

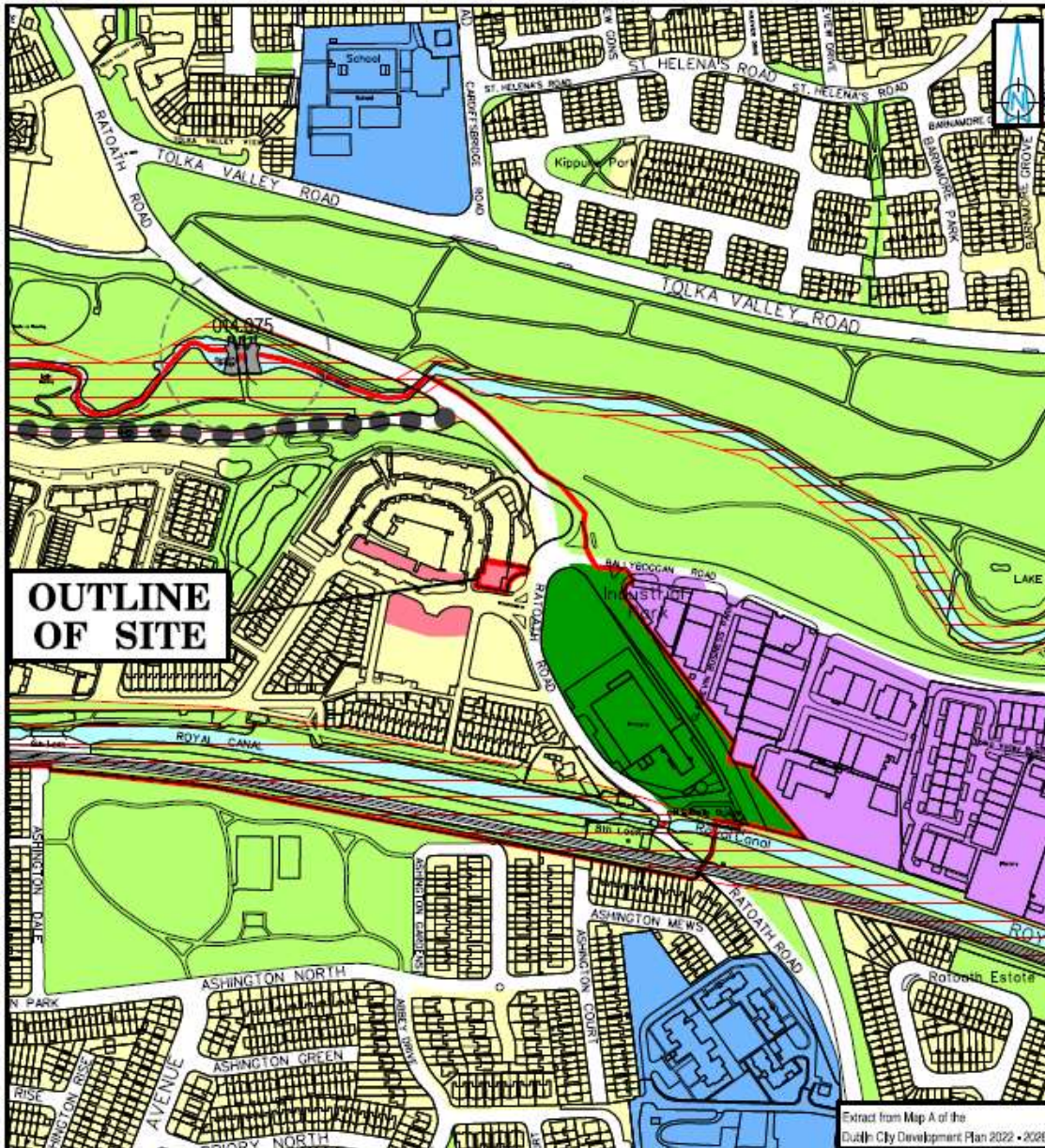
VARIATION (NO. 6) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022-2028


Variation No. 6 of the Dublin City Development Plan 2022-2028 changes the land use zoning objective pertaining to lands at One Royal Canal House, Royal Canal Park, Pelletstown, Dublin 15 from Zoning Objective Z1 'Sustainable Residential Neighbourhoods' to Zoning Objective Z3 'Neighbourhood Centres'.

Copies of the Proposed Variation, together with the SEA and AA screening reports and Strategic Flood Risk Assessment, were placed on public display from 4th September to 3rd October 2025. Following the public display a report was prepared (the Chief Executive's Report) identifying, summarising and responding to the submissions received and gave the Chief Executives response and recommendations to the issues raised. Following the review of the submissions received, the Chief Executive's report did not propose amendments to the Proposed Variation.

In accordance with Section 13 of the Planning and Development Act 2000 (as amended), following consideration of the Chief Executive's Report, on 1st December 2025 Dublin City Council resolved to make Variation No. 6 of the Dublin City Development Plan 2022 – 2028, without modification.

The updated Variation No. 6 Map is shown below and the rest of this document contains the Chief Executives Report as agreed by the Council.





 Comhairle Cathrach
 Bhaile Átha Cliath
 Dublin City Council

VARIATION (No.6) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028

Lands at One Royal Canal House Royal Canal Park Pelletstown, Dublin 15

AREA HIGHLIGHTED REZONED TO
 Z3 : Neighbourhood Centre
 FROM
 Z1: Sustainable Residential Neighbourhoods

 Site Area: 0.07 Hectares



Proposed Variation (No. 6) of the Dublin City Development Plan 2022-2028

Re: Lands at One Royal Canal House, Royal Canal Park, Pelletstown, Dublin 15.

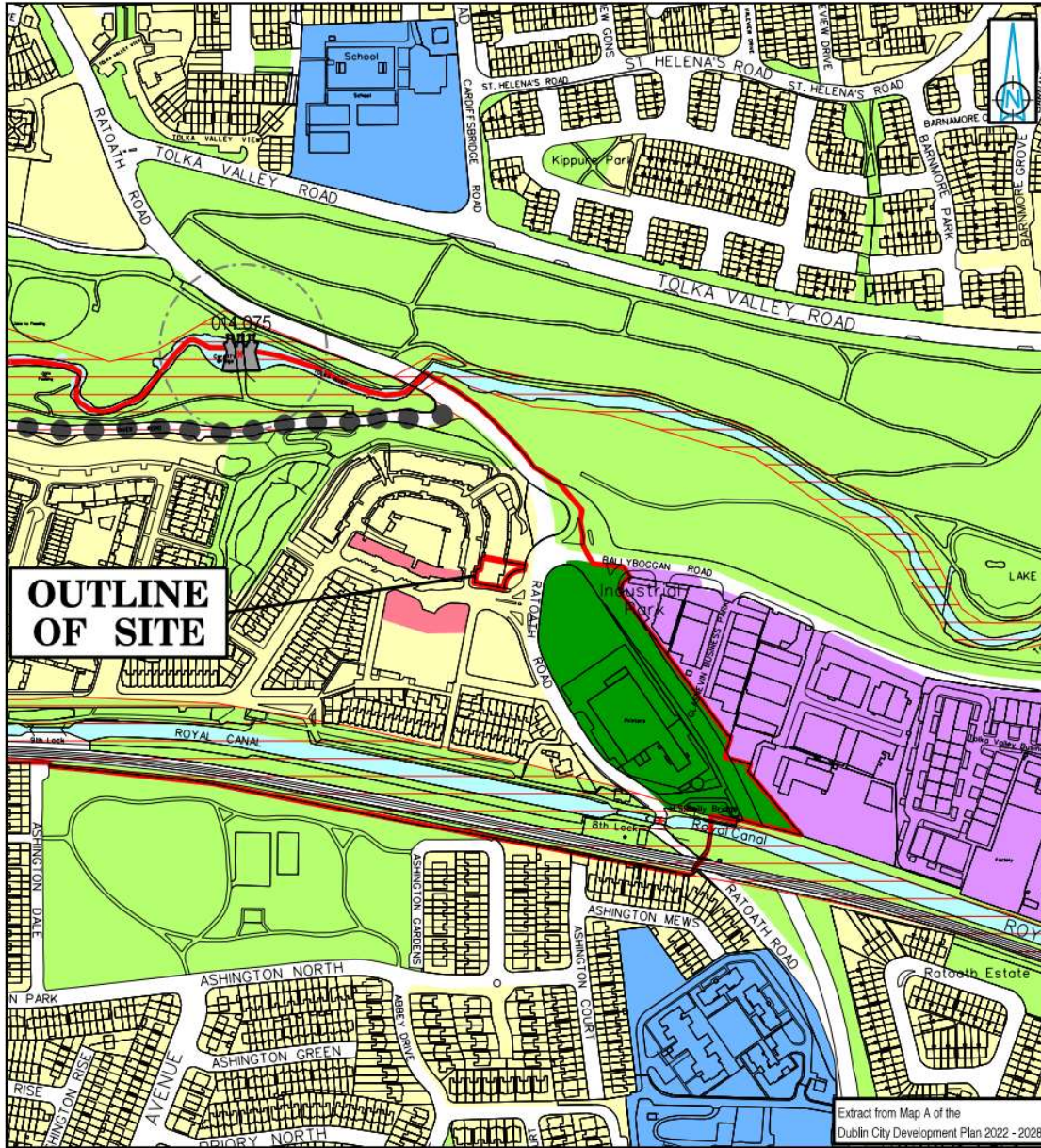
Proposal

It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning objective pertaining to lands at One Royal Canal House, Royal Canal Park, Pelletstown, Dublin 15:

From: Zoning Objective Z1 'Sustainable Residential Neighbourhoods' - *To protect, provide and improve residential amenities.*

To: Zoning Objective Z3 'Neighbourhood Centres' - *To provide for and improve neighbourhood facilities.*

The relevant lands are 0.07 ha in area and are delineated on the attached map, an extract from Map A, Volume 3 of the Dublin City Development Plan 2022 – 2028.




 Comhairle Cathrach
 Bhaile Átha Cliath
 Dublin City Council

PROPOSED VARIATION (No.6) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028

Lands at One Royal Canal House
 Royal Canal Park
 Pelletstown, Dublin 15

AREA HIGHLIGHTED REZONED FROM
 Z1: Sustainable Residential Neighbourhoods
 TO
 Z3 : Neighbourhood Centre



Site Area: 0.07 Hectares

Procedure Followed

Public Notice and Public Display

Members of the public were invited to make submissions regarding the proposed variation. In accordance with the procedures set out in Section 13 of the Planning and Development Act 2000 (as amended), the proposed variation was placed on public display from 4th September to 3rd October 2025 and a public notice was inserted into a national newspaper.

Copies of the proposed variation, together with the SEA and AA screening reports and Strategic Flood Risk Assessment, were made available for inspection at the Civic Offices, Wood Quay, at the Central Area Office, 51-53 Lower Sean McDermott Street and at the Cabra Area Office, 97 Cabra Road. Details were also available on the City Council's website at <https://consult.dublincity.ie>.

Environmental Determinations

The proposed variation has been screened as part of the processes for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

A Strategic Environmental Assessment (SEA) Screening Report on the proposed variation has been prepared and a determination has been made that a full SEA is not required to be undertaken.

An Appropriate Assessment (AA) Screening Report on the proposed variation has been prepared. The Appropriate Assessment (AA) Screening Report Conclusion is that Variation No. 6 does not require an Appropriate Assessment or the preparation of a Natura Impact Report (NIR).

A Stage 1 Strategic Flood Risk Assessment (SFRA) accompanies the proposed variation.

Purpose of the Proposed Variation

One Royal Canal House is identified as in scope for the Residential Zoned Land Tax (RZLT) on the DCC annual draft RZLT Maps for 2025 and 2026. The landowner requested in 2024 that the lands be rezoned from Z1 (Sustainable Residential Neighbourhoods) to Z6 (Employment/Enterprise) to better reflect the existing office use at the address.

The predominant zoning at Royal Canal Bank is residential - Z1 (Sustainable Residential Neighbourhoods) - and this reflects the primarily residential nature of the area. Along the north and south of Spindrift Avenue the lands are zoned primarily Z3 (Neighbourhood Centres), and this reflects the commercial neighbourhood centre / mixed use nature of the street.

One Royal Canal House comprises an operational office building permitted under Reg. Ref. 3414/04. It extends to over 2,000 sqm of office space over 5/6 floors. It fronts onto Spindrift Avenue, is located adjacent the mixed use area along Spindrift Avenue and it reads as part of the neighbourhood centre.

One Royal Canal House is zoned Z1 (Residential Neighbourhoods) in the current Dublin City Development Plan. To better reflect and support the operational and permitted office use at this location and, thereby in turn, support the commercial core at Royal Canal Park, it is proposed to vary the zoning at One Royal Canal House from Z1 to Z3.

Under the current Dublin City Development Plan 2022 – 2028 'office' is a 'permissible use' on Z3 lands and the development plan does not set a limit on office floor space in a neighbourhood centre.

Report on Submissions and observations

List of Submissions Received

The following persons or bodies made submissions or observations in relation to the proposed variation of the Development Plan:

- Office of the Planning Regulator
- Eastern and Midland Regional Assembly
- Environmental Protection Agency
- Uisce Éireann
- Transport Infrastructure Ireland
- Office of Public Works
- Health and Safety Authority

Submission by the Office of the Planning Regulator (OPR)

Summary of Submission

The OPR is of the view that the proposed zoning amendment does not raise any concerns in relation to consistency with the legislative and national policy requirements and section 28 guidelines. The Office welcomes that the proposed variation has been screened as part of the processes for SEA, AA and SFRA. The OPR accepts the rationale for the proposed variation and is of the view that it does not raise any concerns in relation to consistency with legislative and policy requirements.

Chief Executive's Response

The content of the submission is noted.

Recommendation

Submission is noted; no change recommended.

Submission by the Eastern and Midland Regional Assembly (EMRA)

Summary of Submission

The Eastern and Midland Regional Assembly (EMRA) considers that the proposed variation is consistent with the Regional Spatial and Economic Strategy 2019-2031 as it will not have a material impact on the core strategy of the Development Plan from a housing delivery perspective and will align with RSO 2 (Compact Growth and Urban Regeneration) and RPO 4.3 (Consolidation and Re-Intensification) of the RSES as it relates to Dublin City and the wider Metropolitan Area.

Chief Executive's Response

EMRA's submission on the proposed variation is noted.

Recommendation

Submission is noted; no change recommended.

Submission by the Environmental Protection Agency (EPA)

Summary of Submission

The Environmental Protection Agency (EPA) advocate consistency with higher level plans/ programmes, infrastructure-led development and alignment with national commitments on climate change mitigation and adaptation. The agency highlights the environmental and climate change policy context of the proposed Variation and provides guidance on the procedures for carrying out an SEA Screening determination.

Chief Executive's Response

The Chief Executive notes the submission by the EPA and the policy context and guidance that the agency has provided.

Recommendation

Submission is noted; no change recommended.

Submission by Uisce Éireann (UÉ)

Summary of Submission

Uisce Éireann state that they have no objection to the proposed variation.

Chief Executive's Response

The content of the submission is noted.

Recommendation

Submission is noted; no change recommended.

Submission by Transport Infrastructure Ireland (TII)

Summary of Submission

Transport Infrastructure Ireland (TII) state that they have no observations to make on the proposed variation.

Chief Executive's Response

The content of the submission is noted

Recommendation

Submission is noted; no change recommended.

Submission by the Office of Public Works (OPW)

Summary of Submission

The OPW welcomes the preparation of the Strategic Flood Risk Assessment which accompanies the proposed variation and the acknowledgement of and the continued commitment to adhere to the appropriate application of the Flood Risk Management Guidelines.

Chief Executive's Response

The content of the submission is noted.

Recommendation

Submission is noted; no change recommended.

Submission by the Health and Safety Authority (HSA)

Summary of Submission

The HSA does not make specific observations in their submission regarding the proposed variation and refers to general planning policy requirements in regard to major accident hazard sites.

Chief Executive's Response

The HSA's submission on the proposed variation is noted.

Recommendation

Submission is noted; no change recommended.

Recommendation to City Council

Having regard to the submissions received and to the Chief Executive's Response to the issues raised therein, it is recommended that the City Council adopt the Proposed Variation (No. 6) of the Dublin City Development Plan 2022-2028 to change the land use zoning objective pertaining to lands at One Royal Canal House, Royal Canal Park, Pelletstown, Dublin 15 from Zoning Objective Z1 'Sustainable Residential Neighbourhoods' to Zoning Objective Z3 'Neighbourhood Centres' in accordance with Section 13 of the Planning and Development Act 2000 (as amended).

Resolution on Adopting Variation No. 6

I recommend that the Elected Members adopt the following resolution:

'The Members of the authority having considered the proposed variation and the Chief Executive's Report No. 269/2025, and the issues raised, the proper planning and sustainable development of the City, the statutory obligations of the local authority and the relevant policies or objectives of the Government or of any Minister of the Government; the City Council resolves that Variation No. 6 of the Dublin City Development Plan 2022-2028 is hereby made and that the necessary notices of the making of Variation No. 6 of the Dublin City Development Plan 2022-2028 be published'.

Richard Shakespeare

Chief Executive