

**AN TACHT UM PLEANÁIL AGUS FORBAIRT, 2000 (ARNA LEASÚ)**

**NA RIALACHÁIN PHLEANÁLA AGUS FORBARTHA 2001 ARNA LEASÚ**

**FÓGRA MAIDIR LE HATHRÚ BEARTAITHE UIMH 5 AR**

**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:

**Athrú Beartaithe Uimh. 5** - Nuashonrú teicniúil a dhéanamh ar Phlean Forbartha Chathair Bhaile Átha Cliath 2022 – 2028 maidir le cóiríocht 'Tóg le Ligean' (TLL) tar éis fhoilsiú na dtreoirínte 'Tithíocht Uirbeach Inbhuanaithe: Caighdeán Deartha d'Árasáin Nua – Treoirínte d'Údarás Pleanála, RTRÁO, 2023, le socrúithe idirthréimhseacha.

Tá sé beartaithe Plean Forbartha Chathair Bhaile Átha Cliath 2022 – 2028 a athrú, trí na leasuithe seo a leanas a dhéanamh:

**Cuid A: Nuashonrú teicniúil maidir le cóiríocht 'Tóg le Ligean' (TLL) de bhun fhoilsiú Tithíocht Uirbeach Inbhuanaithe: Caighdeán Deartha d'Árasáin Nua – Treoirínte d'Údarás Pleanála, RTRÁO, 2023.**

**Cuid B: Cuir isteach Agusín 19 in Imleabhar 2: Agusíní Phlean Forbartha Chathair Bhaile Átha Cliath 2022 – 2028 ina bhfuil socrúithe idirthréimhseacha do thograí cóiríochta Tóg le Ligean atá faoi réir a mbreithníthe laistigh den chóras pleanála an 21 Nollaig 2022 nó roimhe sin.**

**Fáth:** Is é is cuspóir don athrú atá beartaithe nuashonrú teicniúil a dhéanamh maidir le cóiríocht 'Tóg le Ligean' (TLL) ag féachaint do chomhlíonadh Threoirínte Alt 28 mar a leagtar amach iad i ndoiciméad RTRÁO 'Tithíocht Uirbeach Inbhuanaithe: Caighdeán Deartha d'Árasáin Nua – Treoirínte d'Údarás Pleanála 2023 lena n-áirítear socrúithe idirthréimhseacha.

Féadfar iniúchadh a dhéanamh ar an Athrú Beartaithe, chomh maith leis an Measúnacht Straitéiseach Timpéallachta agus ar na Tuairiscí Scagthástála le haghaidh Measúnacht Chúí go ceann tréimhse ó **Dé hAoine 5 Eanáir 2024 go dtí Déardaoin 1 Feabhra 2024**, agus ian dá dháta sin san áireamh sna háiteanna seo a leanas:

- Ar líne ag: <https://consult.dublincity.ie/>
- Ag Oifigí Cathrach Chomhairle Cathrach Bhaile Átha Cliath, Cuntar Poiblí Pleanála, Bunúrlár, Bloc 4, an Ché Adhmaid, Baile Átha Cliath 8 le linn uaireanta oscailte poiblí, ó Luan go hAoine idir 9.00 r.n. agus 4.30 i.n.
- Ag Oifigí Ceantair Chomhairle Cathrach Bhaile Átha Cliath, mar atá liostaithe thíos agus le linn a ngnáthuaireanta oscailte oifige:
  - Oifig an Lárcheantair, 51-53 Sráid Sheáin Mhic Dharmada Íochtarach, Baile Átha Cliath 1 ó Luan go Déardaoin idir 9.30 r.n. agus 4.00 i.n. agus ar an Aoine idir 9.30 r.n. agus 3.00 i.n.
  - Oifig Ceantair na Cabraí, 97 Bóthar Nua na Cabraí, Baile Átha Cliath 7, ó Luan go hAoine idir 10.00 r.n. agus 1.00 i.n.
  - Ionad Cathartha an Lárthuaiscirt, Bóthar Bhun Raite, an Chúlóg, Baile Átha Cliath 17, ó Luan go hAoine idir 9.30 r.n. agus 4.00 i.n.
  - Ionad Cathartha Bhaile Munna, an Phríomhshráid, Baile Munna, Baile Átha Cliath 9, ó Luan go hAoine idir 9.30 r.n. agus 4.00 i.n. trí choinne amháin
  - Ionad Cathartha Fhionnghlaise, Bóthar Uí Mhaolíosa, Fionnghlas, Baile Átha Cliath 11, ó Luan go hAoine idir 9.00 r.n. agus 4.00 i.n.
  - Ionad Cathartha Bhaile Formaid, Bóthar Bhaile Formaid, Baile Átha Cliath 10, ó Luan go hAoine idir 9.30 r.n. agus 4.00 i.n.
  - Oifig Ceantair Chromghlinne, 13 Bóthar San Aignéas, Sráidbhaile Chromghlinne, Baile Átha Cliath 12, ó Luan go hAoine idir 9.30 r.n. agus 4.00 i.n.
  - Oifig Ceantair an Lárthuaiscirt, Teach Eblana, Lána Mhuire Mhaith, Baile Átha Cliath 8, ó Luan go hAoine idir 9.30 r.n. agus 4.00 i.n.

Cuirtear fáilte roimh thuairimí nó aighneachtaí scríofa maidir leis an Athrú Beartaithe ó bhaill an phobail agus gach páirtí leasmhar eile le linn na tréimhse **Dé hAoine 5 Eanáir 2024 go 4.30 i.n. Déardaoin 1 Feabhra 2024**, 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 dhuais ort a chinntiú nach bhfuil aon faisnéis chráiteach, chluimhilleach nó rúnda, lena n-áirítear faisnéis a bhaineann le tríú páirtí (nár thoiligh an tríú páirtí, go sainráite nó go hiniúighe 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.

Cuirfead na haighneachtaí nó tuairimí ar fad a fhaightear maidir leis an Athrú Beartaithe a dhéantar chuig an Údarás Pleanála go dtí **4.30 i.n. Déardaoin 1 Feabhra 2024** san áireamh sula ndéanfar an tAthrú Beartaithe.

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, Athrú Beartaithe Uimh. 5**  
**An Rannóg Pleanála agus Forbartha Réadmhaoine,**  
**Bloc 4, Urlár 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 5 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. 5** - To make a technical update to the Dublin City Development Plan 2022 – 2028 in relation to 'Build-To-Rent' (BTR) accommodation following the publication of the guidelines 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DHLGH, 2023, with transitional arrangements.

It is proposed to vary the Dublin City Development Plan 2022 – 2028, by making the following amendments:

**Part A: A technical update in relation to 'Build-To-Rent' (BTR) accommodation on foot of the publication of Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DHLGH, 2023.**

**Part B: Insert new Appendix 19 into Volume 2: Appendices of the Dublin City Development Plan 2022 – 2028 containing transitional arrangements for Build-To-Rent accommodation proposals that are subject to consideration within the planning system on or before 21st December 2022.**

**Reason:** The purpose of the proposed variation is to make a technical update in relation to 'Build-To-Rent' (BTR) accommodation having regard to and ensuring compliance with Section 28 Guidelines as set out in DHLGH document 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities 2023 including transitional arrangements.

A copy of the Proposed Variation, together with the Strategic Environmental Assessment and Appropriate Assessment Screening Reports may be inspected for a period from **Friday 5th January 2024 to Thursday 1st February 2024** inclusive at the following locations:

- Online at: <https://consult.dublincity.ie/>
- At Dublin City Council Civic Offices, Planning Public Counter, Ground Floor, Block 4, Wood Quay, Dublin 8 during public opening hours, Monday – Friday 9.00am to 4.30pm.
- At Dublin City Council Area Offices, as listed below and during their normal office opening hours:
  - Central Area Office, 51-53 Lower Sean McDermott Street, Dublin 1, Monday to Thursday between the hours of 9.30 am and 4.00 pm and on Fridays between the hours of 9.30 am and 3.00 pm.
  - Cabra Area Office, 97 New Cabra Road, Dublin 7, Monday to Friday between the hours of 10.00 am and 1.00 pm.
  - North Central Civic Centre, Bunratty Road, Coolock, Dublin 17, Monday to Friday between the hours of 9.30 am and 4.00 pm.
  - Ballymun Civic Centre, Main Street, Ballymun, Dublin 9, Monday to Friday between the hours of 9.30 am and 4.00 pm by appointment only.
  - Finglas Civic Centre, Mellows Road, Finglas, Dublin 11, Monday to Friday between the hours of 9.00am and 4.00pm.
  - Ballyfermot Civic Centre, Ballyfermot Road, Dublin 10, Monday to Friday between the hours of 9.30am and 4.00pm.
  - Crumlin Area Office, 13 St Agnes Road, Crumlin Village, Dublin 12, Monday to Friday 9.30 am and 4.00 pm.
  - South Central Area Office, Eblana House, Marrowbone Lane, Dublin 8, Monday to Friday between the hours of 9.30 am and 4.00 pm.

Written observations or submissions regarding the Proposed Variation are invited from members of the public and all other interested parties during the period **Friday, 5th January 2024 to 4.30pm Thursday, 1st February 2024**, 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, Thursday 1st February 2024** 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,**  
**Dublin City Council, Proposed Variation No. 5,**  
**Planning and Property Development Department,**  
**Block 4, Floor 3, Civic Offices,**  
**Wood Quay, Dublin 8.**