

# Amendment to the 1994 Planning Scheme for the Custom House Docks Area

## 1.00 INTRODUCTION

1.01 In accordance with the provision of Section 25 (1)(b) of the Dublin Docklands Development Authority Act, 1997, the Dublin Docklands Development Authority (the Authority) has amended the 1994 Planning Scheme for the Custom House Docks Area. This Planning Scheme, when made by the Authority and approved by the Minister for the Environment and Local Government, will amend the Custom House Docks Development Authority 1994 Planning Scheme approved by the Minister on 16 February 1995 (the 1994 Scheme). The carrying out of development which is consistent with the Planning Scheme as approved by the Minister is exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 and 1993.

1.02 The following are the amendments made and should be read in conjunction with new Map Nos. 9 and 10.

## 2.00 NATURE AND EXTENT OF DEVELOPMENT

### 2.01 Density

The maximum density for all new residential developments shall be 160 units per hectare (65 units per acre) gross. The gross area for density purposes will be taken to include the curtilage plus the area to the centre of adjoining roads, subject to a maximum of 7 metres of road width. (This amends paragraph 4.05, page 17 and paragraph 4.10.2, page 18 of the 1994 Scheme).

## 3.00 THE PROPOSED DISTRIBUTION AND LOCATION OF USES

### 3.01 Land Use

The area of land assigned to cater for the continued development of services of, for, in support of, or ancillary to the financial sector of the economy shall be increased by reassigning a section of land comprising 0.48 hectares (1.2 acres) from residential use to office use. (This amends paragraph 5.12.12, page 25 and Map 5 "Primary Land Use" of the 1994 Scheme). See new Map 9 "Revised Primary Land Use".

### 3.02 Major National Institution

In the light of the current National Convention Centre competition and the locations proposed as part of that competition, and also in the light of the demand for further space for financial services uses, the Authority will not provide for a major national institution within the existing Custom House Docks Area. (This amends paragraph 5.07, page 22 and paragraph 5.12.16, page 25 of the 1994 Scheme.)

### 3.03 Community Training Workshop

The Authority has secured a site for the Community Training Workshop on lands adjacent to the Custom House Docks Area and shall not therefore encourage its provision within the Area. (This amends paragraph 5.11, page 23 of the 1994 Scheme.)

## 4.00 OVERALL DESIGN INCLUDING MAXIMUM HEIGHT AND EXTERNAL FINISHES

### 4.01 Building Heights

Building heights and street lines shall conform with those shown on the Heights Drawings Nos. 1 to 5 of the 1994 Scheme. In assessing development, the Authority will consider marginal departures from the main parapet heights up to a maximum of two metres where the floor-to-floor heights of particular uses might demand higher than normal heights, provided the overall urban design intent is maintained. (This amends paragraph 6.05, page 31 of the 1994 Scheme).

## 5.00 ROADS LAYOUT/PARKING AND TRAFFIC MANAGEMENT

### 5.01 Access

An environmental traffic cell shall be created for the Custom House Docks Area with access to the cell from Guild Street via Mayor Street. (This amends paragraph 7.05, page 37 and Map 7 "Traffic Circulation".) See new Map 10 "Revised Traffic Circulation".

