

An
Bord
Pleanála

Board Order

ABP-316134-23 (ABP-304604-19)

Planning and Development Acts, 2000 to 2022

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 6th day of June, 2019, Dublin City Council applied to An Bord Pleanála to make amendments, as set out in the document entitled "Review of Building Height and Proposed Amendments to the North Lotts and Grand Canal Dock Planning Scheme 2014", submitted with the application:

NOW THEREFORE An Bord Pleanála decided, under the provisions of section 170(A) of the Planning and Development Act, 2000, as amended, to **APPROVE** the making of the proposed amendments, subject to the omission of a revision in the height of Black 3D under Item 2 of Section 5.5.3(b) of the Planning Scheme, based on the Reasons and Considerations set out below.

OB


Reasons and Considerations

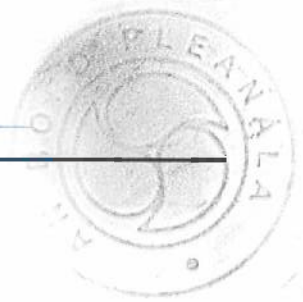
Having regard to:

- (a) the Planning and Development Act 2000 to 2022,
- (b) The National Planning Framework,
- (c) the Urban Development and Building Height Guidelines for Planning Authorities, issued by the Department of Housing, Local Government and Heritage in 2018,
- (d) the Regional Spatial and Economic Strategy of the Eastern and Midland Regional Assembly,
- (e) the Dublin City Development Plan 2022 – 2028,
- (f) the Planning Scheme for the North Lotts and Grand Canal Dock Strategic Development Zone 2014,
- (g) Loci's Urban Scale and Building Height Review: North Lotts and Grand Canal Dock Planning Scheme 2014: Report May 2019,
- (h) Dublin City Council's Review of Height and Proposed Amendments of North Lotts and Grand Canal Dock Planning Scheme 2014: May 2019,
- (i) the 29 submissions made to Dublin City Council under the Section 170A(7) of the Planning and Development Act, 2000 – 2019, public consultation exercise,
- (j) Dublin City Council's Report on Public Consultation, December 2019, and
- (k) the Inspectors' original, supplementary, and addendum reports,

as

it is considered that, subject to the omission of a revision in the height of Block 3D under Item 2 of Section 5.5.3(b) of the Planning Scheme, the proposed amendments to the Planning Scheme for the North Lotts and Grand Canal Dock Strategic Development Zone would satisfy the provisions of Special Planning Policy Requirement 3(B) of the Urban Development and Building Height Guidelines for Planning Authorities. These amendments would not raise any Strategic Environmental Assessment or Appropriate Assessment issues. They would, therefore, be in accordance with the proper planning and sustainable development of the said Strategic Development Zone.


Oonagh Buckley
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this *1st* day of *September* 2023.