

**PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED
PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL
ASSESSMENT) REGULATIONS 2004-2011
NOTICE OF PROPOSED VARIATION NO.3
OF SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN
2016-2022**

Notice is hereby given pursuant to Section 13 of the Planning and Development Act 2000 (as amended) that South Dublin County Council is initiating a variation of the South Dublin County Council Development Plan 2016-2022 in accordance with Section 13 of the Planning and Development Act 2000 (as amended) in the following manner;

Proposed Variation No. 3 - Zoning Amendment to Lands at Ballymount / Naas Road

It is proposed to amend the zoning objective of approximately 178 hectares of land from zoning objective EE (Enterprise and Employment) to objectively REGEN (Regeneration).

These lands are located in the Ballymount / Naas Road area, which are south of the Grand Canal and east of the M50, adjoining the boundary with Dublin City Council, all located within the areas of Fox and Geese, Bluebell, Ballymount, Redcow, Gallanstown and Drimnagh.

This proposed variation includes changes to the zoning maps, as well as amendments to policy and addition of text in the Written Statement.

The reason for the proposed variation is to facilitate the regeneration of the brownfield lands at this location, which is in close proximity to existing and proposed transport nodes and would provide for a more intensive mix of enterprise and/or residential led development.

The proposed variation supports the implementation of the National Planning Framework (NPF) 2018 and the Eastern and Midland Assembly (Draft) Regional Spatial and Economic Strategy (RSES) 2018, in particular National Strategic Outcome (NSO) No. 1 of the NPF, which seeks to achieve compact growth and consolidation of Ireland's cities as a top priority.

Accompanying Proposed Variation No.3 is:

- A Planning Report
- Amended Development Plan Map No. 5
- A Strategic Environmental Assessment (SEA) Screening and Scoping Report and an Environmental Report in accordance with the SEA Directive (DIR 2001/42/EC) and pursuant to the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011.
- Appropriate Assessment (AA) Screening and Natura Impact Report (NIR) in accordance with the requirements of Article 6(3) of the EU Habitats Directive (DIR 92/43/EEC) and
- Other supporting documentation

A copy of the SEA Screening and Scoping Reports, the Environmental Report, AA Screening and Natura Impact Report (NIR) are available for public inspection with the proposed variation.

Public Display:

The Proposed Variation No. 3 of the South Dublin County Council Development Plan 2016-2022 along with accompanying planning and environmental reports are being placed on public display and may be inspected from **Tuesday 20th November 2018 to Tuesday 18th December 2018** (both dates inclusive) during normal opening hours at County Hall Tallaght, the Civic Offices Clondalkin and in County Library, Tallaght and all Local Branch Libraries during normal opening hours for each library (excluding Bank Holidays).

The documents may also be viewed on South Dublin County Council's website at www.sdcc.ie

Making a submission:

Written submissions or observations with respect to this proposed variation can be made in writing to the address below no later than **4.00pm 18th December 2018** (12.00 midnight if made online).

Submissions should be in **ONE** medium only and include the full name and address of the person making the submission, details of organisation, community group or company represented where relevant and clearly marked - *Proposed Variation No. 3 South Dublin County Council Development Plan 2016-2022*. As an online facility has been provided for your convenience, e-mail submissions will not be accepted.

Submissions or observations can be made as follows:

On Line: <https://consult.sdublincoco.ie/> up to 12.00 midnight on **18th December 2018**.

OR

By Post: Senior Executive Officer, Forward Planning Section, Land Use, Planning and Transportation Department, South Dublin County Council, County Hall, Tallaght, Dublin 24.

LATE SUBMISSIONS WILL NOT BE ACCEPTED

Any written submissions or observations in respect of the proposed variation received within the timeframe will be taken into consideration before the making of the proposed variation.

Laura Leonard

A/Director of Services

Land Use Planning and Transportation Department

Web: www.sdcc.ie

