

**AN TACHT UM PLEANÁIL AGUS FORBAIRT, 2000 (ARNA LEASÚ)
NA RIALACHÁIN PHLEANÁLA AGUS FORBARTHA 2001 ARNA LEASÚ
FÓGRA D'ÉAGSÚLACHT BHEARTAITHE UIMH. 4 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, éagsúlacht bheartaithe de Phlean Forbartha Chathair Bhaile Átha Cliath 2022-2028 maidir leis an méid seo a leanas:

Éagsúlacht Bheartaithe Uimh. 4 SRDA 3 Ceantar máguaird de Bhaile Fionnghlaise agus Tailte Bhaile Shéamais agus Tabhairt Isteach Mháistirphlean Bhaile Shéamais 2023 sa Phlean Forbartha trí aguisín nua.

Tá sé molta athrú a dhéanamh ar Phlean Forbartha Chathair Bhaile Átha Cliath 2022-2028 chun go dtabharfaí isteach Mháistirphlean Bhaile Shéamais 2023 a faomhadh le déanaí, máistirphlean a bhaineann le 43 heicteár in Eastát Tionsclaíochta Bhaile Shéamais ag Bóthar Bhaile Shéamais, Bóthar Naomh Maighréad / Ascaill Mhic Aoidh, Fionnghlas, Baile Átha Cliath 11 trí na slí seo a leanas:

- Cuid B 'Tailte Bhaile Shéamais' de SDRA 3 a scríosadh agus téacs nua a chur isteach ina dtagraíocht do Mháistirphlean faofa Bhaile Shéamais 2023.
- Leasú ar Fhíor 13-3 chun go léireodh sé an leagan faofa de Mháistirphlean Bhaile Shéamais.
- Tabhairt Isteach Mháistirphlean Bhaile Shéamais 2023 sa Phlean Forbartha trí aguisín nua.

Fáth: D'fhaomh baill tofa Chomhairle Cathrach Bhaile Átha Cliath Máistirphlean Bhaile Shéamais 2023 ar an 3 Iúil 2023 arna dhéanamh de réir riachtanais SDRA 3 den Phlean Forbartha 2022-2028. Is éard atá sa Mháistirphlean faofa ná mionleasú ar an gceartach SDRA 3 arna leagan síos sa Phlean Forbartha do Thailte Bhaile Shéamais ina léirítear cur chuige atá bunaithe ar dhearadh uirbeach agus ar fhianaise chun an bunachar talún straitéiseach seo a athghiniúint ag baint tairbhe as infheistiú stáit suntasach in iompar poiblí atá ag teacht le cuspóirí beartas náisiúnta agus réigiúna maidir le fás atá dlúth agus inbhuanaithe. Dá réir sin, leis an Máistirphlean, beifear in ann tithe nua a sheachadadh, poist nua a chruthú agus tacaíocht a thabhairt do phoist atá ann cheana féin mar aon le húsáidí pobail agus oideachais gaolmhara a sholáthair agus iad seo uilig bunaithe ar phrionsabail iontacha de dhearadh uirbeach. Le hÉagsúlacht Bheartaithe 4, tabharfar stádas dlíúil iomlán don Mháistirphlean mar aon le mionsonraí feabhsaithe chun bonn eolas a chur faoi chur chuige comhordaithe maidir le hathfhorbairt na dtailte seo.

Ag féachaint d'fhorálacha na Treorach SEA (2002/42/EC) agus d'fhorálacha Sceideal 2A de Rialacháin Phleanála agus Forbartha (Measúnacht Straitéiseach Timpeallachta) 2004-2011 (Rialacháin SEA), rinne Comhairle Cathrach Bhaile Átha Cliath mar an tÚdarás Inniúil cinneadh nach móide go mbeadh Éagsúlacht Bheartaithe Uimh. 4 tionchar suntasach ar an timpeallacht. Mar sin de, níl aon ghá le Measúnacht Straitéiseach Timpeallachta.

Ag féachaint d'Airteagal 6(3) den Treoir maidir le Gnáthoga agus den Acht um Pleanáil agus Forbairt (leasaithe), cinneann Comhairle Cathrach Bhaile Átha Cliath mar an tÚdarás Inniúil, nach bhfuil an poitínseal ag éagsúlacht bheartaithe ar bhonn aonair nó i gcomhpháirt le pleananna agus tionscnaimh eile, tionchar suntasach a imirt ar na Leasa Caomhantais Speisialta/Leasanna Cáilitheacha agus na Cuspóirí Caomhnaithe gaolmhara ar aon láthair Natura 2000 agus níl aon ghá le Measúnacht Chúil.

D'fhéadfaí iniúchadh a dhéanamh ar an Éagsúlacht Bheartaithe, ar an Measúnacht Straitéiseach Timpeallachta agus ar na tuairiscí scagthástála le haghaidh Measúnacht Chúil a ghabhann leis agus ar Mheasúnú Straitéiseach ar an Riosca Tuilte ar feadh tréimhe ón **Máirt 7 Samhain go dtí Máirt an 5 Nollaig 2023**, leis an dá dháta seo san áireamh sna háiteanna seo a leanas:

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

nó

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

Ag Oifig Limistéar Fhionnghlaise Chomhairle Cathrach Bhaile Átha Cliath, Ionad Cathartha Fhionnghlaise, Bóthar Uí Mhaoiliosa, Fionnghlas, Baile Átha Cliath 11 le linn uaireanta oscailte poiblí.

Tugtar cuireadh do thuairimí nó aighneachtaí scríofa maidir leis an Éagsúlacht Bheartaithe ó bhail an phobail agus gach páirtí leasmhar eile le linn na tréimhse **Máirt an 7 Samhain go dtí 4.30pm Máirt an 5 Nollaig 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 fhoilseofar do sheoladh baile. Tá sé de dhuilgheas ort a chinntiú nach bhfuil aon fhaisnéis chráiteach, chlúmhilleach 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 tuairim nó cuid de. Forchoimeádann an tÚdarás Pleanála an ceart aon aighneacht nó aon tuairim nach gcomhlíonann an riachtanas seo a cheilt.

Cuirfear na haghneachtaí nó tuairimí ar fad a fhaightear maidir leis an éagsúlacht bheartaithe a dhéantar chuig an Údarás Pleanála go dtí **4.30pm Dé Máirt an 5 Nollaig 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. 4,
An Rannóg Pleanála agus Forbartha Réadmhaoinne,
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 NO. 4 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 a proposed variation of the Dublin City Development Plan 2022-2028 in respect of the following:

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

It is proposed to vary the Dublin City Development Plan 2022-2028 to incorporate the recently approved Jamestown Masterplan 2023 regarding 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.

Reason: The Jamestown Masterplan 2023 was approved by the elected members of Dublin City Council on 3 July 2023, made according to the requirements of SDRA 3 of the 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.

Having regard to the provisions of the SEA Directive (2002/42/EC) and the provisions of Schedule 2A of the Planning and Development (Strategic Environmental Assessment) (SEA) Regulations 2004-2011 (the SEA Regulations), Dublin City Council as the Competent Authority has made a determination that proposed Variation No. 4 is not likely to have significant impacts on the environment. Therefore a Strategic Environmental Assessment (SEA) is not required.

Having regard to Article 6(3) of the Habitats Directive and the Planning and Development Act 2000 (as amended), Dublin City Council as the Competent Authority determines that the proposed variation, individually, and in combination with other plans and projects, does not have the potential to give rise to likely significant effects on the Special Conservation Interests / Qualifying Interests and their respective Conservation Objectives of any Natura 2000 site, and does not require an Appropriate Assessment.

A copy of the proposed variation, together with the accompanying Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) screening reports and determinations and Strategic Flood Risk Assessment (SFRA), are available for inspection for a period from **Tuesday 7 November to Tuesday 5 December 2023** inclusive at the following locations:

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

or

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

At the Dublin City Council Finglas Area Office, Finglas Civic Centre, Mellows Road, Finglas, Dublin 11, during public opening hours.

Written observations or submissions regarding the proposed variation are invited from members of the public and all other interested parties during the period **Tuesday 7 November to 4.30pm Tuesday 5 December 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 variation made to the Planning Authority up to **4.30pm Tuesday 5 December 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. 4,
Planning and Property Development Department,
Block 4, Floor 3, Dublin City Council,
Civic Offices, Wood Quay,
Dublin 8.