

# BAILE BOGÁIN

## BALLYBOGGAN

DRAFT LOCAL AREA PLAN

2024-2030

Pre-Draft  
Public Consultation  
Issues Paper



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Planning and Property Development Department

**Dublin City Council**

**APRIL 2023**



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# 01 Background and Context

Dublin City Council is commencing the preparation of a draft statutory Local Area Plan (LAP)<sup>1</sup> for over 75 ha of lands at Dublin Industrial Estate and environs as an action of the Dublin City Development Plan 2022-2028.

The draft LAP is being prepared to enable the compact and sustainable mixed-use regeneration and redevelopment of the area; supported by high-quality public transport in accordance with the Core Strategy of the Development Plan. The LAP is needed to establish a coherent and workable development framework to underpin the regeneration of the area and to identify the significant social, physical and environmental infrastructure that will be needed to support new development.

National and regional policy reinforces the need for ‘healthy placemaking’ and the delivery of well-designed, affordable, adaptable, infill and brownfield development close to existing services and facilities. Such development should be supported by universal design and improved urban amenities including public spaces and parks, social and community infrastructure, as well as enhanced permeability, accessibility and connectivity.

In line with national and regional policy, the “Baile Bogáin LAP” will guide how the area will develop over time, the types of development that will be encouraged and where this development should be located. The LAP will also look at things like how easy it is to travel around the area, the quality of public spaces and the design and use of future buildings.

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<sup>1</sup> A draft Planning and Development Bill is currently being considered by the Oireachtas. This includes provision for the replacement of local area plans with a new form of area plan. Dublin City Council will incorporate any necessary changes to the plan preparation process once a new Planning and Development Act has been enacted.



# Purpose of this Issues Paper

The preparation of an issues paper is an important first step in the plan making process. It is undertaken before the preparation of the draft LAP to ensure that local issues are identified at an early stage and inform the preparation of the draft plan. This issues paper poses a series of questions under a number of themes to prompt ideas on the type of issues that the draft LAP should address.

The themes raised in this document are intended as a guide only and are not exhaustive. We would greatly appreciate your views and comments in writing on these and other relevant issues. Your submissions will assist the City Council in identifying the key local issues that should inform the preparation of the draft LAP.

WE ARE  
HERE

## STAGE 1

### Pre-Draft Plan

**Non-statutory stage:** During the pre-draft LAP public consultation, members of the public and stakeholders are invited to offer their **ideas and suggestions** on the key local issues that the draft LAP should address.

## STAGE 2

### Draft Plan

**Statutory stage:** During this stage, a draft LAP is prepared and made available for public consultation. Members of the public and stakeholders can submit submissions and observations on **specific issues** contained within the draft LAP. A Chief Executive's Report is prepared following completion of the public consultation process and recommendations are circulated to the Elected Members for consideration.

## STAGE 3

### Amendments to Draft Plan

**Statutory stage:** The Elected Members may decide to make the LAP with or without material amendments or to revoke the LAP. If material amendments are made to the LAP, the amended LAP is made available for public consultation and submissions can be made on the amendments to the draft LAP.

# The Dublin City Development Plan 2022-2028

The Development Plan sets out a strategic approach to meeting the needs and aspirations of the citizens of Dublin, not only for the life of the plan, but for the next 25 to 30 years. The plan, which seeks to develop a low carbon, sustainable, climate resilient city, is centred on the creation of a '15-minute city' where people's daily requirements such as employment opportunities, shops, education, healthcare, leisure and recreation facilities can be reached within 15 minutes by foot, bike or public transport.

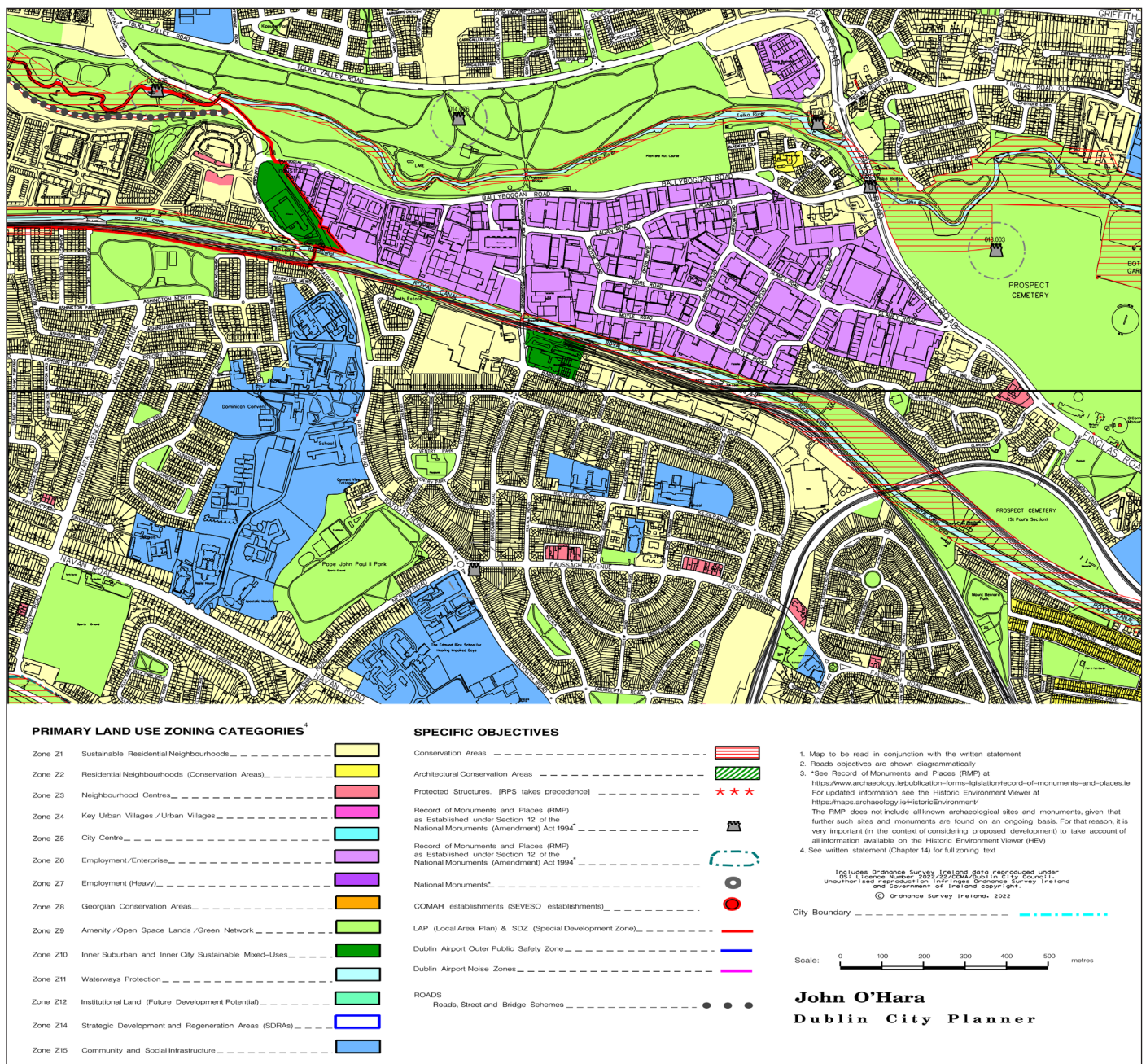
One of the primary purposes of an LAP is to provide a more detailed and locally focused document to assist in the implementation of the Development Plan. The Development Plan has identified Dublin Industrial Estate and surrounding lands as one of three locations in the city, along with Naas Road and the North East Inner City, which will be subject to the preparation of priority statutory local plans.

Government policy requires the efficient use of urban land which is close to public transport corridors in order to achieve compact sustainable growth and enable the transition toward a more carbon-neutral society. The LAP area is well served by high quality public transport infrastructure and the provision of high quality housing, employment and people intensive mixed-uses and activities on well serviced brownfield sites, such as on the LAP lands, is central to delivering on this policy objective.

Although a vibrant and economically important asset to the city, Dublin Industrial Estate and environs represents a substantial underutilised land bank in the city that can accommodate a greater intensity of development. The scale and extent of the estate is significant and there is great potential for the LAP to provide for high quality new residential and commercial development within the city and to progress national targets for housing delivery on brownfield lands within urban areas. However, there are significant challenges in delivery, including multiple predominantly private land ownerships that add complexity to implementation, and the provision of the necessary physical and social infrastructure to enable development to take place.

Dublin Industrial Estate and environs is largely zoned for employment and enterprise under a Z6 zoning objective in the Development Plan. This Z6 zoning objective seeks to provide for the creation and protection of enterprise and facilitate opportunities for employment creation. Given that the Z6 zoning objective does not provide for residential development, a key question that must be considered relates to the most appropriate future land use zoning or mix of zonings needed to facilitate sustainable mixed-use development within the LAP area.

Figure 1: Dublin City Development Plan 2022-2028 Land Use Zoning



## Questions for consideration include:

- What are the most important considerations in the redevelopment of the LAP lands?
- What should the mix of residential/commercial/open space and community uses be?
- What Development Plan land use zoning objective(s) would work best to facilitate the regeneration and redevelopment of the area?
- How should development be phased to ensure the early provision of essential infrastructure, community facilities and amenities necessary for the development of sustainable communities?
- How can the LAP best deliver on the principles of the 15 minute city/ neighbourhood?



## 02 Proposed Draft LAP Area

The Development Plan has directed that the strategic focus of the draft LAP will be Dublin Industrial Estate and environs. It is proposed that the draft LAP boundary encompass the various business parks and industrial estates at this location, as well as the Royal Canal corridor and lands to the south on Bannow Road, including Broombridge Station / Luas Depot, TU Dublin's Broombridge Sports Complex and the City Council's maintenance depots. This will provide an important context for the LAP and will help ensure that new development is well integrated into the existing area so that established communities can also benefit from the delivery of new infrastructure.

**Figure 2: Proposed Draft LAP Area**



### Questions for consideration include:

- What do you think the LAP area should be called?
- Which neighbouring areas and communities should be considered in the LAP?

## 03 Creating a Vision for the Area

The LAP area has many positive characteristics including its proximity to the city centre; the Luas green line and the Maynooth/Kildare main rail line at Broombridge Station. The wider area includes public parks at Tolka Valley and Mount Bernard and also benefits from extensive frontage onto the Royal Canal, which serves as an important recreation and biodiversity corridor. The area features an existing primary school, business centre and postal facility at Bannow Road, together with a number of sports/fitness and social facilities including commercial gyms, dance studios, childcare, rehearsal studios, TU Dublin Sports Complex and Cabra Boxing Club. The area provides for significant levels of employment across a diverse range of uses, including retail, office, vehicle maintenance as well manufacturing and distribution uses.

Some aspects of the area are challenging but could be improved as part of the LAP process. The industrial estate lands are insular and do not exploit the amenity potential of the Royal Canal and Tolka Valley Park. The lack of full pedestrian permeability within and through the industrial lands has undermined the area's relationship and connection to existing public transport, to the park and canal, and with the neighbouring communities of Cabra, Ashtown-Pelletstown, Finglas and Glasnevin. The public realm is defined by the dominance of vehicular traffic and parking, both by car and commercial vehicles and a near complete lack of green space. This has created an area that is unsupportive of biodiversity and hostile to pedestrians and more active travel modes, such as cycling. It is acknowledged that historically, the growth of the area has focused more on supporting the industrial role of the lands, however the LAP process now provides an opportunity to have a say in the future role of the area for the benefit of the wider community.

In seeking to create a specific vision for the future development of the Baile Bogáin LAP area, it is necessary to consider the type of area and community you would like to live, work and visit over the longer term. It is also important to consider the role the area can play in supporting the sustainable development and economic growth of the wider city whilst also providing for much needed housing. We would like to hear how you think the LAP can develop a shared vision to support the development of the area as a distinct neighbourhood where people will seek to live, work, socialise, experience and invest in.

### Questions for consideration include:

- What is your vision for the future character and identity of the Baile Bogáin LAP area?
- How can residential, employment and community uses be accommodated successfully in the area as part of a more mixed use philosophy to new development and healthy placemaking?
- How can the vision for the area balance social, economic and environmental considerations in future development?
- What do you recognise as the main positive attributes of living or working in this area?
- What are the main challenges in the area that need to be addressed by the LAP?

## 04 Population and Housing Need

With significant population growth forecast, Dublin City Council must consider how best to plan for new and growing communities and an increasingly diverse as well as ageing population. There is a necessity to provide high quality, appropriately managed, sustainable, adaptable housing units with good levels of amenity. The provision of affordable, accessible, quality homes and sustainable community infrastructure which meets the needs of the city's population and which contribute to the making of good, connected neighbourhoods is a key priority of the Development Plan. It is acknowledged that quality neighbourhoods are responsive to the needs of local communities, play an important role in quality of life factors and foster a wider sense of community and active citizenship.

An analysis of the local population catchment and housing trends (for example housing typologies and tenures) in the wider area will be undertaken as part of the draft LAP. This is important to provide information to highlight the character of the local community in terms of age profile, family composition, household size, disability and economic status, and inform the approach to the preparation of the LAP. It is important that the LAP contains housing policies that are responsive to any challenges identified in order to cater for future population growth and the ongoing residential needs of the wider community.

### Questions for consideration include:

- How should the LAP address the needs of the existing and future population of the local area?
- Is there sufficient choice and availability of housing in the area of different type and tenures, for example, owner occupied, properties to rent, family and single occupancy homes, or social or affordable homes?
- Are the housing types that have been developed in the area to date suitable for the different needs of different household types, for example for older people, or for people with particular special requirements?
- How can the LAP support and incentivise the timely delivery of residential development to provide for housing need in the area?
- How should new housing be designed to integrate into a mixed use area?
- How can the LAP maximise existing and future transportation links to encourage greater residential activity in the area?



## 05 Enterprise and Employment

The city has seen an evolution in the character of much of its employment land over the last number of years. For example, in Dublin Docklands low intensity industrial land has been redeveloped as high quality office space providing for intensive employment and economic activity to support the city. The Development Plan seeks to encourage this ongoing shift from low intensity enterprise uses towards more people intensive employment uses that can develop in conjunction with residential development as part of a mixed-use philosophy. In accordance with these principles, the LAP lands have been identified as having the potential for more intensive enterprise, employment and residential land uses served by high quality public transport. This will change the nature of the lands over time from primarily enterprise and employment based to having a more mixed-use character.

Dublin Industrial Estate and its environs is currently functioning as a commercial and employment destination in its own right. The retention of accessible local services and employment will be a core consideration for the LAP. For these reasons, a key element in any future regeneration programme will be the development of these lands in a strategic and coherent manner to help retain, consolidate and optimise existing service and employment uses and to attract further investment into the area. The LAP will also seek to support long term economic growth and create the conditions for high quality job opportunities for new and existing residents in the wider area.

### Questions for consideration include:

- What are the key economic issues that must be addressed by the LAP?
- How can the LAP encourage job creation and strengthen the local economy?
- How can the LAP encourage redevelopment whilst helping support existing jobs and businesses?
- Where is the best place to locate additional economic activity and employment?
- What is the appropriate ratio of residential and employment use to help sustain and support a viable mixed use local economy?
- How can the LAP support existing businesses and accommodate their needs in a mixed use environment?
- How can the LAP maximise existing and future transportation links to encourage greater employment and economic activity in the area?

## 06 Placemaking

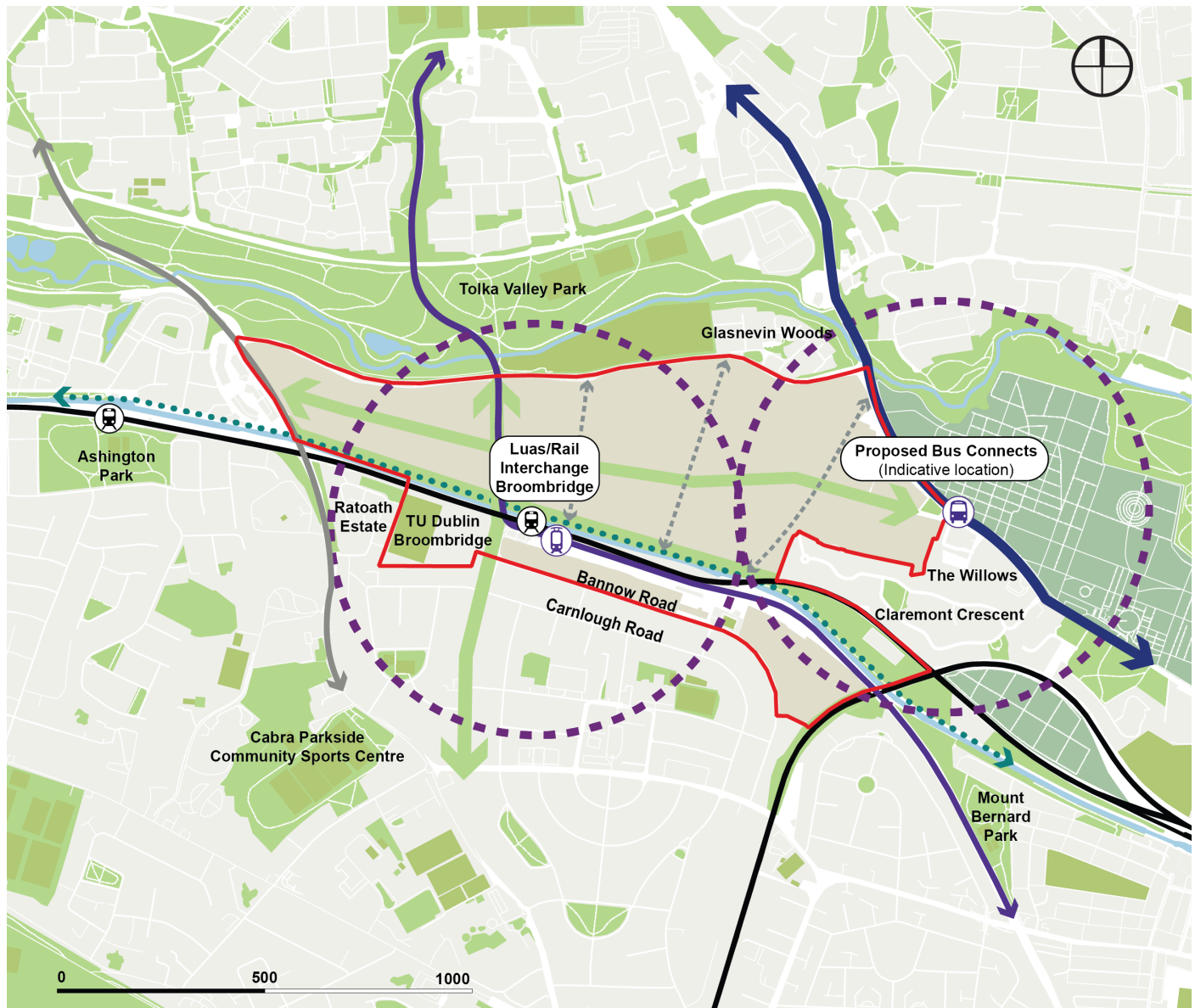
The image of a place is often defined by particular buildings, streets, civic spaces and amenities that distinguish an area. High quality ‘placemaking’ will be required to achieve new neighbourhoods where people will want to live, work and invest in. Creating a distinctive built environment will therefore be an important element in establishing a sense of place and identity in the LAP area. A key focus of the LAP will be to set the guiding framework within which all new development will take place to achieve a new area of distinct character and quality. This approach will shape how people use and experience the area and connect to public transport, social infrastructure, amenity spaces and neighbouring communities.

The urban environment of Dublin Industrial Estate and its environs is homogenous and utilitarian in character. There is poor integration with the nearby amenities of the Tolka Valley and the Royal Canal corridor. The LAP will help establish a better relationship to these amenity areas and this will help shape the urban form of the area. The enclosed nature of some landholdings and the complex nature of landownership in the area will require careful consideration to develop quality local neighbourhoods, new street layouts, permeability and safe public spaces.

The design of future neighbourhoods and urban spaces must also consider how to best to integrate with the proposed Luas to Finglas green line extension that will travel through the area. It will be a key consideration of the LAP to ensure that this transport infrastructure will not lead to the creation of severance or physical and visual barriers in the future urban form of the area.

### Questions for consideration include:

- How can the LAP help develop a safe and attractive area where people will want to live, work and invest in?
- How can the LAP help to create high quality mixed use neighbourhoods and urban spaces with distinct identity and a sense of place?
- How can appropriate residential and commercial density be provided in a sustainable way?
- Can some of the existing street network be remade to accommodate a central boulevard and supporting north–south connections to unlock the character of the LAP area?
- Is it better to locate a central neighbourhood centre and public plaza around the preferred proposed Luas route, or to have a number of local neighbourhood centres?
- Can future development sustain additional smaller neighbourhood centres to serve local needs?
- How can the future urban structure of the LAP ensure full integration with the Luas and capitalise on its location and any possible future stops in the area?
- How can better linkages to amenities such as Tolka Valley Park and the Royal Canal be established?
- How can the LAP lands be better integrated with the neighbouring communities of Cabra, Glasnevin, Finglas and Ashtown?

**Figure 3: Urban Structure Concept****LEGEND**

Proposed Draft LAP boundary

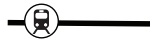
Existing/proposed Luas

Existing railway station/line

Proposed Core Bus Corridor (*Bus Connects*)

Proposed Royal Canal Greenway

Existing connection



Indicative strategic green link

Indicative connections

500m radius from public transport

Regeneration opportunities

*(Transport-orientated development)**Indicative map*



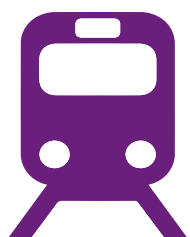
## 07 Sustainable Movement and Access

The sustainable and efficient movement of people and goods is crucial for the success and vitality of the city and impacts on quality of life. The LAP will seek to promote permeability, ease of movement within the local area and a greater level access and connection to the wider city. This policy approach will support the integration of land use and transportation, improved public transport access and an increased shift towards more sustainable modes of travel including walking and cycling.

The LAP area has good existing public transport connections generally and this will provide an important foundation to providing increased accessibility. The wider area includes a Luas line, as well as the Maynooth and Kildare main rail lines. Future transport projects identified are the Finglas Road Core Bus Corridor (part of the BusConnects project), the DART + West and Metrolink projects which will enhance existing rail capacity, and the preferred emerging route of Luas green line Finglas extension that will travel through the LAP area, all of which will further unlock the future development potential of the LAP lands. Having regard to the proposed improvements to the public transport services in the area, the City Council is keen to improve accessibility to these services and to maximise the return for public investment by facilitating a scale and typology of development that is appropriate to this increased public transport capacity.

A major challenge for the LAP will be to deliver a workable spatial framework that provides sustainable access and permeability within the area that links to the city's wider transport network. This will require the co-operation of all stakeholders including landowners and statutory agencies to develop a legible street network, whilst also providing for required modern standards, landscaping and sustainable drainage measures.

It is important that any land use proposals are fully integrated with planned investment in major public transport infrastructure, such as Luas Finglas or the possible future development of additional bus corridors or routes with the LAP area. New routes through the LAP lands could potentially accommodate a dedicated bus lane and cycle lanes in both directions.



**DART +  
West**



**Luas  
Finglas**



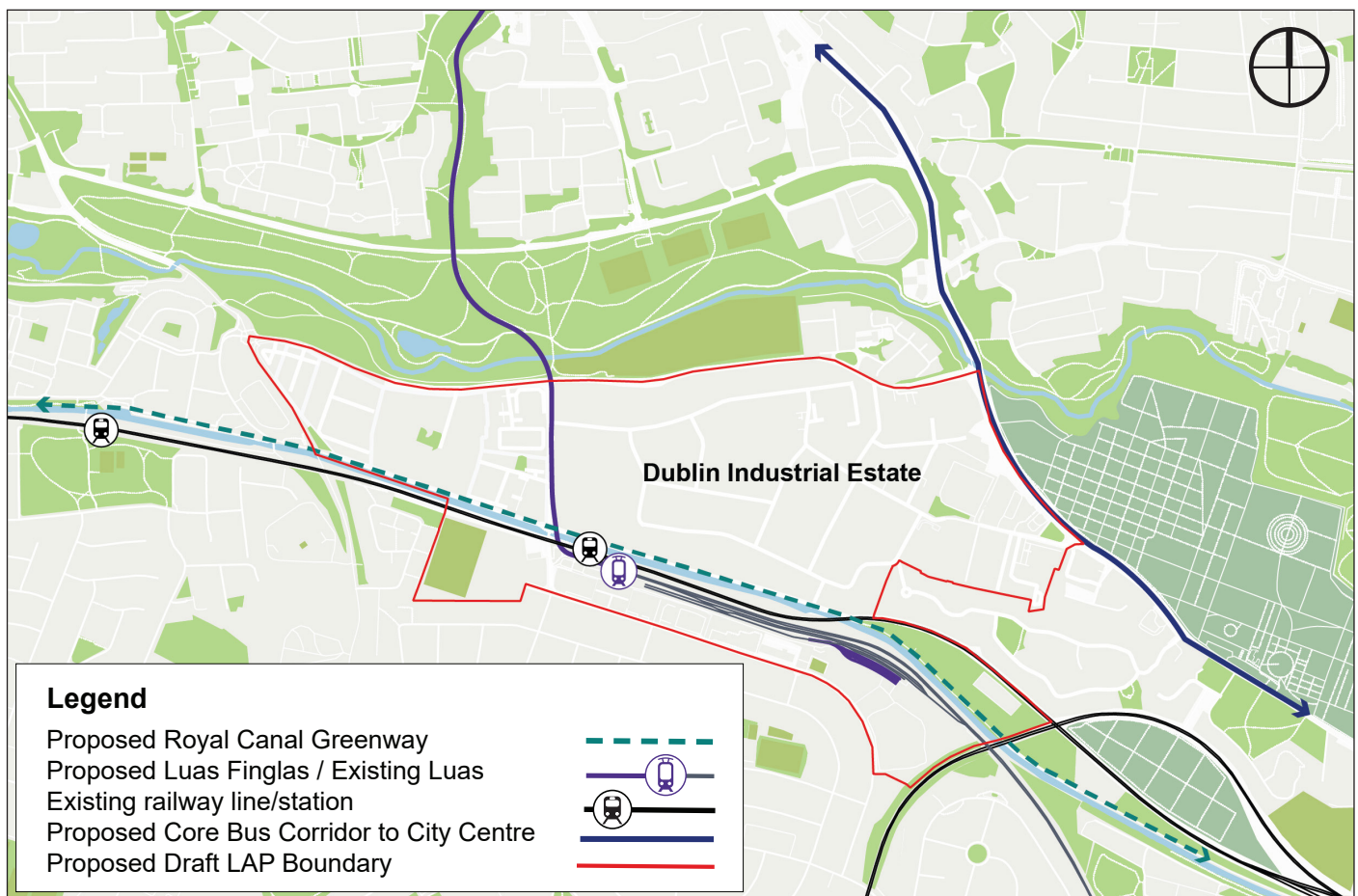
**Bus  
Connects**



**Enhanced  
cycle network**



**New and  
enhanced  
pedestrian routes**

**Figure 4: Existing and Proposed Public Transport**

### Questions for consideration include:

- How can the LAP maximise opportunities arising from major public transport investment projects such as Luas Finglas and BusConnects?
- Can new roads be accommodated in Dublin Industrial Estate and its environs to anchor a new sustainable street layout and to facilitate regeneration?
- How can we better connect the area with existing and planned public transport?
- Where are the areas in and around the LAP area that require improved connections?
- Are there any improvements needed to the cycle and pedestrian network in and around the LAP area in order to improve permeability and connections?
- How can the policies of the LAP encourage more sustainable travel patterns and make the area less car dependant?
- How should HGVs be managed as the area changes in character to a mixed use community?

## 08 Social, Cultural and Community Development

The provision of social, cultural and community activities support new regeneration areas and facilitates the integration of such areas with surrounding neighbourhoods and the wider city. While the LAP area is generally operating as an industrial employment area, there are also a number of existing community and cultural uses based in the draft LAP area already serving the wider community. It is important to consider how these existing uses can be supported and maintained in a newly developed area as part of a sustainable, mixed use residential and commercial community.

An analysis of social/cultural needs will be undertaken as part of the preparation of the LAP to identify the needs of new and existing communities in the area. This analysis will inform future land uses in the area and could identify the need for additional services such as schools, playing fields and health centres. This in turn will also help shape the urban form and layout of new development, the location of new neighbourhoods and the provision of new infrastructure and services. There are a number of education facilities in the wider area. However, given the scale of the regeneration lands, the requirement for new schools will need to be considered in tandem with consultation with the Department of Education and Skills as part of the plan-making process.

The Development Plan requires that larger scale developments (10,000 square metres plus) must provide for a minimum for 5% community, arts and culture spaces in predominantly internal floorspace as part of their development. In some cases, a portion of this floorspace can be allocated in the wider area. A key question for the LAP to consider is how best to implement this policy requirement to ensure the specific and unique social and cultural needs of the area are provided for. Co-ordination between stakeholders will be important to the success of implementing this plan objective to deliver benefit to the area.

### Questions for consideration include:

- What new local services/amenities are needed and where should these be located?
- Would it be better and more sustainable if social, community and cultural facilities were shared or clustered together?
- How can the LAP promote an agreed vision for the provision of community, arts and culture infrastructure that is consistent with Development Plan requirements but also meets the needs in the area?
- Is there a need to identify particular lands in the LAP for future schools or for other education, childcare or community purposes?
- How can the LAP support the retention and growth of existing social, community and cultural facilities and uses in the area?
- How can the LAP work to support existing facilities such as TU Dublin's Broombridge Campus, in their growth and future development as part of a wider regeneration?
- What role do you think landowners should have in providing for required social, community and cultural infrastructure?



## 09 Landscape, Open Space and Heritage

Access to open spaces is a basic requirement for the well-being of a community. The importance of open spaces for both passive and active recreation is of more significance in urban areas where the provision of public and private open space can sometimes be limited. The protection and enhancement of spaces for the preservation of biodiversity and natural and built heritage is also beneficial for both recreational and educational purposes.

The open space context of the LAP includes the existing spaces and green corridors of Tolka Valley Park, Tolka River, Mount Bernard Park, the Royal Canal and the sports facilities at TU Dublin's Broombridge sports complex. However it is recognised that more can be done to improve the quality and access to these resources. In line with the open space policies of the Development Plan, there will likely be a requirement to provide for a significant amount of new public open space within the LAP area to match the scale of new development proposed. The LAP preparation process will provide the opportunity to consider how best to locate and design this open space.

The Development Plan encourages the creation of new habitats as part of all new development in order to support and improve local biodiversity. Managing the environment in a sensitive manner that promotes biodiversity as well as passive and active recreation is important and benefits wildlife and humans. The LAP presents a good opportunity to provide for green corridors and to develop new ecological connections as part of the regeneration and redevelopment of the area.

### Questions for consideration include:

- What new recreation or sports facilities do you think are needed in the area?
- Is there a need to identify particular open space in the LAP for active recreation or organised sports?
- How can future open spaces be designed and managed so that they are useable and safe?
- How can the LAP develop open space corridors linking green spaces that can create a pleasant experience for walking and cycling?
- Do you consider the local area is well connected to nature and in particular the natural assets of the wider locality?
- How should open space be distributed in the area?
- How can we use the development process to maximise biodiversity opportunities?
- What greening initiatives should be considered for the area and incorporated in new developments?
- What areas within the LAP lands do you consider to be environmentally sensitive or of biodiversity importance?

# 10 Climate Action

Climate change is one of the most pressing global challenges facing this, and future generations. It is important to progress more sustainable forms of development and to encourage approaches that work effectively with nature. In spatial terms, the Development Plan is being pro-active in its approach to climate adaptation and mitigation by developing a more compact city through intensification of mixed-use development built around a well organised, developed and sustainable public transport system. At a local level, planning policy must respond to climate change by supporting measures to sustainably manage water, land, transportation, energy, housing and waste disposal.

A significant climate-related challenge facing the city is increased flooding and flood risk which in turn, putting the city's people, property and critical infrastructure at risk. The LAP will look at how best to respond to flood risk in the context of regeneration, primarily having regard to nature-based solutions in the first instance supported by engineering solutions where necessary and appropriate.

The overall strategic approach to climate action in the LAP will be to integrate climate mitigation and adaptation principles across all sections of the plan in order to ensure that area develops as a low carbon and climate resilient new urban quarter. In line with Development Plan policy, climate adaptation measures, such as sustainable drainage systems, permeable road surfaces and green roofs, and climate mitigation measures such as sustainable transport, energy efficiencies and cleaner energy sources, will be required to be incorporated as part of the redevelopment of the built environment. This will in practice necessitate that a portion of land in each development area is made available to increase the resilience to climate change.

## Questions for consideration include:

- How can the LAP make better use of key resources such as water, energy and land for the future sustainable development of the area?
- How can planning for flood risk and climate change be incorporated into regeneration proposals?
- How can the design of new development be encouraged to support sustainable building design, energy efficiency and conservation?
- Can the natural assets of the area be used to help support climate change adaptation and mitigation and to increase the resilience to climate change?
- How can the LAP support any necessary energy, water and wastewater infrastructure upgrades to enable regeneration?
- What is the best way to fairly implement policy requiring development land to be given over for climate adaption requirements?

# 11 Phasing and Funding of Infrastructure

Government policy requires that the future development of brownfield sites within the existing built-up area of Dublin City and suburbs is co-ordinated with the delivery of key supporting water infrastructure and public transport projects. Accordingly, consultation with relevant statutory stakeholders such as the National Transport Authority, Transport Infrastructure Ireland, Irish Water, Waterways Ireland, Eirgrid and others as necessary will be required during the preparation of the LAP.

The large scale urban brownfield nature of the Baile Bogáin LAP area invariably means that the regeneration process will be a complex one. Accordingly, the financial investment required to commence and sustain regeneration over the long term will be significant. The scale of investment is such that a combination of public and private sector funding will be necessary to fund the implementation of this plan. The regeneration of these lands will be gradual, and for this reason careful phasing is critical to ensure that existing businesses and new residents and uses can be successfully integrated.

There are a high number of different landowners, leaseholders and stakeholders in the LAP area. This poses challenges with regard to the co-ordination of development and infrastructure provision. The fact that the regeneration process will likely take place over a number of phases also provides added complexity in terms of identifying and accessing the funding required. The LAP will need to be supported by a phasing programme in relation to infrastructure, so that the facilities identified as needed are provided in a timely, equitable and co-ordinated fashion.

## Questions for consideration include:

- What form of phasing programme can be agreed to support the delivery of the LAP and ensure that suitable physical, social and community infrastructure is provided in tandem with residential and commercial development?
- How can the LAP support the funding and provision of the necessary service infrastructure required to enable regeneration?
- Can land value capture mechanisms provide a viable source of revenue to fund redevelopment?
- How can infrastructure costs be best apportioned between stakeholders to support the viability of future development?
- How should future development be managed to allow existing and new businesses and new housing happily co-exist with the LAP?



# 12 Environmental Assessment

## **Strategic Environmental Assessment (SEA), Appropriate Assessment (AA), and Strategic Flood Risk Assessment (SFRA)**

In accordance with EU and national legislation the following environmental assessments will need to be carried out in parallel to the preparation of the LAP:

- Strategic Environmental Assessment (SEA), which seeks to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans.
- Appropriate Assessment (AA), which seeks to ensure that the plan does not adversely impact on the integrity of a European site.
- Strategic Flood Risk Assessment (SFRA) of the plan will also be prepared in keeping with EU and national guidance.

# 13 How to make a submission

Individuals, groups, organisations or representatives, as well as children, or groups or associations representing the interests of children are all invited to play a part in shaping the new Draft LAP. Submissions should be made by **one medium only** as follows:

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

or

By post to the following address:

Senior Executive Officer (Draft Baile Bogáin Local Area Plan),  
Dublin City Council,  
Planning and Property Development Department,  
Block 4, Floor 3,  
Civic Offices,  
Wood Quay,  
Dublin 8  
D08 RF3F

**Have your  
say by 26th  
May 2023**

## Please Note

- All submissions should include your name and a contact address, and where relevant, details of any organisation, community group or company etc., which you represent.
- All valid submissions and observations received up to and including **Friday 26th May 2023** will be taken into consideration during the preparation of the Draft Baile Bogáin LAP.
- The planning process is an open and transparent one. In that context, all submissions/observations are a matter of public record, and will be placed on the City Council's website.

## Keep Updated

Throughout the Local Area Plan process, we will keep you updated through:

- Dublin City Council Consultation Portal: <https://consult.dublincity.ie>
- Newspaper advertisements
- Dublin City Council social media channels

If you have any queries please get in touch with the team by:

emailing: [localareaplan@dublincity.ie](mailto:localareaplan@dublincity.ie)

calling us on: **01 222 2222**

**Scan Me**





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