

3rd October 2025

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

**Re: Proposed Variation No. 6 to the Dublin City Development Plan 2022-2028 – Lands
at One Royal Canal House, Royal Canal Park, Pelletstown, Dublin 15**

A chara,

Thank you for your authority's work in preparing the Proposed Variation No. 6 (proposed Variation) to the Dublin City Development Plan 2022–2028.

As Dublin City Council (Planning Authority) is aware, a key function of the Office of the Planning Regulator (Office) is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The Office has evaluated and assessed the proposed Variation under the provisions of sections 31AM(1) and 31AM(2) of the Planning and Development Act 2000, as amended and this submission has been prepared accordingly.

Recommendations issued by the Office relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government, as set out in the Ministerial guidelines under section 28. As such, planning authorities are requested to implement or address recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Observations take the form of a request for further information, justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are required to ensure alignment with policy and legislative provisions. Planning authorities are advised by the Office to action an observation.

A submission also can include advice on matters that the Office considers would contribute positively to the proper planning and sustainable development of the area. Planning authorities are requested by the Office to give full consideration to the advice contained in a submission.

Overview

The proposed Variation proposes to amend the land use zoning objective for lands at One Royal Canal House at Pelletstown. The land extends to 0.07 ha.

Specifically, the proposed Variation changes the zoning of the subject site as follows:

- From: Zoning Objective Z1 Sustainable Residential Neighbourhoods
- To: Zoning Objective Z3 Neighbourhood Centres.

Having reviewed the proposed Variation and particularly in light of the fact that residential development is a permissible use on both Z1 and Z3 lands, the Office 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.

Consideration of environmental assessments

The Office welcomes that the proposed Variation has been screened as part of the processes for Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA). In this regard, the Office notes the determination that a full SEA is not required to be undertaken, that the proposed Variation does not require an AA or the preparation of a Natura Impact Report and that the proposed Variation does not require a Stage 2 SFRA.


Summary

As stated above, the Office accepts the rationale for the proposed Variation and is of the view that it does not raise any concerns in relation to consistency with the legislative and policy requirements.

Your authority is, however, required to notify the Office within **five working days** of the decision of the Planning Authority in relation to the proposed Variation.

Please feel free to contact the staff of the Office in the context of your authority's responses to the above, which we would be happy to facilitate. Contact can be initiated through plans@opr.ie.

Is mise le meas,

A handwritten signature in dark ink, appearing to read 'AM O'Connor'.

Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluation

Designated Public Official under the Regulation of Lobbying Act 2015