



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Amendments to the North Lotts and Grand Canal Dock SDZ Planning Scheme

WHEREAS on the 16th day of May, 2014, An Bord Pleanála decided, under section 169(7) of the Planning and Development Act, 2000, to approve, with modifications, the making of the North Lotts and Grand Canal Dock Strategic Development Zone Planning Scheme, and this scheme was subsequently published by Dublin City Council:

AND WHEREAS on the 22nd day of August, 2019, Dublin City Council applied to An Bord Pleanála to make amendments, as set out in the document entitled “Proposed amendment to the North Lotts and Grand Canal Dock SDZ Planning Scheme in relation to revised pedestrian/cycle bridge location across the River Liffey”, submitted with the application:

AND WHEREAS, in arriving at its decision, the Board had regard to –

- the planning history of the Strategic Development Zone scheme approved by An Bord Pleanála in May 2014, and to the overall scope and objectives of the approved planning scheme,
- the nature of the proposed amendment, as set out in the Planning Report accompanying the application,
- the responses to public consultation, and the report of the consultation phase prepared by Dublin City Council,
- the Inspector’s report dated November, 2019, and the Inspector’s report dated May, 2020, assessing the consultation response and advising on whether or not to make the amendments, and
- the provisions of section 170A of the Planning and Development Act, 2000, as amended:

NOW THEREFORE An Bord Pleanála decided, under the provisions of section 170(A) of the Planning and Development Act, 2000, as amended, **NOT TO APPROVE** the making of the proposed amendment involving the revised location of the pedestrian/cycle bridge already included in the SDZ Planning Scheme, based on the Reasons and Considerations set out below.

Reasons and Considerations

It is considered that the location of Forbes Street Bridge in the Planning Scheme is an appropriate location owing to its position on a logical and clear desire line for pedestrians and cyclists between north and south of the River Liffey, directly linking Grand Canal Square and Spencer Dock (including the existing Luas red line stop), and in the longer term offering the potential of a direct connection from south of the river to a future DART underground commuter rail station to the north of the river. This location has greater potential to alleviate pedestrian and cycling congestion on the Samuel Beckett Bridge, compared with the proposed alternative location at Blood Stoney Road, which would not serve the pedestrian and cyclist desire lines as successfully. The Board considered that, notwithstanding the technical and cost arguments put forward in support of relocation, and in the context of the other bridge locations already approved within the SDZ area, at Castleforbes Road and on the west side of Tom Clarke Bridge, the existing approved position for the Forbes Street Bridge would better serve the interests and amenities of the area in the long term and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Strategic Environmental Assessment (SEA) Screening

The Board noted submissions on file, including the planning report accompanying the application, submissions by observers following from public notices made by Dublin City Council, and the Report on Consultation Phase by Dublin City Council, which was accompanied by an SEA Screening Statement. The Board agreed with the conclusion of this document and with the screening assessment carried out by the Inspector (report dated 28th November 2019) in relation to the requirement for SEA. The Board was satisfied that, owing to the nature of the proposed amendment and the scope of the original SEA procedures already completed for the adopted scheme, the need for SEA does not arise in relation to the amendment proposed.

Appropriate Assessment (AA) Screening

The Board noted submissions on file, including the planning report accompanying the application, submissions by observers following from public notices made by Dublin City Council, and the Report on Consultation Phase by Dublin City Council which was accompanied by an AA Screening Statement. The Board agreed with the conclusion of this document and with the screening assessment carried out by the Inspector (report dated 28th November 2019) in relation to the requirement for AA. The Board was satisfied that that, owing to the nature of the proposed amendment and the scope of the original AA procedures already completed for the adopted scheme, the need for AA does not arise in relation to the amendments proposed.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020.