

PROPOSED DRAFT VARIATION (NO. 2) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 – 2028

RE: Lands adjacent to Dublin City University Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9.

1 PROPOSAL

It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning of lands adjacent to Dublin City University (DCU) Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9.

From: Zoning Objective Z12 – ‘Institutional Land (Future Development Potential)’ - ‘To ensure existing environmental amenities are protected in the predominantly residential future use of these lands.’

To: Zoning Objective Z15: Community and Social Infrastructure – ‘To protect and provide for community uses and social infrastructure.’

The relevant lands are 4.08 ha in area and are delineated on the attached map, an extract from Map B, Volume 3 of the Dublin City Development Plan 2022 – 2028.

2 LOCATION AND DESCRIPTION OF LANDS

The subject lands comprise large tilled fields adjoining the DCU campus to the north (and north east and west), Albert College Park also to the north and Hillside Farm (which comprises further agricultural lands / buildings) to the south, in Glasnevin in Dublin 9.

The subject lands are historically associated with Hampstead Estate. The lands have a treed / hedgerow boundary with the DCU campus (adjacent its internal access road) and with Albert College Park to the north, an open boundary with Hampstead Hospital to the west and an open and fenced boundary with Hillside Farm (along edge of road way and farmstead) to the south.

The lands are currently accessed via an internal road system serving Hillside Farm, Old Hampstead Hospital and Elmhurst Day Hospital and Nursing Home.

The wider surrounding area is well served by an existing public transport corridor with bus and cycle routes along Ballymun Road and Collins Avenue Extension. Bus Connects applications have been lodged to An Bord Pleanála for routes to the east and west of the lands - Bus Connects Ballymun/Finglas to City Centre and Swords to City Centre Bus Connects. These lands will also be served by Metrolink in the future (proposed Collins Avenue stop).

3 PURPOSE OF THE PROPOSED DRAFT VARIATION

Under the 2022 – 2028 Dublin City Development Plan, the existing Dublin City University (DCU) Glasnevin campus is zoned Z15 (Community and Social Infrastructure) where the objective is *‘to protect and provide for community uses and social infrastructure.’* This Z15 zoning objective reflects the third level college campus and related uses on the lands.

The subject lands, which abut the DCU campus, have been acquired by DCU for the future sequential expansion of the college and its educational and related uses. DCU has prepared a masterplan for its lands in the Glasnevin area.

The subject lands are currently zoned Z12 (‘Institutional Land (Future Development Potential)’), and these lands are required / identified for predominantly residential use. These Z12 lands form part of a wider agricultural land bank which are zoned Z12 in the current Development Plan.

As set out at Section 5.5.8 of the Dublin City Development Plan 2022 – 2028, the Council recognises the importance of 3rd level colleges such as Dublin City University, to the city and supports their need for development, expansion and consolidation in line with national policy.

In this vein it is considered appropriate to change the Z12 land use zoning of the subject lands to Z15 (Community and Social Infrastructure). A Z15 zoning, rather than a residential zoning as provided for under Z12, would help secure and support the extension and development of the DCU third level campus and its educational and related uses on the subject lands. The rezoning would also reflect the zoning

objective of the main DCU campus thus providing a consistency to the zoning policy across the existing and extended campus.

4 BACKGROUND TO THE PROPOSED REZONING

The Government's *Housing For All – A New Housing Plan for Ireland* proposed a new tax to activate vacant land for residential purposes as a part of the Pathway to Increasing New Housing Supply.

The **Residential Zoned Land Tax (RZLT)** was introduced in the *Finance Act 2021*. The process to identify land to which the tax applies is now underway and the tax will be payable from 2024. The objective of the tax is to activate land that is serviced and zoned for residential use or mixed use, including residential use, in order to increase housing supply and to ensure regeneration of vacant and idle lands in urban locations.

Local Authorities identify land in scope for the tax through the publication of draft, supplemental and final maps. Submissions at the draft and supplemental map stages are invited from the public as part of a statutory process.

The subject lands were identified as in scope for the tax on the DCC draft RZLT Map. The landowner challenged the inclusion of the lands on the map, however the Council determined that the lands satisfied the relevant criteria for inclusion on the map. This determination was confirmed by An Bord Pleanála.

As part of the submission process a landowner can request a change of zoning of lands identified as in scope for the tax. In this instance the landowner of the subject lands requested that the lands be rezoned from Z12 to Z15 as this rezoning would be consistent with the existing adjoining University land zoning and would allow for the future planned sustainable expansion of the campus at this location.

Under RZLT, the initiation of the variation process can only take place after all rezoning requests made in relation to the draft **and** supplemental maps have been evaluated. This is in order to take into account the full and cumulative assessment of the impact of all rezoning submissions received in relation to the publication of draft and supplemental maps on the proper planning and sustainable development of the area.

Having evaluated the 12 requests for a change to the zoning of lands included in the draft and supplemental RZLT maps it is considered to propose the making of a variation on these subject lands only and for the reasons outlined above.

5 CONSISTENCY WITH NATIONAL / REGIONAL / LOCAL PLANNING POLICY / OBJECTIVES

The 2022 – 2028 Dublin City Development Plan and in particular, the Core Strategy (see Chapter 2) sets out the spatial framework for the city within the context of the National Development Plan (NDP), National Planning Framework (NPF), the National Climate Action Plan (CAP) 2021, the Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly (RSES) 2019, the NTA's Greater Dublin Area Transport Strategy 2022-2042 and with the Specific Planning Policy Requirements (SPPRs) set out in the relevant Section 28 Ministerial Guidelines.

(i) Core Strategy (Chapter 2 Development Plan)

The core strategy of the 2022 – 2028 Dublin City Development Plan identifies a residential housing need demand of c.40, 000 units for the period of the plan and a residential capacity for c. 49,000 new residential units on available land in the city. The core strategy identifies that there is, therefore, sufficient zoned land to meet the city's housing targets.

For the purposes of the core strategy Z12 lands can provide for residential use and their potential residential yield is included in the estimated residential capacity of the city. The city's Z15 lands were not included in the land capacity assessment as they do not provide for residential use.

A variation to rezone the subject lands from Z12 to Z15 would therefore affect the residential yield of the core strategy by approximately 400 residential units (based on c. 4ha of land that could provide a 100 units per hectare).

It is considered that as the core strategy contains headroom of c.9000 units the core strategy of the development plan can accommodate the proposed change in zoning on these lands and the resultant change in residential yield.

In addition to the above, it is expected that lands at Glasnevin (Core Strategy Objective no. 1, CSO1) and the City Edge lands (Core Strategy Objective no. 1, CSO2) will be brought forward for development. The residential yield associated with these lands are in addition to the core strategy's capacity figure of c.49,000 new residential units on available land in the city, see Compliance Table, Table 2-11 of Chapter 2, Core Strategy, CDP 2022 – 2028.

Having regard therefore to the robustness of the core strategy of the development plan it is considered that the proposed rezoning is generally consistent with the objectives and core strategy of the Dublin City Development Plan 2022-2028.

6 ENVIRONMENTAL DETERMINATIONS

The Proposed Variation has been screened as part of the processes for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

A Strategic Environmental Assessment (SEA) Screening Report on the Proposed Variation has been prepared and a determination has been made that a full SEA is not required to be undertaken. The SEA Screening Report and Determination is available as a separate document.

An Appropriate Assessment (AA) Screening Report on the Proposed Variation has been prepared and this is presented as a separate document. The Appropriate Assessment (AA) Conclusion is that Variation No. 2 does not require an Appropriate Assessment or the preparation of a Natura Impact Report (NIR).

A Stage 1 Strategic Flood Risk Assessment accompanies the Proposed Variation.

7 CONCLUSION

For the reasons and considerations noted above, it is proposed to initiate the statutory public consultation for this Variation of the Dublin City Development Plan 2022-2028 in respect of the lands adjacent to Dublin City University Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9 which would change the land use zoning objective pertaining to the lands:

From: Zoning Objective Z12 – ‘Institutional Land (Future Development Potential)’ - ‘To ensure existing environmental amenities are protected in the predominantly residential future use of these lands.’

To: Zoning Objective Z15: Community and Social Infrastructure – ‘To protect and provide for community uses and social infrastructure.’

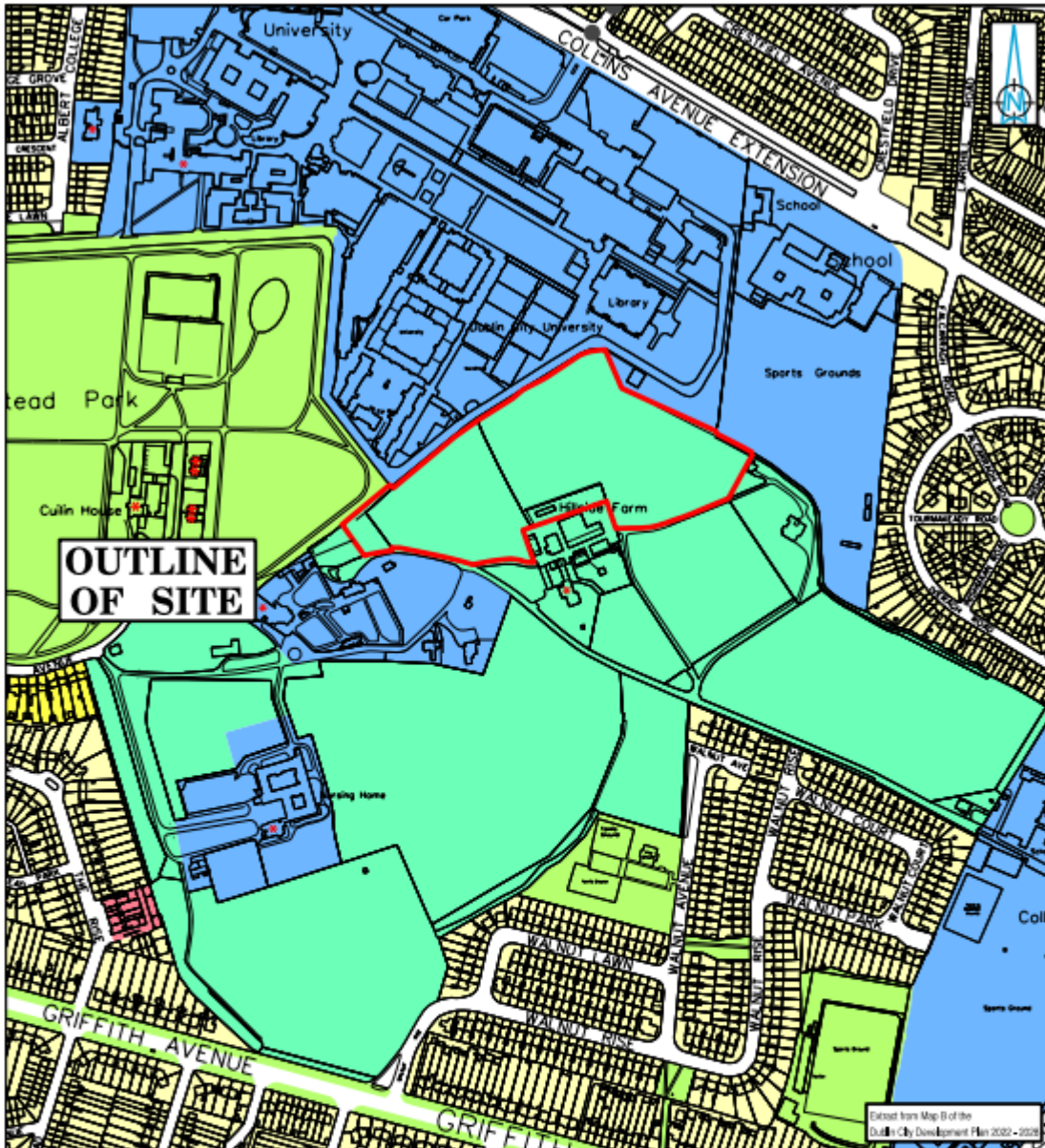
8 RECOMMENDATION

To initiate the variation process, which entails a 4 week public consultation process, followed by a Chief Executive's Report and Recommendation to the members of the City Council for consideration and decision.

A handwritten signature in black ink that reads "Deirdre Scully". The signature is written in a cursive, flowing style.

Deirdre Scully
City Planning Officer

Date: 8th September 2023




 Comhairle Cathrach
 Bhaile Átha Cliath
 Dublin City Council

**PROPOSED VARIATION (No.2) OF THE
 DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028**

Site at Lands adjacent to Dublin City University
 Glasnevin Campus and Albert College Park,
 Glasnevin, Dublin 9

AREA HIGHLIGHTED REZONED FROM
 Z12: Institutional Land (Future Development Potential)
 TO
 Z15 : Community and Social Infrastructure