

CHAPTER 15
LAND USE ZONING

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15.1 Zoning Principles

This chapter sets out the general land use and zoning policies and objectives of the Plan. It provides an explanation of the land use categories and the zoning objectives that apply to them. The zoning policies and objectives are derived from the Core Strategy.

The overall zoning strategy is based on the following basic principles:

- That enough land should be zoned so that the anticipated development needs of the economy and society in the City within the lifetime of the Plan and for a reasonable period beyond can be met.
- That zoned land is in appropriate locations throughout the city to accommodate the expected growth in population and other growth needs of Dublin city within the lifetime of the Plan. There is circa 503 hectares of available zoned residential land which is capable of meeting the target of circa 42,400 units for the period 2006-2016 as identified in the Regional Planning Guidelines.
- That zoning should be designed to promote particular classes of land uses in appropriate locations, to reduce conflict of uses, to protect resources both natural and man-made and to give residents, businesses and developers a degree of certainty. Where appropriate, zonings should be used as a tool for shaping the city in a sustainable way and not solely reflect existing land uses.
- That development should be encouraged in established centres and the redevelopment of underutilised and brownfield land in these areas should be promoted with a view to consolidating and adding vitality to existing centres, and ensuring the efficient use of urban lands thereby, according with the principles set out in the National Spatial Strategy (NSS).
- That intensification of sustainable development should be permitted adjacent and close to public transport nodes and corridors in order to maximise the use of public transport, to minimise trip generation and distribution and to promote sustainable development.
- That traditional single use zoning can result in development that is largely two dimensional in character, i.e. large blocks of mono land uses. Dublin City Council recognises that a mix of uses is often more appropriate in urban areas, and that a mixed use or three dimensional approach by way of horizontal and vertical differentiation in land uses results in more animation and activity in urban areas. Such a zoning approach is therefore often appropriate in central locations, identified mix-use zones and in areas well served by public transport such as the main radial transportation routes.
- To accord with the provisions of the Dublin Docklands Development Authority Act, 1997, and to ensure consistency with the Docklands Master Plan.
- Dublin City Council recognises that certain public bodies, and educational and health institutions, provide important facilities for the city on their sites. The continued provision of these facilities is desirable for the economic, social and cultural health of the city, and it is the policy of Dublin City Council to co-operate with these bodies and institutions in relation to future planning and development of these sites so as to consolidate these uses in their present locations. Notwithstanding the foregoing, permission will not be granted for any development which materially contravenes the zoning of the site of the proposed development.

15.2 Challenges

The proposed zonings result from an evaluation of the implementation of the existing 2005-2011 Development Plan which highlighted a number of issues:

- The need to ensure that land use zoning facilitates spatially the core strategy and the three strands of creating a compact, quality, clean, green, connected city; real economic recovery; and making sustainable neighbourhoods to support thriving communities.
- Land-use zoning must reflect the overarching objective to achieve sustainable development where the aim is to achieve mixed-use neighbourhoods in proximity to employment and local services and high quality public transport. While Z10 provides mixed-use in the Inner suburbs, there was no equivalent mix-use zoning objective for the outer suburbs, which in the regional context is within the metropolitan area.
- Z6 lands remain an important land bank for employment use which it is considered strategically important to protect, especially as mix use is a more sustainable form of development. Where Z6 employment lands are close to high quality public transport, residential and support businesses development will be permitted as a subsidiary to the employment use.
- In considering applications for the development of lands zoned objective Z6 there needs to be a consistency of approach in terms of the quantum of non-employment generating floorspace permitted on such lands.
- Land use zoning must cater for the future economic development of the city and facilitate developments in the emerging sectors, such as, green technologies, biotechnology, health, and IT.
- Recognition of the expansion of the city centre to encompass the docklands area to the east and the area around Heuston Station to the west and to consolidate this expansion.

15.3 Proposed Policy Approach

In view of the above issues, there are a number of amendments to the land use zoning objectives and zoned areas. In summary, these are as follows:

- Land-use zoning reflects the overarching objective to achieve sustainable development where the aim is to achieve mix-use neighbourhoods in proximity to employment and local services and high quality public transport. Where development sites are located within walking distance of high quality public transport stops, a more intense form of development will be encouraged.
- There are a number of mixed-use Key District Centres identified in the Development Plan. In general, these areas are primarily zoned objective Z4, however they may incorporate other zonings. The location of these centres are highlighted on the Development Plan maps and a number of generic principles guiding their development are listed in section 15.10.4 below.
- Development proposals in these identified Key District Centres shall be in accordance with the relevant land-use zoning objective and with the guiding principles set down out in section 15.10.4.

- The consolidation of the city centre zoning (Objective Z5) primarily to the east and west to incorporate docklands and the area around Heuston Station, but also to the north and south.
- To introduce general principles for Z6 employment lands in order to maximise the employment potential and guide future development of these areas (Section 15.10.6).
- In recognition of their strategic location, to extend the Z10A (Inner Suburban Mix-Use) zoning objective to a number of Z6 sites within the canal ring in order to permit a wider range and extent of mixed-uses than permitted under Z6 but which would be distinguished from areas zoned Z5 by a recognition of their distance from the Central Business District and surrounding context of these sites.
- To introduce a new Z10B zoning which will allow mix-use zoning in the outer suburbs while maintaining the open space amenities of these lands.
- The consolidation of the main zonings relating to rejuvenation areas and development areas, that is Z13, public housing rejuvenation areas and Z14, comprehensive redevelopment areas into objective Z14. Guiding principles for the overall development of each of the proposed Developing Areas have been prepared including those identified as Z14 zones. (See Chapter 16, Section 3).
- There is an emphasis on the importance of Z15 lands as a resource for the city in providing educational, recreational, community and health facilities, in the maintenance and creation of sustainable, vibrant neighbourhoods and a sustainable city. Z12 lands which contain these facilities have been rezoned to Z15 while those no longer in use have been rezoned to Z10B as an outer suburban mix-use zoning.
- To seek the co-operation of owners/occupiers of lands zoned, Z6, Z9, Z10B, Z14 and Z15, towards progressing the green infrastructure network. This shall include, as part of any redevelopment of the site, setting back of boundaries and/or adequate provision for greenways in accordance with routes illustrated and relevant local area plan content.

15.4 Permissible and Non Permissible Uses

The following sections define what is meant by a permissible and open for consideration use. Uses not listed under the permissible or open for consideration categories in zones Z1, Z2, Z8, Z9, Z11 and Z15 are deemed not to be permissible uses in principle.

Uses not specified in any permissible or open for consideration categories and located in the following zones will be dealt with on their merits: zones Z3, Z4 (including identified Key District Centres), Z5, Z6, Z7, Z10A, Z10B and Z14.

15.5 Permissible Uses'

A Permissible Use is one which is generally acceptable in principle in the relevant zone, but which is subject to normal planning consideration, including policies and objectives outlined in the Plan.

15.6 'Open for Consideration Uses'

An Open for Consideration Use is one which may be permitted where the Planning Authority is satisfied that the proposed development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects on the permitted uses, and would otherwise be consistent with the proper planning and sustainable development of the area.

15.7 Relaxation of Zoning Objectives for Protected Structures

Dublin City Council actively encourages uses which are compatible with the character of protected structures. In certain cases, the Planning Authority may relax site zoning restrictions in order to secure the preservation and restoration of the buildings. These restrictions, including site development standards, may be relaxed if the protected structure is being restored to the highest standard, the special interest, character and setting of the building is protected and the use and development is consistent with conservation policies and the proper planning and sustainable development of the area.

15.8 Non Conforming Uses

Throughout the Dublin City Council area there are uses which do not conform to the zoning objective for the area. All such uses, where legally established (the appointed day being 1 October 1964) or where in existence longer than 7 years, shall not be subject to proceedings under the Act in respect of the continuing use. When extensions to or improvements of premises accommodating such uses are proposed, each shall be considered on their merits, and permission may be granted where the proposed development does not adversely affect the amenities of premises in the vicinity and does not prejudice the proper planning and sustainable development of the area.

15.9 Transitional Zone Areas

The land-use zoning objectives and control standards show the boundaries between zones. While the zoning objectives and development management standards indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use zones. In dealing with development proposals in these contiguous transitional zone areas, it is necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas or abutting residential development within predominately mixed-use zones, particular attention must be paid to the use, scale, density and design of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

15.10 Primary Land Use Zoning Categories

The following sections set out the objectives and requirements of the Planning Authority for the main categories of land use. In total there are 15 land-use zones as follows:

Table 15.1 Primary Land Use Zoning Categories

Land Use Zoning Objective	Abbreviated Land Use Description
Z1	Sustainable Residential Neighbourhoods
Z2	Residential Neighbourhoods (Conservation Areas)
Z3	Neighbourhood Centres
Z4	District Centres (incorporating Key District Centres)
Z5	City Centre
Z6	Employment/Enterprise
Z7	Employment (Heavy)
Z8	Georgian Conservation Areas
Z9	Amenity/Open Space Lands/ Green Network
Z10A	Inner Suburban (Sustainable Mix-Use)
Z10B	Outer Suburban (Sustainable Mix-use)
Z11	Waterways Protection
Z12	Institutional Land (Future Development Potential)
Z14	Strategic Development and Regeneration Areas
Z15	Resource Lands – (Education, Recreation, Community and Health)

The following sections outline each of the above zoning categories in more detail and set out the general role of each zone in land use terms, and the specific land use zoning objective in each case.

15.10.1 Sustainable Residential Neighbourhoods - Zone Z1

Land Use Zoning Objective Z1:

To protect, provide and improve residential amenities

The vision for residential development in the city is one where a wide range of accommodation is available and set within sustainable communities where residents are within easy reach of services, open space and facilities such as shops, education, leisure, community facilities and amenities, on foot and by public transport and where adequate public transport provides good access to employment, the city centre and the key district centres.

The general objectives for primarily residential areas are to provide a measure of protection from unsuitable new development or certain 'bad-neighbour' developments that would be incompatible with the overall residential function of the area. It is not intended to rule out development other than housing development but simply to apply a test that the new development should be compatible with or reinforce the residential function of the area as a whole. The policy chapters, especially chapters 11, 12 and 17 detailing the policies and objectives for residential development, making good neighbourhoods and standards respectively, should be consulted to inform any proposed residential development.

In both new and established residential areas there will be a range of uses that have the potential to foster the development of new residential communities. These are uses that benefit from a close relationship with the immediate community and have high standards of amenity, such as convenience shopping, crèches, schools, nursing homes, open space, recreation and amenity uses.

Zoning Objective Z1:

Permissible Uses

Buildings for the health, safety and welfare of the public¹, Childcare facility, Community facility, Cultural/recreational building and uses, Education, Embassy residential, Enterprise centre, Halting site, Home-based economic activity, Medical and related consultants, Open space, Park and ride facility, Place of public worship, Public service installation, Residential, Shop (neighbourhood), Training centre.

Open for Consideration Uses

Bed and breakfast, Betting office, Car park, Civic and amenity/recycling centre, Garden centre, Golf course and clubhouse, Embassy office, Hostel, Hotel, Industry (light), Live-work units, Media recording and general media associated uses, Part off-licence, Petrol station, Pigeon lofts, Public house, Restaurant, Veterinary surgery.

15.10.2 Residential Neighbourhoods (Conservation Areas) – Zone Z2

Land Use Zoning Objective Z2:

To protect and/or improve the amenities of residential conservation areas.

Residential conservation areas have extensive groupings of buildings and associated open spaces with an attractive quality of architectural design and scale. The overall quality of the area in design and layout terms is such that it requires special care in dealing with development proposals which affect structures in such areas, both protected and non-protected. The general objective for such areas is to protect them from unsuitable new developments or works that would have a negative impact on the amenity or architectural quality of the area. The policy chapters, especially chapters 7 and 17 detailing the policies and objectives for residential conservation areas and standards respectively, should be consulted to inform any proposed development.

The principal land use in residential conservation areas is housing but can include a limited range of other secondary and established uses such as those outlined above in respect of Z1 lands. In considering other uses, the guiding principle is to enhance the architectural quality of the streetscape and the area.

Proposals for live-work units at an appropriate scale with discreet signage will be considered on the basis that the proposal would not detract from, or alter the physical character and fabric of the streetscape.

Zoning Objective Z2:

Permissible Uses

Buildings for the health, safety and welfare of the public, Childcare facility, Embassy residential, Home-based economic activity, Medical and related consultants, Open space, Public service installation, Residential.

¹ Hostels for the care of people, such as, homeless hostels will not be allowed in areas where there is an over concentration of such facilities such as parts of the north inner city and south west inner city in Dublin 1, 7 and 8.

Open for Consideration Uses

Bed and Breakfast, Community Facility, Cultural/recreational building and uses, Education, Embassy Office, Live-work units, Place of public worship, Restaurant, Veterinary surgery.

15.10.3 Neighbourhood Centres – Zone Z3

Land Use Zoning Objective Z3:

To provide for and improve neighbourhood facilities.

These are areas which provide local facilities such as small convenience shops, hairdressers, hardware etc. within a residential neighbourhood and range from the traditional parade of shops to neighbourhood centre, such as, Collins Avenue and Dunville Avenue. They can form a focal point for a neighbourhood and provide a limited range of services within approximately 5 minutes walking distance of the local population. Neighbourhood centres provide an essential and sustainable amenity for residential areas and it is important that they should be maintained and strengthened where necessary. Neighbourhood Centres are the primary building block to achieving sustainable development.

Neighbourhood centres may include an element of housing, particularly at higher densities, and above ground floor level. When opportunities arise, accessibility, particularly by public transport, walking and cycling, should be enhanced.

Zoning Objective Z3:

Permissible Uses

ATM, Bed and Breakfast, Betting office, Buildings for the health, safety and welfare of the public, Car park, Childcare facility, Community facility, Cultural/recreational building and uses, Education, Enterprise Centre, Garden Centre, Guest House, Home-based economic activity, Industry (light), Live Work Units, Medical and related consultants, Office (max 300 m²), Open space, Part off-licence, Public service installation, Residential, Restaurant, Shop (neighbourhood), Training centre.

Open for Consideration Uses

Advertisement and advertising structures, Civic and amenity/recycling centre, Embassy residential, Garage (motor repair/service), Household fuel depot, Internet café, Media recording and general media-associated uses, Office (max 600 m²), Off-licence, Petrol station, Place of public worship, Public house, Takeaway, Veterinary surgery.

15.10.4 District Centres – Zone Z4

Land Use Zoning Objective Z4:

To provide for and improve mixed-services facilities.

District Centres, which include urban villages, such as, Santry, Finglas and Crumlin, provide a far higher level of services than neighbourhood centres. They will have outlets of greater size selling goods or providing services of a higher order, and their catchment area extends spatially to a far greater area than neighbourhood centres would normally service.

As the top tier of the urban centres outside the City Centre, Key District Centres have been identified which will provide a comprehensive range of commercial and community services. District centres will often attract large volumes of traffic and should be located on transport corridors and intersections, and be well serviced by public transport.

To maintain their role as district centres, new development should enhance their attractiveness and safety for pedestrians and a diversity of uses should be promoted to maintain their vitality throughout the day and evening. In this regard, opportunity should be taken to use the levels above ground level for additional commercial/retail/services or residential use with appropriate social facilities, such as, crèches. Higher densities will be permitted in district centres particularly where they are well served by public transport.

The district centre can provide a focal point for the delivery of integrated services as envisaged in the Dublin City Development Board's document Dublin - A City of Possibilities 2002-2012.

In response to this opportunity, Dublin City Council have identified and designated nine Key District Centres (formerly Prime Urban Centres). These centres that have, or will have in the future, the capacity, by reason of their existing size, accessibility to public transport and/or established urban form, to deliver on a range of requirements, the most important of which are:

- An increased density of development
- A viable retail and commercial core
- A comprehensive range of high quality community and social services
- A distinctive spatial identity with a high quality physical environment

A symbol and reference number identifies the designated Key District Centres on the Development Plan maps. General principles with regard to the overall development in these identified Key District Centres are set out below. Proposals for development within these areas should be in accordance with these principles in addition to complying with the land use zoning. Some of these Key District Centres form an integral part of the Key Developing Areas as outlined in the Core Strategy.

The following locations have been identified as Key District Centres:

1. KDC 1 North Fringe East and West *
2. KDC 2 Northside Shopping Centre
3. KDC 3 Ballymun*
4. KDC 4 Finglas Village **
5. KDC 5 Ballyfermot
6. KDC 6 Naas Road* **
7. KDC 7 Rathmines
8. KDC 8 Phibsborough *

Within these identified Key District Centres, the following general development principles shall apply:

- Population: Establish significant residential population bases with diversity in unit types and tenures capable of establishing long-term integrated communities.
- Density: Ensure the establishment of high-density developments capable of sustaining quality public transport systems and supporting local services and activities. Account should be taken in any such development of any distinct or valuable architectural or historical features which influence the urban form, character and scale of the existing area.

*These Key District Centres form part of proposed Key Developing Areas as identified in the Core Strategy

** These Key Districts Centres form part of proposed Gateways to the City as identified in Section 4.4.2

- Transport: Ensuring provision is made for quality public transport systems. Provide improved access to these systems and incorporate travel plans, which prioritise the primacy of pedestrian movement and address the issue of parking facilities and parking overflow.
- Commercial/Retail: The creation of a vibrant retail and commercial core with animated streetscapes.
- Community and Social Services: The centres will be encouraged to become the focal point for the integrated delivery of community and social services.
- Employment: Encourage the provision of mixed-use developments incorporating retail, office, residential and live work units, and the creation of small start-up units. (The floor area limitations in respect of offices given in the land use zoning objective Z4 shall not apply in the case of identified Key District Centres, and applications involving office development in these areas shall be assessed on their merits taking account of the overall objective to provide for a mixed-use environment).
- Built Environment: The creation of high quality, mixed-use urban districts with a distinctive spatial identity and coherent urban structure of interconnected streets and child friendly public spaces and urban parks. Development should have regard to the existing urban form, scale and character and be consistent with the built heritage of the area.
- Capacity for Development: Encourage the development/ redevelopment of underutilised sites.

Zoning Objective Z4:

Permissible Uses

Amusement/leisure complex, ATM, Bed and breakfast, Betting office, Buildings for the health, safety and welfare of the public, Car park, Car trading, Childcare facility, Civic offices, Community facility, Cultural/recreational building and uses, Delicatessen² Education, Embassy office, Enterprise centre, Garden centre, Guest house, Halting site, Home-based economic activity, Hostel, Hotel, Industry (light), Live work units, Media recording and general media-associated uses, Medical and related consultants, Motor sales showroom, office (max. 600m².), Off-licence, Open space, Park and ride facility, Part off-licence, Petrol station, Place of public worship, Public house, Residential, Restaurant, Science and technology-based industry, Shop (district), Shop (neighbourhood), Takeaway, Training centre.

Open for Consideration Uses

Advertisement and advertising structures, Civic and amenity/recycling centre, Conference centre, Embassy residential, Factory shop, Financial institution, Funeral home, Garage (motor repair/service), Household fuel depot, Internet café, Nightclub, Office (max. 2000m²)³, Outdoor poster advertising, Shop (major Comparison), Warehousing (retail/non-food)/Retail Park.

In the case of Z14 lands that are identified as KDCs all uses identified as Permissible Uses and Open for Consideration Uses on Z4 lands will be considered.

² Delicatessen is not included in the definition of a shop in the regulations. It is a distinct use. The use should be permissible subject to safeguards such as over proliferation of such uses in a shopping street. A definition has been included – selling mainly gourmet cold food (no fried foods).

³ : Floor area limitations for office use shall not apply in the case of identified Key District Centres

15.10.5 City Centre – Zone Z5

Land Use Zoning Objective Z5:

To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.

The primary purpose of this use zone is to sustain life within the centre of the city through intensive mixed-use development. The strategy is to provide a dynamic mix of uses, which interact with each other, creates a sense of community and which sustains the vitality of the inner city both by day and night. As a balance and in recognition of the growing residential communities in the City Centre, adequate noise reduction measures must be incorporated into development, especially mixed-use development, and regard should be given to the hours of operation.

Ideally, this mix of uses should occur both vertically through the floors of the building as well as horizontally along the street frontage. While a general mix of uses e.g. retail, commercial, residential etc. will be desirable throughout the area on the principal shopping streets, retail will be the predominant use at ground floor level.

Zoning Objective Z5:

Permissible Uses

Amusement/leisure complex, ATM, Bed and Breakfast, Betting office, Buildings for the health, safety and welfare of the public, Car park, Car trading, Childcare facility, Civic Offices, Community facility, Conference centre, Cultural/recreational building and uses, Delicatessen Education, Embassy office, Enterprise centre, Funeral home, Guest house, Home-based economic activity, Hostel, Hotel, Industry (light), Internet café, Live work units, Media recording and general media-associated uses, Medical and related consultants, Motor sales showroom, Nightclub, Office, Off-licence, Open space, Part off-licence, Place of public worship, Public house, Public service installation, Residential, Restaurant, Science and technology-based industry, Shop (district), Shop (neighbourhood), Shop (major comparison), Takeaway, Training centre, Veterinary surgery, Warehousing (retail/non-food)/Retail Park.

Open for Consideration Uses

Advertisement and advertising structures, Civic and amenity/recycling centre, Financial institution, Household fuel depot, Outdoor poster advertising, Petrol station, Transport depot.

15.10.6 Employment/Enterprise Zones – Zone Z6

Land Use Zoning Objective Z6:

To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

It is considered that Z6 lands constitute an important land bank for employment use in the city which it is considered strategically important to protect. The primary objective is to facilitate long-term economic development in the City region.

The uses in these areas will create dynamic and sustainable employment, and these uses include innovation, creativity, research and development, science and technology⁴, and the development of emerging industries and technologies, such as, green/clean technologies. The permissible uses above will be accommodated in primarily office based industry and business technology parks developed to a high environmental standard and incorporating a range of amenities, including crèche facilities, public open space, green networks and leisure facilities. A range of other uses including residential, local support businesses, are open for consideration on lands zoned objective Z6 but are seen as subsidiary to their primary use as employment zones. The incorporation of other uses, such as residential, recreation, and retail uses, will be at an appropriate ratio where they are subsidiary to the main employment generating uses and shall not conflict with the primary landuse zoning objective, or the vitality and viability of nearby District Centres

Proposals for development of these lands provide the opportunity to develop sustainable employment use and contribute to developing the strategic green network by providing green infrastructure, landscape protection, public open space, and sustainable energy solutions.

The policy chapters, especially chapters 9 and 17 detailing the policies and objectives for economic development and standards respectively, should be consulted to inform any proposed development.

The uses in this zone are likely to generate a considerable amount of traffic by both employees and service traffic. Sites should therefore have good vehicular and public transport access. The implementation of travel plans will provide important means of managing accessibility to these sites.

Within the land-use objective Z6 the following development principles shall apply, in addition to complying with land-use zoning:

Employment

- To create dynamic and sustainable employment areas that are poised to facilitate innovation, creativity, research and development, science and technology and the development of emerging industries and technologies, to ensure the optimum development/ redevelopment of underutilised lands and sustain and expand a significant long-term employment base, supported by a compatible mix of subsidiary uses and convenient access to national and international markets.
- Redevelopment proposals on Z6 lands should ensure that the employment element on site should be in excess of that on site prior to redevelopment in terms of the numbers employed and/or floor space.

Uses

- To incorporate mixed-uses in appropriate subsidiary ratios to generate urban intensity and animation. All such uses, including residential and retail shall be subsidiary to employment generating uses and shall not conflict with the primary aim of the Z6 land

⁴ Science and Technology is defined as Knowledge-based processes and industrial activities (including ancillary offices) in which research, innovation and development play a significant part, and which lead to and accommodate the commercial production of a high-technology output, i.e. commercial laboratory, data processing, enterprise centre, film production, healthcare, information technology, light industry, media recording and general media associated uses, publishing, research and development, software development, telemarketing, teleservicing and training.

use zoning to provide for the employment requirements of the city over the Development Plan period and beyond and shall not detract from existing centres.

Transport

- To consider proposals for intensification and mixed-use development in conjunction with an analysis of public transport capacity and accessibility.
- To maximise access and permeability to public transport connections and proposed public transport infrastructure in accordance with development plan land use and transportation policies, to accommodate the sustainable movement needs of employees (and residents) and to incorporate travel plans, which prioritise the primacy of pedestrian movement and sustainable transport modes to manage accessibility.

Built Environment

- To create a distinct spatial identity for individual areas with a high quality physical environment and coherent urban structure providing for environmental and amenity needs including access to quality open space.

Landscape

- To exploit and integrate natural amenities, biodiversity considerations and emerging strategic green networks in the layout of emerging urban structure.
- For large developments, a Schematic Master plan will be prepared and submitted as part of the Planning Application and based on the development principles outlined above, will set out a co-ordinated vision to guide the future economic sustainable development.

Zoning Objective Z6:

Permissible Uses

ATM, Betting Office, Car park, Childcare facility, Conference centre, Cultural/recreational building and uses, Embassy office, Enterprise centre, Green/Clean industries, Hotel, Industry (light), Live work units, Open space, Park and ride facility, Public service installation, Restaurant, Science and technology-based industry, Shop (neighbourhood), Training centre.

Open for Consideration Uses

Advertisement and advertising structures, Car trading, Civic and amenity/recycling centre, Factory shop, Funeral home, Garage (motor repair/service), Nightclub, Office, Outdoor poster advertising, Petrol station, Place of public worship, Public house, Residential, Veterinary surgery, Warehousing (retail/non food)/Retail Park, Warehousing.

15.10.7 Employment (Industry) – Zone Z7

Land Use Zoning Objective Z7:

To provide for the protection and creation of industrial uses, and facilitate opportunities for employment creation.

The majority of these lands are located in the Port area. The primary uses in these areas are those which result in a standard of amenity that would not be acceptable in other areas. They can unavoidably cause 'bad neighbour' problems due to the generation of dis-amenities such as noise, smells, heavy goods traffic etc. Activities include industry, other than light industry; manufacturing repairs, open storage, waste material treatment, and transport operating services.

These areas require a measure of protection from other non-compatible 'clean' uses as this can result in conflict and limit the expansion of the primary use in the area. In particular, activities that fall within the scope of the SEVESO II (COMAH) Regulations should only be permitted on lands zoned Objective Z7 and the expansion of such facilities may be impacted by the requirement to protect surrounding land uses.

Zoning Objective Z7:

Permissible Uses

ATM, Betting office, Boarding kennel, Car park, Chemical processing and storage, Childcare facility, Civic and amenity/recycling centre, Enterprise centre, Garage (motor repair/service), General industrial uses, Heavy vehicle park, Household fuel depot, Incinerator/Waste to energy plant, Industry (light), Open space, Outdoor poster advertising, Park and ride facility, Petrol station, Port-related industries and facilities, Public house, Public service installation, Scrap yard, Storage depot (open), Support office ancillary to primary use, Transfer station, Transport depot, Warehousing.

Open for Consideration Uses

Advertisement and advertising structures, Amusement/leisure complex, Bed and breakfast, Buildings for the health, safety and welfare of the public, Car trading, Community facility, Cultural/recreational building and uses, Factory shop, Guest house, Hotel, Media recording and general media-associated uses, Nightclub, Place of public worship, Restaurant, Science and technology-based industry, Takeaway.

15.10.8 Georgian Conservation Areas – Zone Z8

Land Use Zoning Objective Z8:

To protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective.

Lands zoned objective Z8 incorporate the main conservation areas in the city, primarily the Georgian Squares and streets. The aim is to protect the architectural character/ design and overall setting of such areas. A range of uses is permitted in such zones, mainly residential, as the aim is to maintain and enhance these areas, as active residential streets and squares during the day and at night time. Office may be permitted where they do not impact negatively on the architectural character and setting of the area. In any event a minimum of 60% of the floorspace on each site (including any mews) shall be residential.

In the case of new build or redevelopment of buildings which are not Georgian, the 40% limit on the proportion of office use (excluding retail branch bank/building society) may be relaxed if the development contributes to enhancing the existing architectural and civic design character.

The policy chapters, especially chapters 7.2 and 17 detailing the policies and objectives for conservation and heritage and standards, should be consulted to inform any proposed development.

Zoning Objective Z8:

Permissible Uses

Bed and Breakfast, Childcare facility, Cultural/recreational building and uses, Education, Embassy residential, Home-based economic activity, Hostel, Hotel, Live-work units, Medical and related consultants, Office (maximum 40% of unit and excluding retail branch bank/building society), Open space, Residential.

Open for Consideration Uses

Buildings for the health, safety and welfare of the public, Guesthouse, Nightclub, Place of public worship, Public service installation, Restaurant.

15.10.9 Amenity/Open Space Lands/ Green Network – Zone Z9

Land Use Zoning Objective Z9:

To preserve, provide and improve recreational amenity and open space and green networks.

This zoning includes all amenity open space⁵ lands which can be divided into three broad categories as follows:

- Public open space
- Private open space
- Sports facilities in private ownership

The provision of public open space is essential to the development of a strategic green network. The policy chapters, especially chapters 6 and 17, detailing the policies and objectives for landscape, biodiversity, open space and recreation and standards respectively, should be consulted to inform any proposed development.

Generally, the only new development allowed in these areas, other than the amenity/recreational uses themselves are those associated with the open space use. Specifically, residential development shall not be permitted on public or privately owned open space apart from limited once off development on lands accommodating private sports facilities as detailed below.

In the case of sports facilities in private ownership, Dublin City Council recognises that a number of such facilities are under pressure to relocate so as to release resources for the maintenance and development of the club or sports facility. In highly exceptional circumstances, where it is considered to be required to secure, protect and consolidate the sporting and amenity nature of the lands and retain the facility in the local area, some limited degree of residential development may be permitted, on such sites on a once off basis and subject to the primary use of the site being retained for sporting/amenity use.

Zoning Objective Z9:

Permissible Uses

Club house and associated facilities, Municipal golf course, Open space, Public service installation which would not be detrimental to the amenity of Z9 zoned lands.

Open for Consideration Uses

Car park for recreational purposes, Caravan park/Camp site (holiday), Community facility, Craft centre/craft shop, Crèche, Cultural/recreational building and uses, Golf course and clubhouse, Kiosk, Tea room.

⁵ Open space is any land (active or passive use), including water, whether enclosed or not, on which there are no buildings (or not more than 5% is covered with buildings), and the remainder of which is laid out as a garden/ community garden or for the purposes of recreation, or lies vacant, waste or unoccupied. It also includes school playing fields, playgrounds, urban farms, forests, allotments, outdoor civic spaces.

15.10.10 Inner Suburban (Sustainable Mix-Use) – Zone Z10A

Land Use Zoning Objective Z10A:

To consolidate and facilitate the development of inner city and inner suburban sites for mixed-use development of which office, retail and residential would be the predominant uses.

The primary uses in this zone are residential, office and retail. A range of other smaller ancillary uses to service the site will also be facilitated. The concept of mix-use is central to the development or redevelopment of these sites and mono uses, either all residential or all employment/office use, shall not generally be permitted.

Lands zoned Z10A will cater for a relatively intensive form of development in accessible inner suburban locations, and the range of uses permitted will be similar to Z5 but not as intensive or wide ranging, reflecting the more suburban location and the interactions with surrounding established land uses.

Accessibility will be an issue in the development of Z10A lands, and where significant numbers of employment and or residents are envisaged, a travel plan will be required.

Zoning Objective Z10A:

Permissible Uses

ATM, Bed and breakfast, Betting office, Buildings for the health, safety and welfare of the public, Childcare facility, Craft centre/craft shop, Cultural/recreational building and uses, Education, Embassy office, Embassy residential, Financial institution, Guest house, Halting site, Home-based economic activity, Hostel, Hotel, Live work units, Medical and related consultants, Motor sales showroom, Office, Open Space, Part off-licence, Public service installation, Residential, Restaurant, Shop (neighbourhood).

Open for Consideration Uses

Amusement/leisure complex, Car park, Car trading, Civic and amenity/recycling centre, Civic offices, Community facility, Conference centre, Enterprise centre, Funeral home, Garden centre, Internet Café, Media recording and general media-associated uses, Off-licence, Petrol station, Place of public worship, Science and technology-based industry, Shop (district), Takeaway, Training centre, Veterinary surgery, Warehousing (retail/non-food)/Retail Park.

15.10.11 Outer Suburban – (Sustainable Mix-Use) – Zone Z10B

Land Use Zoning Objective Z10B:

To ensure the existing environmental amenities are protected in the mixed-use development of these lands located in suburban areas.

These are lands located outside the city centre in primarily suburban locations. Some of the lands were previously in institutional use which have closed down and/ or moved to other locations. Many of the lands are characterised by an open mature landscape which should be retained in the use and/or future development of these lands. The overarching objective of the Development Plan is to foster sustainable neighbourhoods, which support thriving communities, and, therefore, the zoning objective Z10B is to achieve mixed-use neighbourhoods.

The main objective on these lands is to achieve mix-use development while maintaining their open character. The zoning is similar to Z10A Inner Suburban Mix-use zoning, although the variety and intensity of uses is less, reflecting their location in the outer suburbs, close to established Z4 District Centres.

If there are proposals for development, these lands provide the opportunity to develop sustainable mix use and provide green infrastructure, landscape protection, public open space, and sustainable energy solutions. With any development, the City Council will require the preparation and submission of a Schematic Masterplan.

Where lands zoned Z10B are to be developed, a minimum of 20% of the site, incorporating landscape features and the essential open character of the site, will be required to be retained as accessible public open space, having regard to the policies and objectives set out in chapter 6 to progress the implementation of a green infrastructure network which fosters linkages and permeability throughout the City.

In considering any proposal for development on lands subject to zoning objective Z10B, the master plan shall set out a clear vision for the future development of the entire land holding. In particular, the master plan will need to identify the strategy for the provision of the 20% public open space requirements associated with any development, to ensure a co-ordinated approach to the creation of high quality new public open space on these lands linked to the green network.

And, for the avoidance of doubt, at least 20% social and affordable housing requirement, as set out in the Housing Strategy in this Plan, will apply in the development of these lands.

Zoning Objective Z10B:

Permissible Uses

ATM, Bed and breakfast, Buildings for the health, safety and welfare of the public, Caravan park/Camp site (holiday), Childcare facility, Community facility, Conference centre, Cultural/recreational building and uses, Education, Embassy residential, Enterprise centre, Garden centre, Golf course and clubhouse, Guest house, Halting site, Home based economic activity, Hostel, Hotel, Live-work units, Media recording and general media-associated uses, Medical and related consultants, Open space, Place of public worship, Public service installation, Residential institution, Residential, Restaurant, Science and technology-based industry, Training centre.

Open for Consideration Uses

Boarding kennel, Car park, Civic and amenity/recycling centre, Funeral home, Industry (light), Municipal Golf Course, Nightclub, Office, Outdoor poster advertising, Part off-licence, Shop (neighbourhood).

15.10.12 Waterways Protection – Zone Z11

Land Use Zoning Objective Z11:

To protect and improve canal, coastal and river amenities.

These areas generally include all the waterways and waterbodies in Dublin City Council area. The purpose of the zoning is to protect the amenity of these areas including views and prospects into/out of the areas.

The coast, canals, and rivers have a role in contributing to the development of a strategic green network. The policy chapters, especially chapters 6 and 17, detailing the policies and objectives for landscape, biodiversity, open space and recreation and standards respectively, should be consulted to inform any proposed development.

Zoning Objective Z11:

Permissible Uses

Open space, Water-based recreational/cultural activities.

Open for Consideration Uses

Restaurant, Tea room.

15.10.13 Institutional Land (Future Development Potential) – Zone Z12

Land Use Zoning Objective Z12:

To ensure the existing environmental amenities are protected in any future use of these lands.

These are lands no longer in institutional use and could possibly be developed for other uses.

The principles, as set out in section 15.10.11, will apply to any development proposals on these lands, in particular the requirement for 20% public open space. In the Development Plan all references to Z10B zoning will apply to Z12 zoning.

Zoning Objective Z12:

Permissible Uses

ATM, Bed and breakfast, Buildings for the health, safety and welfare of the public, Caravan park/Camp site (holiday), Childcare facility, Community facility, Conference centre, Cultural/recreational building and uses, Education (excluding night-time uses) Embassy, Enterprise centre, Garden centre, Golf course and clubhouse, Guest house, Halting site, Hostel, Hotel, Media recording and general media-associated uses, Medical and related consultants, Open space, Place of public worship, Public service installation, Residential institution, Residential, Restaurant, Science and technology-based industry, Training centre.

Open for Consideration Uses

Boarding kennel, Car park, Civic and amenity/recycling centre, Funeral home, Industry (light), Municipal Golf Course, Nightclub, Office, Outdoor poster advertising, Part off-licence, Shop (neighbourhood).

15.10.14 Strategic Development and Regeneration Areas – Zone Z14

Land Use Zoning Objective Z14:

To seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and “Z6” would be the predominant uses.

These are areas, including large-scale public housing areas, where proposals for comprehensive development or redevelopment have been, or are in the process of being prepared. These areas also have the capacity for a substantial amount of development in Developing Areas in the inner and outer city. A number of the Z14 areas relate to public housing important regeneration areas and in the case of each, a number of development principles to guide the development of each area have been identified. These development principles are set out in the Guiding Principles for Strategic Development and Regeneration Areas (See Chapter 16.3).

It should be noted that not all of the identified Strategic Development and Regeneration Areas are zoned Z14 in their entirety. Ballymun has different zoning objectives and uses; the relevant zoning objective for each area shall be applied to any development proposals. Grangegorman is zoned Z12.

These are areas capable of significant mix-use development; therefore, developments must include proposals for additional physical and social infrastructure/facilities.

The development principles, the relevant land use zoning objectives and development standards should be complied with in the making of development proposals.

The following areas have been identified as Strategic Development and Regeneration Areas in the Plan:

SDRA 1.	North Fringe
SDRA 2.	Ballymun
SDRA 3.	Pelletstown
SDRA 4.	Park West/ Cherry orchard
SDRA 5.	Naas Road
SDRA 6.	Docklands (Spencer Dock, Poolbeg, Grand Canal Harbour)
SDRA 7.	Heuston Station and Environs
SDRA 8.	Grangegorman
SDRA 9.	St Michaels Estate
SDRA 10	Dominick Street
SDRA 11.	O’Devaney Gardens
SDRA 12.	St. Teresa’s Gardens
SDRA 13.	Dolphin House
SDRA 14	Croke Villas

Zoning Objective Z14:

Permissible Uses

ATM, Betting Office, Buildings for the health, safety and welfare of the public, Childcare facility, Community facility, Conference centre, Cultural/recreational building and uses, Education, Embassy office, Embassy residential, Enterprise centre, Green/Clean industries , Halting site, Home-based economic activity, Hotel, Industry (light), Live work units, Media recording and general media associated uses , Medical and related consultants, Offices, Open space, Park and ride facility, Part off-licence, Place of public worship, Public service installation, Residential, Restaurant, Science and technology-based industry, Shop (neighbourhood), Training centre.

Open for Consideration Uses

Advertisement and advertising structures, Bed and breakfast, Car park, Car trading, Civic and amenity/recycling centre, Factory shop, Financial institution. Funeral home, Garage (motor repair/service), Garden centre, Golf course and clubhouse, Hostel, Nightclub, Office, Outdoor poster advertising, Petrol station, Pigeon lofts, Public house, Veterinary surgery, Warehousing (retail/non food)/Retail Park, Warehousing.

In the case of Z14 lands that are identified for Key District Centres, all uses identified as Permissible Uses and Open for Consideration Uses on zoning objective Z4 lands will be considered.

15.10.15 Resource Lands (Education, Recreation, Community and Health) - Zone Z15

Land Use Zoning Objective Z15:

To provide for institutional, educational, recreational, community and health uses

These are areas which are reserved for future educational, recreational community and health uses and for existing uses which are unlikely to change in the future.

The present uses on the land generally include community related development including schools and colleges, residential health care institutions e.g. hospitals, prisons.

These resource lands contain a range of community infrastructure essential for the creation of sustainable vibrant neighbourhoods and a sustainable City.

With any development proposal on these lands, consideration for change of use will only be given if the current institutional uses e.g. schools, are no longer needed by the community for the foreseeable future.

The uses on these lands can sometimes cause amenity problems for adjoining uses (e.g. noise generated by 24-hour traffic going to/from a hospital adjacent to a residential area). Opportunities should be taken, through the treatment of boundaries and landscaping etc. to protect adjoining areas from any adverse effect that may necessarily arise from this category of use.

With any development proposal on these lands, consideration should be given to their potential to contribute to the development of a strategic green network.

With any development, other than minor developments associated with the existing use, the City Council will require the preparation and submission of a Schematic Masterplan.

Where lands zoned Z15 are to be developed, a minimum of 25% of the site, incorporating landscape features and the essential open character of the site, will be required to be retained as accessible public open space.

In considering any proposal for development on lands subject to zoning objective Z15, other than development directly related to the existing community and institutional uses, Dublin City Council will require the preparation and submission of a master plan setting out a clear vision for the future for the development of the entire land holding. In particular, the master plan will need to identify the strategy for the provision of the 25% public open space requirements associated with any development, to ensure a co-ordinated approach to the creation of high quality new public open space facilities on these lands.

And, for the avoidance of doubt, at least 20% social and affordable housing requirement, as set out in the Housing Strategy in this Plan, will apply in the development of lands subject to the Z15 zoning objective.

Zoning Objective Z15:

Permissible Uses

ATM, Buildings for the health, safety and welfare of the public, Childcare facility, Community facility, Cultural/recreational building and uses, Education, Medical and related consultants, Open space, Place of public worship, Public service installation, Residential institution

Open for Consideration Uses

Bed and breakfast, Car park ancillary to and subject to the main use remaining as community or institutional, Guesthouse, Hostel, Hotel, Municipal Golf Course, Residential.

Where lands zoned Z15 are to be developed for open for consideration uses then:

(a) 25% of the site (this open space is in lieu of the requirement for 10-20% public open space provided for in paragraph 17.9.7 hereof) shall be set aside for accessible public open space and/or community facilities save that this requirement need not apply in the event that the footprint of the existing buildings exceeds 50% of the total site area of the institutional lands in question;

(b) A Schematic Master Plan setting out a clear vision for the entire land holding, including the portion of the site proposed to be set aside for accessible public open space and/or community facilities must be made. In this regard, the Master Plan shall identify how the requirement for 25% of the site to be set aside for accessible public open space and/or community facilities will be met and it should ensure that the said space will be provided in a manner designed to maximise appropriate public use and to protect existing sporting and recreational facilities which are available predominantly for community use. The public open space should contribute to, and create linkages with the strategic green network. Where such facility exists it shall rank for inclusion in the open space requirement.