



Oifig an
Rialaitheora Pleanála
Office of the
Planning Regulator

24th April 2026

Administrative Officer,
Proposed Variation No. 10,
Planning and Property Development Department,
Block 4, Floor 3,
Dublin City Council,
Civic Offices,
Wood Quay,
Dublin 8.

**Re: Proposed Material Alterations to Proposed Variation No. 10 to the Dublin City
Development Plan 2022-2028 (Kylemore Masterplan)**

A chara,

Thank you for your authority's work in preparing the Proposed Material Alterations (material alterations) to Proposed Variation No. 10 (proposed Variation) to the Dublin City Development Plan 2022-2028 (City Development Plan) regarding the Kylemore Masterplan (Masterplan).

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 material alterations to the proposed Variation under the provisions of sections 31AM(1) and 31AM(2) of the Planning and Development Act 2000, as amended (Act) and this submission has been prepared accordingly¹.

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,

¹ Chapter 5 of Part 3 of the Planning and Development Act 2024, which relates to the preparation of development plans and variations by planning authorities and the assessment by the Office, was commenced on 31st December 2025. However, section 69(2) provides that the variation of a development plan under section 13 of the Act of 2000 shall continue under that Act after the repeal of section 13 of the Act of 2000.

as set out in the Ministerial guidelines under section 28. As such, planning authorities are requested to implement or address a recommendation 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.

On adoption of the Variation, the Office will consider whether the plan has been made in a manner consistent with the recommendations of the Office and whether the plan sets out an overall strategy for the proper planning and sustainable development of the area concerned.

Overview

As outlined in the Office's submission to the proposed Variation (draft stage), the Office considered the proposed Variation to be consistent with the objectives of National Planning Framework First Revision (2025) and the Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly. In particular, the Office welcomed: the proactive approach of the Planning Authority to identify suitable, sustainable sites for housing development; the sustainable location and mixed-use regeneration and redevelopment of the area supported by high-quality public transport; the variety in building heights taking account of transportation corridors and the existing character of the surrounding area; and the preparation of a Rainwater Management Strategy which informed the location of Sustainable urban Drainable Systems features.

The Office's submission to the proposed Variation at draft stage made one recommendation in relation to transportation and one observation in relation to implementation and monitoring. The submission below has been prepared to provide a strategic level input to your authority in finalising the proposed Variation.

1. Response to Office's submission on proposed Variation

The Office notes the content of the Chief Executive's Report (CE's Report) on the submissions received during the public consultation process on the proposed Variation, which was presented at a special Council meeting on 19th March 2026. The Office welcomes that the Planning Authority is fully supportive of the recommendation and observation raised in its submission to the proposed Variation (draft stage). Although an amended Specific Design Objective 8 and Mobility and Public Transport section are not included as a material alteration, the Office understands from engagement with the Planning Authority that all references to 'mobility hub' will be replaced with 'Kylemore Public Transport Interchange' as a minor amendment. In this regard the Office notes that MA 2 and MA 5 refer to a public transport interchange.

It is apparent from the CE's Report that the Planning Authority is committed to continuing to work in partnership with the National Transport Authority (NTA), Transport Infrastructure Ireland (TII) and Iarnród Éireann on the delivery of the public transport interchange within the Masterplan lands. The Office welcomes the undertaking in the CE's Report that the Planning Authority is going to seek early engagement with the NTA, TII and Iarnród Éireann to progress the timely identification of a precise location for the new public transport interchange and, at detailed design stage, ensure adequate provision for bus stopping and bus turning movements. The Planning Authority is also agreeable to including a new specific design objective to support the proposed Lucan Luas line (MA 3). The Office also welcomes and supports the Planning Authority's intention to work in partnership with the NTA and other relevant bodies in order to deliver the Lucan Luas line, the Dart+ South West project and any future transport facility (MA 3 and 4).

The adoption of the above measures would address the Office's concerns in relation to transportation.

In terms of implementation and monitoring, while this is not addressed within the material alterations, the Office welcomes that the Planning Authority is proposing to amend Table 6.1 to provide clarity around the timelines associated with both phases of development. The CE's Report also acknowledges the need for a timely and coordinated approach to the delivery of all elements of the Masterplan. The Office notes from the Chief Executive's Report that the Planning Authority intends to work collaboratively with the relevant stakeholders to explore and potentially secure funding opportunities to help accelerate the

delivery of infrastructure and regeneration at Kylemore. This will ensure that the lands are developed alongside the delivery of the key infrastructure.

Summary

The Office's evaluation and assessment of the material alterations of the proposed Variation concludes that no recommendations or observations are warranted on the basis that all proposed material alterations are considered logical and rational. The Office looks forward to continued positive engagement with your authority regarding the implementation of the City Development Plan.

Please note that at the end of the process, your authority is required to notify this 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,



Niall Cussen

Planning Regulator

Designated Public Official under the Regulation of Lobbying Act 2015
