

## AN TACHT UM PLEANÁIL AGUS FORBAIRT, 2000 (ARNA LEASÚ) NA RIALACHÁIN PHLEANÁLA AGUS FORBARTHA 2001 ARNA LEASÚ FÓGRA MAIDIR LE HÉAGSÚLACHTAÍ BEARTAITHE UIMH. 2 & 3 DE PHLEAN FORBARTHA CHATHAIR BHAILE ÁTHA CLIATH 2022 – 2028

Tugtar fógra leis seo de bhun Chuid 13 den Acht um Pleanáil agus Forbairt, 2000 arna leasú, gur ullmhaigh Comhairle Cathrach Bhaile Átha Cliath, Údarás Pleanála do Chathair Bhaile Átha Cliath, dhá Éagsúlacht Bheartaithe de Phlean Forbartha Chathair Bhaile Átha Cliath 2022-2028 maidir leis an méid seo a leanas:

### Éagsúlacht Bheartaithe Uimh. 2 – Tailte cóngarach do Champas Ghlas Naíon de chuid Ollscoil Chathair Bhaile Átha Cliath (DCU) agus Páirc Choláiste Ailbhe, Glas Naíon, Baile Átha Cliath 9

Tá sé beartaithe go n athrófaí Plean Forbartha Chathair Bhaile Átha Cliath 2022-2028, le hathrú a chur ar an sprioc maidir le zónáil um úsáid talaimh cóngarach do Champas Ghlas Naíon de chuid Ollscoil Chathair Bhaile Átha Cliath (DCU) agus Páirc Choláiste Ailbhe, Glas Naíon, Baile Átha Cliath 9.

**Ó:** Sprioc Zónála Z12 – ‘Talamh Institiúideach (Poitéinseal Forbartha don Todhchaí)’ - ‘Le háiritiú go ndéanfar áiseanna comhshaoil atá ann anois a chosaint i ndáil leis an úsáid chónaithe a bheidh ar na tailte seo sa todhchaí.’

**Chuíg:** Sprioc Zónála Z15: Infreastruchtúr Pobail agus Sóisialta - ‘Úsáidí pobail agus infreastruchtúr sóisialta a chosaint agus soláthar a dhéanamh dóibh.’

**Fáth:** Léirigh iarratas ar athrú zónála faoin bpróiseas um Cháin ar Thalamh Críosaithe Cónaithe go bhfuil gá leis na tailte do leathnú Champas Ollscoil Chathair Bhaile Átha Cliath. Bheadh athrú maidir le zónáil um úsáid talaimh chuig Z15 (Infreastruchtúr Pobail agus Sóisialta) ag teacht leis an zónáil um úsáid talaimh in aice na hOllscoile agus cheadódh sé don fhorbairt atá pleanáilte don todhchaí maidir le leathnú an champais ag an suíomh seo.

### Éagsúlacht Bheartaithe Uimh. 3 – Botany Weaving Mill Ltd, Cearnóg Iathghlas, Sráid Chorcaí, Baile Átha Cliath 8

Tá sé beartaithe go n athrófaí Plean Forbartha Chathair Bhaile Átha Cliath 2022-2028, le hathrú a chur ar an sprioc maidir le zónáil um úsáid talaimh ag an gCearnóg Iathghlas, Sráid Chorcaí, Baile Átha Cliath 8:

**Ó:** Sprioc Zónála Z1: Comharsanachtaí Cónaithe Inbhuanaithe - ‘Chun áiseanna i gceantar cónaithe a chosaint, a chur ar fáil agus a fheabhsú.’

**Chuíg:** Sprioc Zónála Z4: Príomhshráidbhailte Uirbeacha agus Sráidbhailte Uirbeacha - ‘Chun áiseanna seirbhíse measctha a sholáthar agus a fheabhsú.’

**Fáth:** Tá na háitribh / tailte de chuid Botany Weaving Mill Ltd faoi réir dhá sprioc zónála faoi Phlean Forbartha Chathair Bhaile Átha Cliath 2022 – 2028 - Z1 ‘Comharsanachtaí Cónaithe Inbhuanaithe’ agus Z4 ‘Príomhshráidbhailte Uirbeacha / Sráidbhailte Uirbeacha’. Cheadófaí athrú ar zónáil Z4 (Príomhshráidbhailte Uirbeacha / Sráidbhailte Uirbeacha) ar an áitreabh uile an fhorbairt ar úsáidí um shráidbhailte uirbeacha ar na tailte. Thacódh an éagsúlacht Bheartaithe chomh maith le húsáid na tionsclaíochta éadroime atá ann cheana féin ar na tailte a choinneáil. Thacódh zónáil sráidbhaile uirbeach, seachas zónáil chónaithe, níos oiriúnaí leis an leanúint ar an tionscal teicníle agus fíodóireachta atá ann ar na tailte, de réir Pholasáí an Phlean Forbartha.

D’fhéadfaí iniúchadh a dhéanamh ar na hÉagsúlachtaí Beartaithe, ar an Measúnacht Straitéiseach Timpeallachta agus ar na Tuairiscí Scagthástála le haghaidh Measúnacht Chúil agus ar Mheasúnú Straitéiseach ar an Riosca Tuilte ar feadh tréimhse ón Déardaoin an 5 Deireadh Fómhair go dtí Déardaoin an 2 Samhain 2023, leis an dá dháta seo san áireamh sna háiteanna seo a leanas:

Ar Líne ag: <https://consult.dublincity.ie/>

**Ag Oifigí Cathrach Chomhairle Cathrach Bhaile Átha Cliath, Bunurlár, Bloc 4, an Ché Adhmaid, Baile Átha Cliath 8 le linn uaireanta oscailte poiblí, Dé Luain – Dé hAoine 9.00am go dtí 4.30pm.**

Ag Comhairle Cathrach Bhaile Átha Cliath:

- **Oifig Cheantar an Lárdeiscirt, Teach Eblana, Lána Mhuire Mhaith, Baile Átha Cliath 8 le linn uaireanta oscailte poiblí, Luan go Aoine 9.30r.n. go dtí 4.00i.n.**
- **Ionad Cathartha an Lárthuaiscirt, Bóthar Bhun Raite, an Chúlóg, Baile Átha Cliath 17 le linn uaireanta oscailte poiblí, Luan go hAoine idir 9.30r.n. agus 4.00i.n.**

Tugtar cuireadh do thuairimí nó aighneachtaí scríofa maidir leis na hÉagsúlachtaí Beartaithe ó bhailín an phobail agus gach páirtí leasmhar eile le linn na tréimhse **Déardaoin an 5 Deireadh Fómhair go dtí 4.30i.n. Déardaoin an 2 Samhain 2023**, an dá dháta sin san áireamh. Tá daoine aonair, eagraíochtaí nó ionadaithe, chomh maith le páistí, nó grúpaí nó cumainn atá ag déanamh ionadaíochta ar son na bpáistí, tá siad ar fad i dteideal aighneachtaí nó tuairimí a dhéanamh.

Is próiseas oscailte agus poiblí é an próiseas Pleanála agus sa chomhthéacs sin, cuirtear ar fáil na doiciméid uile chun gur féidir iniúchadh poiblí a dhéanamh orthu. Foilseofar gach aighneacht agus tuairim ar líne ach ní foilseofar do sheoladh baile. Tá sé de dhuilgias ort a chinntiú nach bhfuil aon fhaisnéis chráiteach, chlúmhílteach nó rúnda, lena n-áirítear faisnéis a bhaineann le tríú páirtí (nár thoiligh an tríú páirtí, go sainráite nó go hintuigthe sna himthosca, lena nochtadh) san áireamh i d’aighneacht nó tuairimí nó cuid de. Coimeádann an tÚdarás Pleanála an ceart chun aon aighneacht nó tuairim nach gcomhlíonann an riachtanas seo, a fhoghlú.

Cuirfead na haighneachtaí nó tuairimí ar fad a fhaightear maidir leis na hÉagsúlachtaí Beartaithe a dhéantar chuig an Údarás Pleanála go dtí **4.30i.n. Déardaoin an 2 Samhain 2023** san áireamh sula ndéanfar an Éagsúlacht Bheartaithe.

Is féidir aighneachtaí nó tuairimí a dhéanamh:

Ar Líne ag nasc URL: <https://consult.dublincity.ie/>

Nó

tríd an bpost chuig an seoladh seo a leanas:

**Greg Bryan, Oifigeach Riaracháin,  
Éagsúlacht Bheartaithe Uimh. 2 / Éagsúlacht Bheartaithe Uimh. 3,  
An Rannóg Pleanála agus Forbartha Réadmhaoine,  
Bloc 4, Uirlár 3, Comhairle Cathrach Bhaile Átha Cliath,  
Oifigí na Cathrach, an Ché Adhmaid,  
Baile Átha Cliath 8**

## PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED PLANNING AND DEVELOPMENT REGULATIONS 2001, AS AMENDED NOTICE OF PROPOSED VARIATION’S NOS 2 & 3 OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 – 2028

Notice is hereby given pursuant to Section 13 of the Planning and Development Act 2000, as amended, that Dublin City Council, being the Planning Authority for Dublin City, has prepared two Proposed Variations of the Dublin City Development Plan 2022-2028 in respect of the following:

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

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.

### Proposed Variation No. 3 – Botany Weaving Mill Ltd, Emerald Square, Cork Street, Dublin 8

It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning objective of lands at Botany Weaving Mill Ltd, Emerald Square, Cork Street, Dublin 8:

**From:** Zoning Objective Z1: Sustainable Residential Neighbourhoods – ‘To protect, provide and improve residential amenities.’

**To:** Zoning Objective Z4: Key Urban Villages and Urban Villages – ‘To provide for and improve mixed-services facilities.’

**Reason:** The Botany Weaving Mill Ltd premises / lands are subject to two zoning objectives under the 2022 – 2028 Dublin City Development Plan - Z1 ‘Sustainable Residential Neighbourhoods’ and Z4 ‘Key Urban Villages/Urban Villages’. A change to a Z4 zoning (Key Urban Villages / Urban Villages) on the whole premises would allow the development of urban village uses on the lands. The proposed Variation would also support the retention of the existing light industrial use on the lands. An urban village zoning, rather than a residential zoning, would more appropriately support the continuation of the existing weaving and textile industry on the lands, in line with Development Plan Policy.

A copy of the Proposed Variations, together with the Strategic Environmental Assessment and Appropriate Assessment Screening Reports and Strategic Flood Risk Assessments may be inspected for a period from Thursday 5th October to Thursday 2nd November 2023 inclusive at the following locations:

Online at: <https://consult.dublincity.ie/>

**At Dublin City Council Civic Offices, Ground Floor, Block 4, Wood Quay, Dublin 8 during public opening hours, Monday – Friday 9.00am to 4.30pm.**

At Dublin City Council:

- **South Central Area Office, Eblana House, Marrowbone Lane, Dublin 8 during public opening hours, Monday to Friday 9.30am to 4.00pm**
- **North Central Civic Centre, Bunratty Road, Coolock, Dublin 17 during public opening hours, Monday to Friday 9.30am to 4.00pm**

Written observations or submissions regarding the Proposed Variations are invited from members of the public and all other interested parties during the period **Thursday 5th October to 4.30pm Thursday 2nd November 2023**, inclusive. Individuals, groups, organisations or representatives, as well as children, or groups or associations representing the interests of children, are also entitled to make submissions or observations.

The Planning process is an open and public one and in that context, all documents are made available for public inspection. All submissions and observations will be published online but your address will not be published. You are responsible for ensuring that no vexatious, libellous or confidential information, including information relating to a third party (in respect of which the third party has not, expressly, or impliedly in the circumstances, consented to its disclosure) is included in your submission or observation or part thereof. The Planning Authority reserves the right to redact any submission or observation that does not comply with this requirement.

All submissions or observations received with respect to the proposed Variations made to the Planning Authority up to **4.30pm Thursday 2nd November 2023** will be taken into consideration before the making of the Proposed Variation.

Submissions or observations may be made:

Online at link URL: <https://consult.dublincity.ie/>

Or

By post to the following address:

**Greg Bryan, Administrative Officer,  
Proposed Variation No. 2 / Proposed Variation No. 3,  
Planning and Property Development Department,  
Block 4, Floor 3, Dublin City Council,  
Civic Offices, Wood Quay, Dublin 8.**