

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

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Proposed Variation No. 31 of the Dublin City Development Plan 2016-2022 – Designating North Great George’s Street & Environs as an Architectural Conservation Area.

This submission on the proposed draft Variation No. 31 of the Dublin City Development Plan 2016-2022 has been reviewed by the executive and approved by the Cathaoirleach of the Eastern and Midland Regional Assembly.

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 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.

Legislative Context

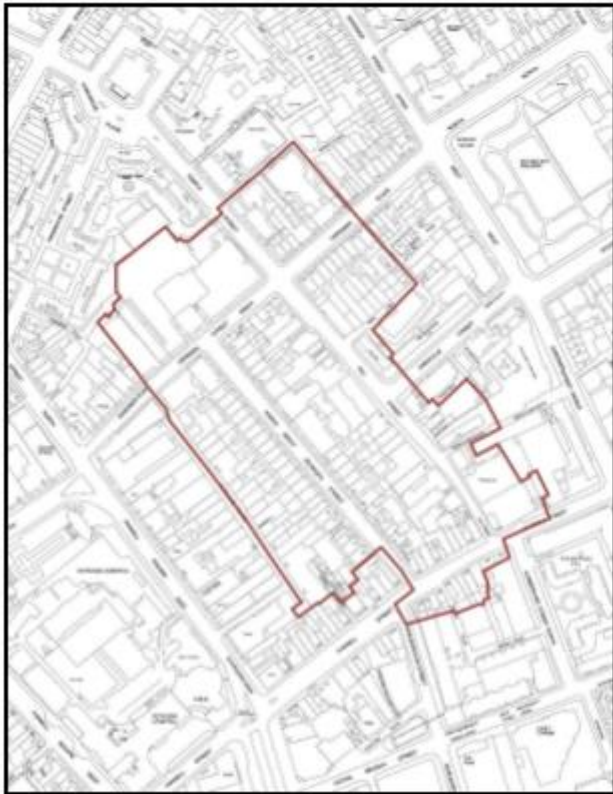
Under Section 27C of the Planning & Development Act, 2000 (as inserted by Section 18 of the Planning and Development Act, 2010) the Eastern and Midland Regional Assembly, as the successor regional assembly of the dissolved Dublin and Mid East Regional Authorities, is obliged to prepare submissions/ observations 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 in particular its core strategy, are 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 are 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 they are consistent.

This report contains the opinion of the Eastern and Midland Regional Assembly in relation to the above matters along with recommendations as required under Section 27C of the Planning and Development Act 2000 as amended.

Proposed Variation

Proposed Variation no. 31 seeks to vary the Dublin City Development Plan 2016 – 2022 by designating North Great George's Street & Environs as an Architectural Conservation Area (ACA). The boundary of the proposed ACA is delineated on the below map. It includes North Great Georges Street and some or all of the following streets – Bath Lane, Denmark Street Great, Grenville Lane, Grenville Street, Hill Street, Marlborough Street, Nerney's Court, Parnell Street, Parnell Place, Temple Lane North, and Rutland Place, Dublin 1.



Submission

The Regional Assembly notes the proposed Variation no. 31 of the Dublin City Development Plan (CDP) 2016–2022 to designate North Great George's Street & Environs as an Architectural Conservation Area (ACA), in order to protect and enhance the special character of the ACA by:

- Ensuring that all new development is carried out in a manner sympathetic to the special character of the area,
- Encouraging the reinstatement and enhancement of existing structures in a manner sympathetic to the special character of the area.

The area of the proposed ACA includes North Great George's Street and the adjoining area, located in the historic core of Dublin city. There are 72 protected structures within the ACA, and there are 2 no. existing Architectural Conservation Areas adjoining the boundaries of the ACA, the O'Connell Street ACA to the south and west and the Mountjoy Square ACA to the north and east. The area is located within the Zone of Archaeological Interest in the Dublin City Development Plan 2016-22.

The draft Variation is described in an Architectural Conservation Area 'Character Appraisal and Policy Framework' Report, which identifies areas of special character and architectural interest and sets out a policy framework for the management of the ACA. The report also sets out specific guidance to ensure that new development will protect and conserve the character and setting of this historic area. This is stated to be in accordance with policies regarding ACAs and Development Management Standards in the Dublin City Development Plan 2016-2022.

The Regional Spatial and Economic Strategy (RSES) 2019-2031 sets out strategic policy to promote sustainable compact growth and urban regeneration by making better use of urban lands and promoting consolidation and good management of our built heritage - Regional Strategic Outcomes (RSOs) 1, 2 and 5 refer. The RSES includes a key Regional Policy Objective (RPO) 9.27 to support this through the protection of historic buildings and the promotion of heritage-led regeneration in our cities and towns.

Conclusion

Having regard to the above, it is considered that the proposed Variation is consistent with the Regional Spatial and Economic Strategy (RSES) 2019-2031, which seeks to promote the compact growth of Dublin city and suburbs and would support the provision of sustainable development as set out in the core strategy of the Dublin City Development Plan.

Regards,



Jim Conway

Director

Eastern and Midland Regional Assembly

19th November 2020