Oifig an Rialaitheora Pleanála
Office of the Planning Regulator

6th October 2026

Planning, Property and Economic Development Department,
Block 4, Floor 3,
Dublin City Council,
Civic Offices,
Wood Quay,
Dublin 8.

**Re: Proposed Variation No. 12 of the Dublin City Development Plan 2022-2028**

A chara,

Thank you for your authority's work in preparing the Proposed Variation No. 12 (proposed Variation) of the Dublin City Development Plan 2022-2028 (Development Plan).

As Dublin City Council (Planning Authority) is aware, a key function of the Office of the Planning Regulator (Office) is to evaluate and assess statutory plans to ensure consistency with legislative requirements and national and regional planning policy. The Office has undertaken this evaluation and assessment pursuant to Part 3 of the Planning and Development Act 2024 (Act) and its functions under section 546, and this submission sets out the outcome.

In this context, submissions may include recommendations and observations. Recommendations arise where the Office identifies clear inconsistencies with legislative provisions or policy frameworks and are intended to be addressed to ensure compliance. Observations highlight areas where further clarification, justification, or refinement would strengthen the plan. The submission may also include advice to support the proper planning and sustainable development of the area.

Following adoption of the Variation, the Office will carry out a further assessment under section 63 of the Act.

## 1. Overview

The proposal is to vary the Development Plan by designating The Tenters as an Architectural Conservation Area. It is noted that the proposed Variation lands include The Tenters housing development and associated structures.

The Office is satisfied that there are no concerns in relation to consistency with the legislative and policy requirements.

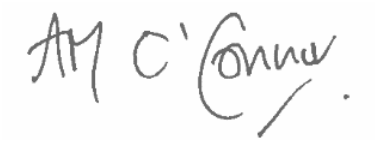
## 2. Next Steps

Following adoption of the Variation, the Planning Authority is required to:

- provide the Office with a copy of the adopted Variation, together with any submissions received from the Minister, regional assemblies, and the National Transport Authority during the plan preparation process, within **one week** of adoption;
- inform the Office, **as soon as practicable**, where it decides not to comply with a recommendation, including the reasons for this decision; and
- publish notice of the Variation within **one week** of adoption, confirming that the Development Plan as varied will be available for inspection (online and at a specified location) no later than **five weeks** after adoption.

The Office looks forward to continued constructive engagement with the Planning Authority. If further clarification or discussion would be helpful, the Office would be pleased to assist and can be contacted at plans@opr.ie.

Is mise le meas,



**Anne Marie O'Connor**

Deputy Regulator and Director of Planning Policy Implementation

Designated Public Official under the Regulation of Lobbying Act 2015