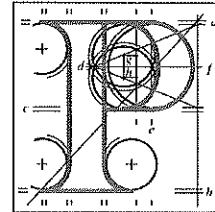


**Our Case Number:** ABP-316134-23 )ABP-304604-19)



**An  
Bord  
Pleanála**

Dublin City Council  
Planning & Development  
Civic Offices  
Block 4, Floor 3  
Wood Quay  
Dublin 8

**Date:** 04 SEP 2023

**Re:** Proposed Amendments to North Lotts & Grand Canal Dock Planning Scheme  
North Lotts and Grand Canal Dock

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2022. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website ([www.pleanala.ie](http://www.pleanala.ie)). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,

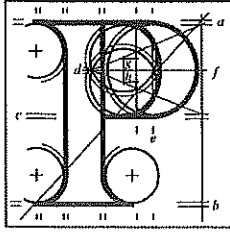
Miriam Baxter  
Executive Officer

BP100N

Tel	Tel	(01) 858 8100
Glaio Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Lálthreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902





An  
Bord  
Pleanála

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

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**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 16<sup>th</sup> 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 6<sup>th</sup> 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:

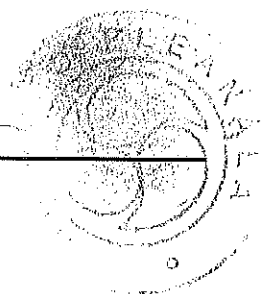
- (a) the Planning and Development Act 2000 to 2022,
- (b) The National Planning Framework,
- (c) the Urban Development and Building Height Guidelines for Planning Authorities, issued by the Department of Housing, Local Government and Heritage in 2018,
- (d) the Regional Spatial and Economic Strategy 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,

*ab*

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 <sup>1<sup>st</sup></sup> day of *September* 2023.

