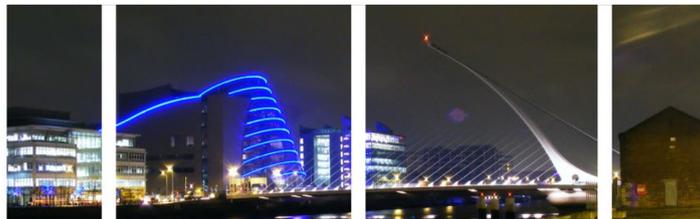


Proposed Amendments to the North Lotts & Grand Canal Dock SDZ Planning Scheme in relation to Building Heights.

North Lotts and Grand Canal Dock Planning Scheme 2014




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Dublin City Council Oct 2019

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A Proposed Amendments to North Lotts and Grand Canal Dock SDZ Planning Scheme

1. Summary of Proposed Amendments

It is proposed to revise the building height code in the planning scheme. The amendments will ensure the adopted North Lotts and Grand Canal Dock Planning Scheme complies with statutory building height guidelines published in December 2018 by the Department of Housing, Planning and Local Government. Accompanying statements are enclosed in relation to Appropriate Assessment and Strategic Environmental Assessment considerations.

The North Lotts and Grand Canal Dock Planning Scheme 2014 contains development codes for height standards within Figure 35 (see p 178). The amendment now seeks to revise/amend the following heights standards having regards to the criteria set out in the aforementioned guidelines ;

- (a) Text providing for additional storeys supporting Figure 35 and compliance with heights guidelines
- (b) Urban form/heights in City Blocks 2, 3,7, 9, 11, 18 and 19, as described and illustrated in the scheme.
- (c) Figure 35 Graphic titled 'Development Code for City Blocks'

2 The Proposed Amendments in Detail

The proposed amendments to the North Lotts and Grand Canal Dock Planning Scheme 2014 are set out hereunder. These comprise changes to City Blocks /graphics/figures and also text changes.

Please note in relation to text changes, relevant pages numbers of the planning scheme are referenced where applicable, and the notation used hereunder is as follows;

- Deletions as shown as ~~red and strikethrough bold~~ text,
- Amendments / additions are shown as **green and bold** text

Proposed amendment Reference no. 1;

Section 5.4.5 Height as part of the Urban Structure

Page 174. Last sentence to be amended, i.e. "In addition to the setbacks which may be necessary for design and amenity reasons within the height envelope in Fig. 35, an additional storey, with a setback of 1.5m plus may be considered subject to a shadow analysis and a compelling urban design rationale. ~~This option for additional storey shall not apply to Blocks 1 to 5~~" **This provision does not apply to any landmark or local landmark buildings**

Proposed amendment Reference no. 2;

Section 6.1.2 providing co-ordinated delivery, requirements for each City Block

Page 223. Last paragraph to be amended, i.e.

~~In relation to height, any new building or additional height to existing buildings shall relate to the prevailing height as set out in the relevant city block or adjacent blocks in the Development Code.~~ The approved amended SDZ Planning Scheme has had full regard to the Planning Guidelines on Urban Development and Building Height 2018. As such, any proposed new building replacing an existing building or additional height to existing buildings shall be assessed in the context of the overall height in the approved amended SDZ Planning Scheme, which reflect the criteria set out in the Building Height Guidelines. Proposals involving a material change of use shall accord with the land use mix ratio as set out in the Development Code (See Chapter 5 for Development Code for Individual City Blocks).

Proposed amendment Reference no. 3;

Appendix 3, Providing Co-ordinated Delivery

Page 264. Penultimate paragraph to be amended, i.e.

~~In relation to height, any new building or additional height to existing buildings shall relate to the prevailing height as set out in the relevant city block or adjacent blocks in the Development Code.~~

The approved amended SDZ Planning Scheme has had full regard to the Planning Guidelines on Urban Development and Building Height 2018. As such, any proposed new building replacing an existing building or additional height to existing buildings shall be assessed in the context of the overall height in the approved amended SDZ Planning Scheme, which reflect the criteria set out in the Building Height Guidelines.

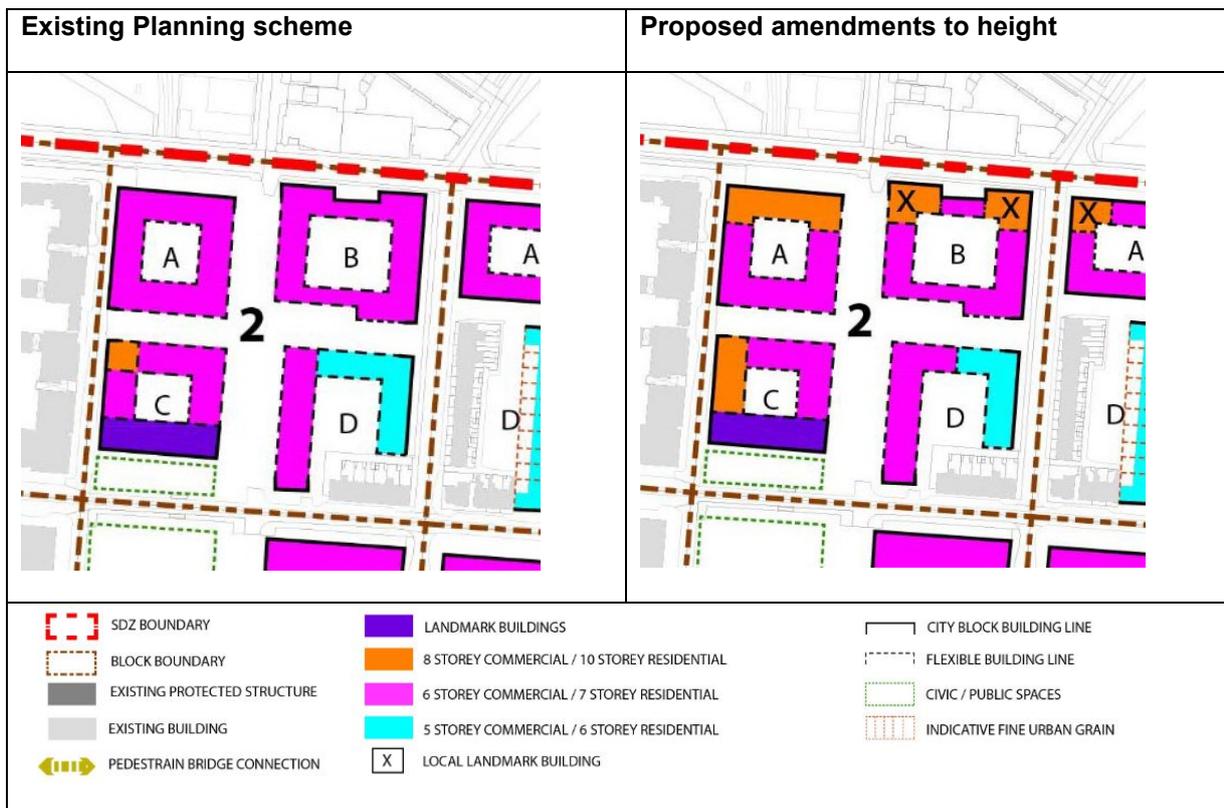
Proposed amendment Reference no. 4;

City Block 2

Page 183 Section 5.5.2, 2, 'Urban Form/Height Range' to be amended .i.e.

- **Block 2A to be 8 Storey commercial/10 storey residential fronting onto Sheriff Street Upper.**
- **12 Storey residential local landmarks at NE and NW corners of block 2B, to extend along no more than one third of the sub-block frontages.**
- Block 2C to be 12 storey (maximum) commercial (minimum 10 storey) fronting Station Square, to achieve balance between hub quantum and view lines from Georgian mile. Landscaped plaza south of block. **Western side of 2C to be 8 storey commercial/10 storey residential.**

- Remaining blocks to range between 5 storey commercial/6 storey residential and 6 storey commercial/7 storey residential, stepping down to 3 residential immediately north and west of the Mayor Street terrace.
 - Urban blocks to front Sheriff Street to remake and contain the street.
 - The 7 storey residential frontage to New Wapping Street responds to the 2/3 storey terrace opposite, more favourably than the 9 storey scheme previously certified.
- **Any temporary pavilion buildings to be up to a maximum of 4 storeys**



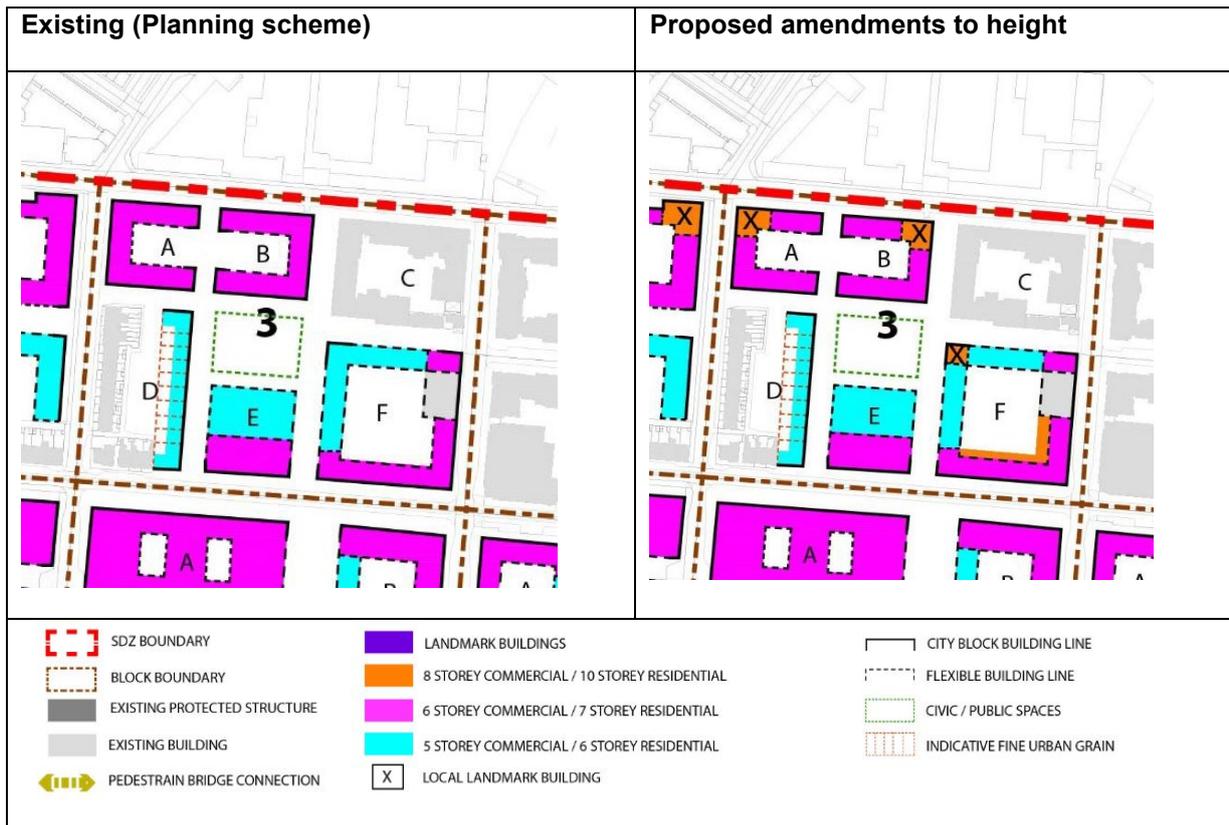
Proposed amendment Reference no. 5;

City Block 3

Page 184 Section 5.5.3, Urban Form/Height Range to be amended .i.e.

- Up to 7 residential/6 commercial provides strong perimeter to city block.
- **10 storey commercial/ 12 Storey residential local landmarks at corners 3A and 3B and must extend for no more than one third of the length of the sub-block frontages.**

- **3-4 storey residential** on block 3D to provide transition with existing 2 storey terraces, stepping down to 3 storey residential immediately east of the terrace on Mayor Street Upper and to the rear of the northern end of the terrace on New Wapping Street.
- **8 storey commercial/10 storey residential setback at 3F.** The North-west corner of 3F to provide a vertical modulation of up to 10 storey commercial/12 storey residential and must extend no more than one third of the length of the sub-block frontages.



Proposed amendment Reference no. 6;

City Block 7

Page 190 Section 5.5.7, Urban Form/Height to be amended .i.e.

- ~~6 Storey commercial/ 7 storey residential in blocks 7C and D to provide balanced context for the Protected Structures and central Station Square.~~
- 7 Storey commercial to block 7B fronting Station Square, reducing to 6 storeys commercial (7 residential) to east, having regard to balance between economic hub and residential amenity for terrace north of Mayor Street. **To include 8 storey commercial/ 10 storey residential setback from Mayor Street Upper frontage. The additional storeys to sit below a 35 to 45 degree inclined plane from the main parapets fronting all streets and spaces.**

- 8 storey commercial /10 storey residential element set within the central section of the western side of 7C – (comprising up to 40% of the total frontage)
- ~~6 storey commercial/7 storey residential in Block 7D raising to 8 storey commercial to North Wall Quay with appropriate transition to the Protected Structure, the former London and North Western Hotel.~~
- 8 storey commercial /10 storey residential on Block 7D, reducing to 6 storey commercial/7 residential on northern frontages, part eastern frontage on New Wapping Street and north of the protected structure (former London and North Western Hotel)
- 12 Storey commercial/ 15 storey residential local landmark at corner of New Wapping Street and North Wall Quay, not to exceed 40m x 25m in area (25m along North Wall Quay and 40m along New Wapping Street).
- ~~Any temporary pavilion buildings to be up to a maximum of 4 storeys~~



Proposed amendment Reference no. 7;

City Block 9

Page 194 Section 5.5.9, Urban Form/Height to be amended .i.e.

- Building heights to range from 5 storey commercial (6 storey residential) to 8 storey commercial (10 storey residential) to allow for residential amenity and appropriate transition in scale, as well as sufficient enclosure onto main streets, and appropriate scale fronting Quays.
- **12 Storey residential local landmark at the north east corner of 9B to extend not more than 30% of the frontage to Mayor Street upper and 25% of frontage along North Wall Avenue.**
- **A 22-25 storey Liffey Gateway residential tower at the south-east corner of block 9D not exceeding 25m x 30m per floor.**



Proposed amendment Reference no. 8;

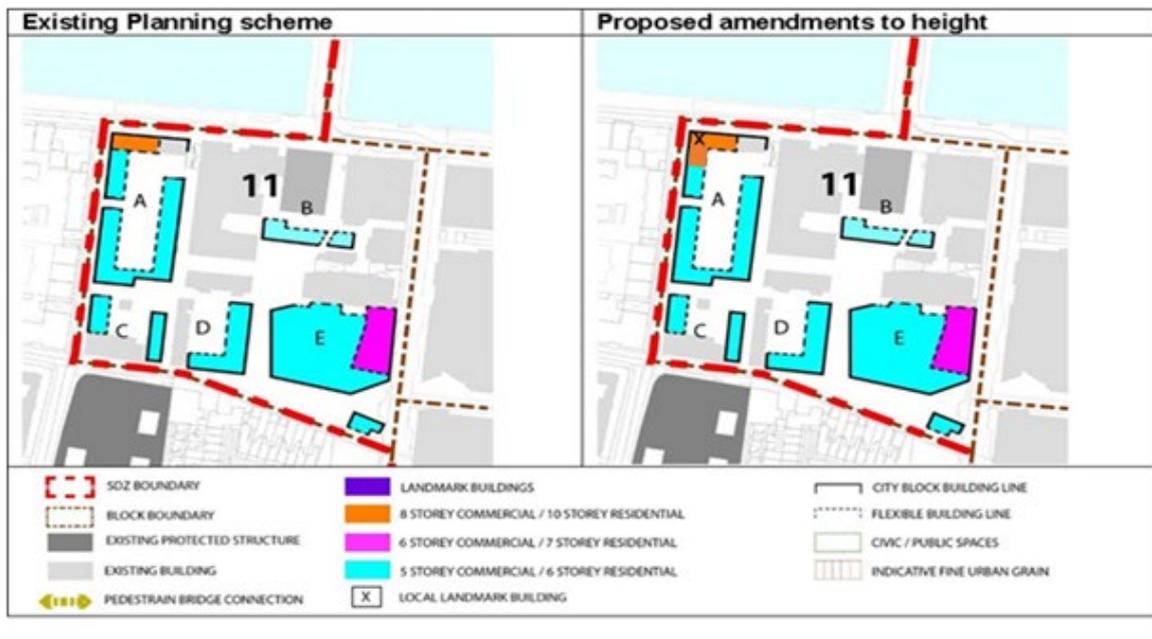
City Block 11

Page 198 Section 5.5.11, Urban Form/Height to be amended .i.e.

- Existing Protected Structures to be retained. New buildings fronting the northern side of the realigned (East-West) Misery Hill to be 5 storey commercial /6 storey residential; similar scale on

Lime Street. 11C to be 5 storey. New buildings along Sir John Rogerson's Quay (11A) may be up to 8 storeys commercial / 10 storeys residential subject to design criteria to safeguard the character of the adjoining protected structure.

- **10 storey commercial / 12 Storey residential local landmark at north west corner of 11A, to extend no more than one third of the length of the sub-block frontages**
- Opportunity to remake North-East corner of Pearse Square with 2/3 storey town houses, rising to 4 storey residential on Cardiff Lane. Cardiff Lane, north of realigned Misery Hill to be 6 storey commercial. (Note: This is outside the SDZ Area)
- The proposed east-west street provides an opportunity for frontage development compatible in scale to Martin Terrace (which is proposed for retention), and provides an opportunity to mitigate the effects of traffic in the area on local residents and improve the pedestrian and cycling permeability of the area. In this regard, environmental improvement measures in the immediate vicinity of Martin's Terrace, which shall be implemented after consultation with the local community, will be undertaken as part of any road realignment.

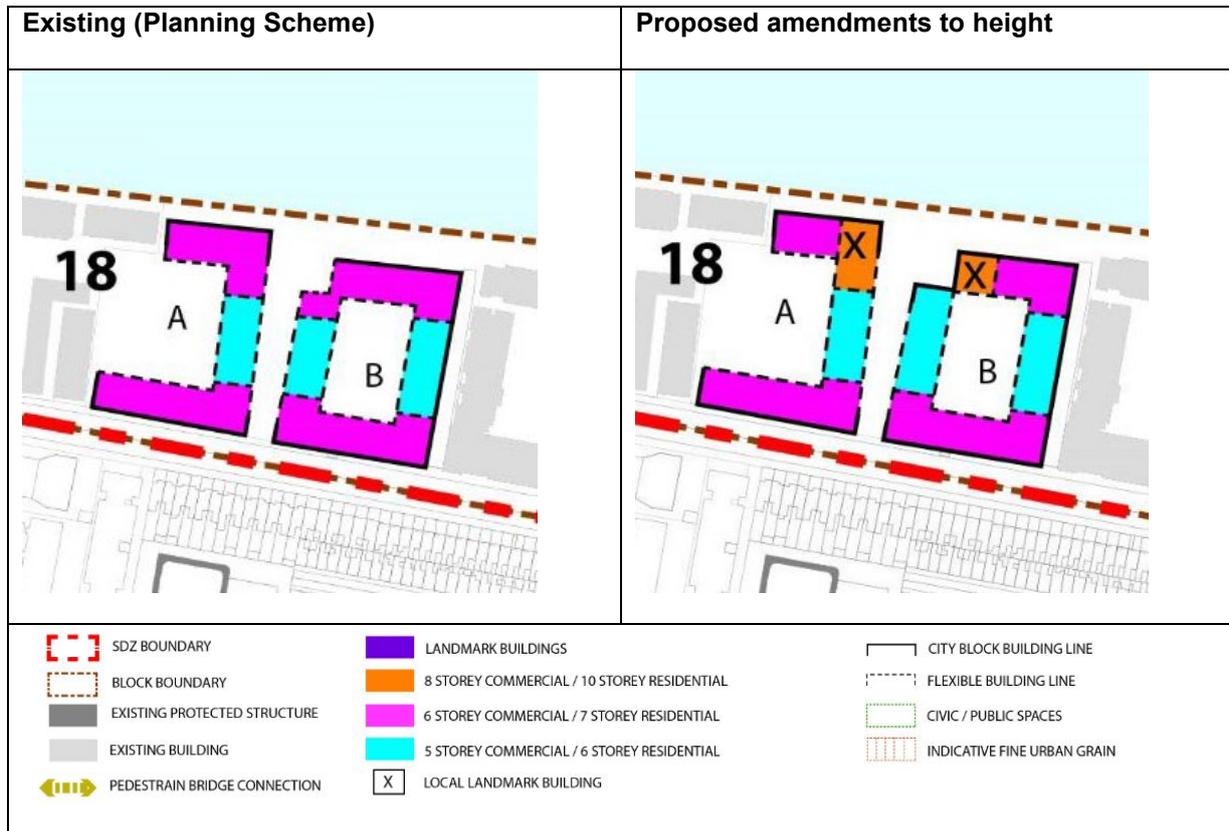


Proposed amendment Reference no. 9;

City Block 18

Page 211 Section 5.5.18, Urban Form/Height to be amended .i.e.

- 6 storey commercial / 7 storey residential along the water frontage to frame Grand Canal Dock and also along Ringsend Road to define the streetscape.
- **10 Storey residential local landmarks at corners of 18A and 18B, must extend for no more than one third of the length of the sub-block frontages.**

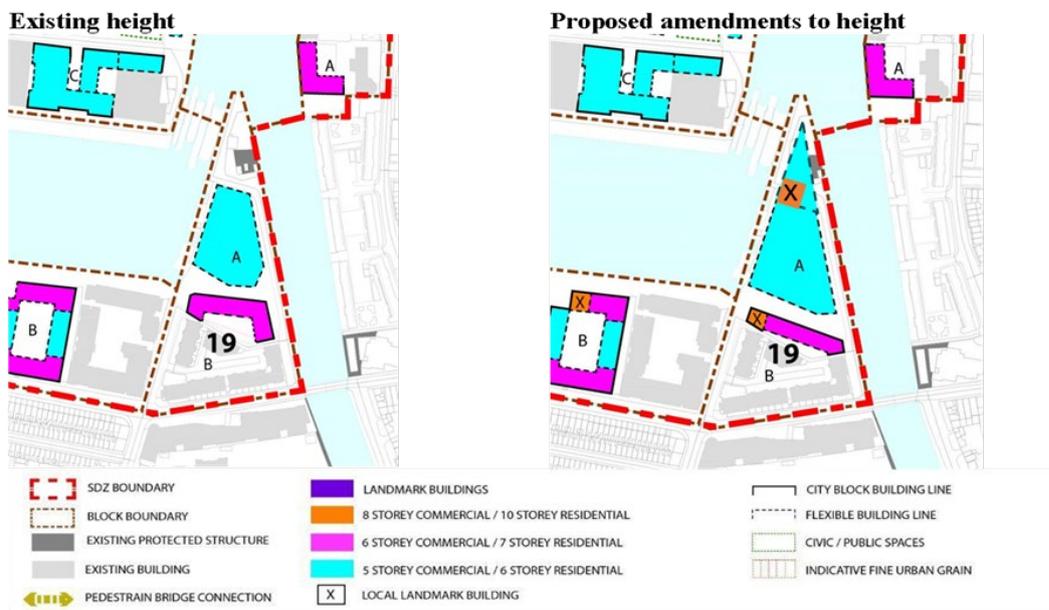


Proposed amendment Reference no. 10;

City Block 19

Page 213 Section 5.5.19, Urban Form/Height to be amended .i.e.

- Commercial / community buildings up to 5 storeys to contain the dock space. Residential perimeter block up to a maximum of 7 storeys to northern side of existing Camden Lock Development, subject to an appropriate transition in scale and design criteria which protects the residential amenity and minimises overshadowing of the Camden Lock Development.
- **8 Storey commercial/10 storey residential local landmark to north of Block A**
- **8 storey commercial/ 10 Storey residential local landmark at the western end of 19B, must extend no more than one third of the length of the sub-block frontage.**



Proposed amendment Reference no. 11;

Graphics amendments proposed

Figure number	Page no. of document	Amendment to be made
		Please note; map key also to be changed, where relevant.
Fig 34	176	Insert new indicative 3D model
Fig 35	178	Insert new local Landmark buildings and amend colours for city blocks with additional heights
City Block 2	182	insert new height development codes
City Block 3	184	insert new height development codes
City Block 7	190	insert new height development codes
City Block 9	194	insert new height development codes
City Block 11	198	insert new height development codes
City Block 18	211	insert new height development codes
City Block 19	213	insert new height development codes (includes minor amendments to block footprints)

B Environmental Assessment Conclusion Statements

Strategic Environmental Assessment (SEA)
Screening under:
The Planning and Development Act 2000 as amended for
Proposed Amendments to the North Lotts and Grand Canal Dock Planning Scheme

A Strategic Environmental Assessment (SEA) conclusion has been made by Dublin City Council regarding proposed amendments to the North Lotts and Grand Canal Dock Planning Scheme.

Taking into account the measures that have already been integrated into the Planning Scheme which contribute towards environmental protection, environmental management and sustainable development, it is identified that all potential adverse effects arising from proposed changes are either present already and will be further contributed towards or will be mitigated so as not to be significant (residual adverse); or are potentially adverse and would be mitigated by the measures integrated into the planning scheme or the Dublin City Development Plan 2016-2022 so as not to be significant. The proposed changes do not change the selected scenario for the planning scheme that emerged from the planning scheme/SEA preparation process. Therefore, it is determined that SEA is not required for the proposed amendments.

An SEA screening report on the proposed amendments has been prepared which accompanies and has informed this statement. The screening report has also been informed by the SEA Environmental Report and the North Lotts and Grand Canal Dock Planning Scheme.

**Appropriate Assessment under:
The Planning and Development Act 2000 (as amended);
For the
Proposed Amendments to the North Lotts and Grand Canal Dock Planning Scheme**

An Appropriate Assessment (AA) conclusion has been made by Dublin City Council regarding the proposed amendments to the North Lotts and Grand Canal Dock Planning Scheme.

In carrying out this Appropriate Assessment, the Council is taking into account the relevant matters specified under Part XAB of the Planning and Development Act 2000 (as amended), including:

- Existing North Lotts and Grand Canal Dock Planning Scheme (and associated NIR and SEA reports);
- The Strategic Environmental Screening Report on Proposed Amendments; and
- The Screening Statement for the Proposed Amendments of the North Lotts and Grand Canal Dock Planning Scheme.

It is determined that the risks to the safeguarding and integrity of the qualifying interests, special conservation interests and conservation objectives of all European Sites have been addressed by the inclusion of achievable mitigation measures within the existing North Lotts and Grand Canal Dock SDZ Planning Scheme with which the proposed amendments must comply. These prioritise the avoidance of effects in the first place and will reliably mitigate these effects where these cannot be avoided. In addition, any lower level plans and projects arising through the implementation of the plan will themselves be subject to relevant stages of Appropriate Assessment when further details of design and works are known.

Having incorporated these mitigation commitments; it is considered that the proposed amendments to the North Lotts and Grand Canal Dock Planning Scheme are not foreseen to have any likely significant effects on the ecological integrity of any European Site.