



**AN TACHT UM PLEANÁIL AGUS FORBAIRT, 2000 ARNA LEASÚ
NA RIALACHÁIN PHLEANÁLA AGUS FORBARTHA 2001 ARNA LEASÚ
FÓGRA D'ÉAGSÚLACHT BHEARTAITHE UIMH. 1 DE PHLEAN FORBARTHA
CHATHAIR BHAILE ÁTHA CLIATH 2022 – 2028**

Tuairte fógra leis seo de bhun Chuid 13 den Acht um Pleanáil agus Forbairt, 2000 arna leasú, gur uimhnaigh Comhairle Cathrach Bhaile Átha Cliath, Udarás 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 Uimh. 1 de Phlean Forbartha Chathair Bhaile Átha Cliath 2022-2028

Tá sé beartaithe go n athróidh sé Plean Forbartha Chathair Bhaile Átha Cliath 2022-2028 chun athoid a chur ar zónáil na húsáide talaimh de na talta faoi ghéillsine i Rachtaric an Taiscumair, Baile Átha Cliath 8; ó:

Cuspóir Zónála Z1 – Chun áiseanna i gceantar cónaithe a chosaint, a chur ar fáil agus a fheabhsú agus

Cuspóir Zónála Z9 – Chun seirbhísí áise fóilíochta, seirbhísí spáis oscailte agus seirbhísí éiceachórais a chosaint, a chur ar fáil agus a fheabhsú

Chuíg:

Cuspóir Zónála Z9 – Chun seirbhísí áise fóilíochta, seirbhísí spáis oscailte agus seirbhísí éiceachórais a chosaint, a chur ar fáil agus a fheabhsú agus

Cuspóir Zónála Z1 – Chun áiseanna i gceantar cónaithe a chosaint, a chur ar fáil agus a fheabhsú.

Fáth: Roghnaloch suíomh na n árasán ar Shráid an Taiscumair le cur san áireamh sa Chlár seo: Comhpháirtíocht Phríobháideach Proibhl (PPP) na Tithochta Sóisialta chun aonaid tithíochta sóisialta nua a sheachadadh. Rinne an Róim Tithíochta, Flialais Áitúil agus Oidhreacht an suíomh i Rachtaric an Taiscumair a fhaomhadh i bprionsabal, agus is é an chéad suíomh atá le hathbheochan faoi gclár seo agus tá 100 170 aonad le bneith tógtha ann.

Beidh an ceantar a chuirfear tithíocht nua ar ardchaighdeán ar fáil chomh maith le páirc phoiblí nua. Is é ádhm na héagsúlachta seo chun deardh agus log nua a chur ar fáil don tithíocht, agus chun Páirc Oisín Uí Cheallaigh a bhogadh ionas go mbeidh sé níos éasca do na cónaitheoirí sa tithíocht athbheoite agus don phobal níos leithne laistigh den phobal áitúil diu chuig an bpáirc. Fágfaidh an bogadh seo go mbeifear in ann cur chuige níos saoirde a úsáid maidir le hathghníúint an tsuíomh seo, trí éascúil a dhéanamh ar an tógáil ar bhonn céimínithe.

D'fhéadfaí iniúchadh a dhéanamh ar an Éagsúlacht Bheartaithe, ar an Measúnacht Straitéiseach Timpeallachta agus ar an Tuairisc Scaghnáistála le haghaidh Measúnacht Chul agus ar Mheasúnú Straitéiseach ar an Riosca Tuille ar feadh tréimhse ón Déardáin an 15 Meitheamh go dtí Dé hAoine an 14 Iúil 2023, agus idir an dá linn sin sna háiteanna seo a leanas:

Ar Líne ag: [Aifnú ar Phlean Forbartha Chathair Bhaile Átha Cliath 2022 - 2028](#) | [Comhairle Cathrach Bhaile Átha Cliath](#)

Ag Oifigí Cathrach Chomhairle Cathrach Bhaile Átha Cliath, Bunuráir, 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 Oifig Cheantar an Lárcheisirt Chomhairle Cathrach Bhaile Átha Cliath, Teach Eblana, Lána Mhuiré Mhath, Baile Átha Cliath 8 le linn uaireanta oscailte poiblí, Dé Luain – Dé hAoine 9.00am go dtí 4.00pm.

Tuairte cuireadh do na tuairimí nó aighneachtaí scríofa maidir leis an Aifnú Bheartaithe ó bhaili an phobail agus gach páirtí leasmar eile le linn na tréimhse Déardáin an 15 Meitheamh go dtí Dé hAoine an 14 Iúil 2023, agus idir an dá linn sin. Tá daicne aonair, eagraíochtaí nó ionadaithe, chomh maith le páistí, nó grúpaí nó cumainn atá ag déanamh ionadaithe ar son na bpáistí, tá siad ar fad i dteideal aighneachtaí nó tuairimí a dhéanamh.

Is próiseas oscailte poiblí é an próiseas Pleanála agus sa chomhthéacs sin, cuirtear gach doiciméad ar fáil lena scrútu ag an bpobal. Foilseofar gach aighneacht agus tuairim ar fíne agus ní fhoilseofar do sheoldadh.

Tá tú freagrach as a chinntiú nach cuirtear aon faisnéis chraíteach, leabhalta nó rúnda, lena n-áirítear faisnéis a bhaineann le trú páirtí (mar tholladh an trú páirtí, go sainráite nó go hiantuighe sna himthosca, lena rochtadh) i d'aighneacht nó breathnóireacht nó cuid de nach gcomhlíonann an ceanglas seo.

Cuirtear, na haighneachtaí nó tuairimí ar fad a fhaightear maidir leis an Éagsúlacht Bheartaithe a dhéantar chuig an Udarás Pleanála go dtí Dé hAoine an 14 Iúil 2023 agus ar an Aoine sin, cuirtear san áireamh iad sin ar fad sula ndéantar cinneadh maidir leis 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 Uimh. 1,
An Rannóg Pleanála agus Forbartha Réadmhaoina,
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. 1 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:

Variation No. 1 of Dublin City Development Plan 2022-2028

It is proposed to vary the Dublin City Development Plan 2022-2028 to reorder the land use zoning of the subject lands at Basin View, Dublin 8;

From:

Zoning Objective Z1 – To protect, provide and improve residential amenities and

Zoning Objective Z9 – To preserve, provide and improve recreational amenity, open space and ecosystem services

To:

Zoning Objective Z9 – To preserve, provide and improve recreational amenity, open space and ecosystem services and

Zoning Objective Z1 – To protect, provide and improve residential amenities.

Reason: The Basin Street Flats site was selected for inclusion in the Social Housing Public Private Partnership (PPP) Programme to deliver new social housing units. The Department of Housing, Local Government and Heritage have approved in principle the site at Basin View, which is the first site to be regenerated under this programme and where 100-170 units are proposed to be constructed. The area encompassing the two variation sites will be the subject of a significant scale regeneration project, providing high quality new housing and a new public park. The purpose of the variation is to allow a new design and footprint for the housing, and a re-positioning of Oisín Kelly Park so that it serves better the residents of the regenerated housing and the wider public within the community. This re-positioning will also allow for a less disruptive approach to the regeneration of the site, by facilitating construction in a phased manner.

A copy of the Proposed Variation, together with the Strategic Environmental Assessment and Appropriate Assessment screening reports and Strategic Flood Risk Assessment may be inspected for a period from Thursday 15th June to Friday 14th July 2023 inclusive at the following locations:

Online at: [Variation to Dublin City Development Plan 2022 - 2028](#) | [Dublin City Council](#)

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 – Friday 9.00am to 4.00pm.

Written observations or submissions regarding the Proposed Variation are invited from members of the public and all other interested parties during the period Thursday 15th June to Friday 14th July 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 and 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 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 and including Friday 14th July 2023 will be taken into consideration before the making of a decision on 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,
Variation No. 1,
Planning and Property Development Department,
Block 4, Floor 3,
Dublin City Council,
Civic Offices, Wood Quay, Dublin 8.