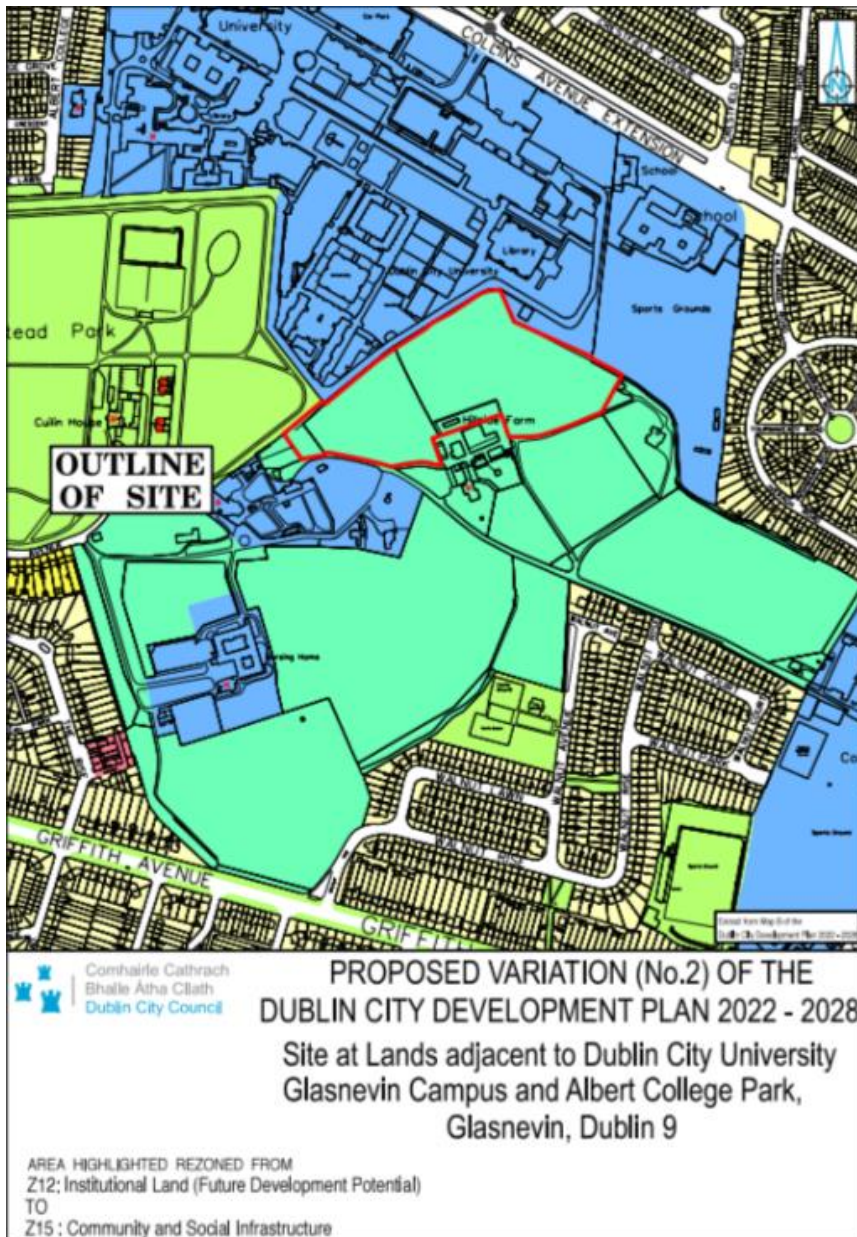


Figure 1: Extract of map from report on proposed Variation No. 2 of the Dublin City Development Plan 2022-2028 indicating the location of the subject site and proposed zoning amendments on lands adjacent to DCU Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9.

4.0 Submission

The Regional Assembly acknowledges proposed Variation No. 2 of the Dublin City Development Plan (CDP) 2022-2028, which seeks to rezone approximately 4ha of lands adjacent to Dublin City University (DCU) Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9 as follows:

From: Zoning Objective Z12 – ‘Institutional Land (Future Development Potential)’ - *‘To ensure existing environmental amenities are protected in the predominantly residential future use of these lands.’*

To: Zoning Objective Z15: Community and Social Infrastructure – *‘To protect and provide for community uses and social infrastructure.’*

Dublin City Council are of the opinion that the request for a change of zoning under the Residential Zoned Land Tax (RZLT) process demonstrated that the lands are required for the expansion of the DCU campus. Dublin City Council state that changing the land use zoning on the lands to Z15 (Community and Social Infrastructure) would be consistent with the existing adjoining university land use zoning and would allow for the future planned sustainable expansion of the campus at this location.

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 13 ‘Improve Education Skills and Social Inclusion’ which seeks to *‘Improve education and develop the right skills to attract employers and retain talent and promote social inclusion to ensure opportunities for quality jobs across the Region’*. This aligns with National Strategic Outcome 5 and 10 of the National Planning Framework. The proposed variation would also align with 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 would facilitate the contiguous expansion of the DCU Glasnevin Campus which is located close to one of the Strategic Development Corridors identified in the Dublin Metropolitan Area Strategic Plan (MASP) of the RSES (MetroLink-Luas Corridor). The wider area surrounding the site is also well served by existing public transport, walking and cycling infrastructure, in addition to planned BusConnects corridors to the east and west of the subject lands.

The Regional Assembly supports in principle the proposed change of land use zoning objective which will allow for the orderly and planned expansion of the DCU Glasnevin Campus and compliment RPO 9.22 in the RSES *‘To support the role of Higher Education Institutions and Educational Training Boards in addressing skills shortages and life long learning needs in the Region, and to support the further development of multi-campus Technological Universities to drive research and innovation’*.

Given the built-in headroom figures contained in the current Dublin City Development Plan it is not considered that the proposed variation will have a material impact on the core strategy of the Dublin City Development Plan 2022-2028 from a housing delivery perspective. The proposed variation will

align with Regional Strategic Outcomes 13 and 2 of the RSES, and will not impact on any of the Regional Policy Objectives contained in the RSES 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. 2 of the Dublin City Development Plan 2022-2028 as placed on public display.

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 the proposed Variation No. 2 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
20th October 2023