



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Grangegorman Planning Scheme

2012



Innovative Urban Quarter | Contemporary Healthcare Facilities | Modern Education Hub | Accessible Public Spaces

Heights Guidelines December 2018



Grangegorm
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin



Rialtas na hÉireann
Government of Ireland

Urban Development and Building Heights

Guidelines for Planning Authorities

December 2018



SPPR3 B

In the case of an adopted Planning Scheme, the Development Agency, in conjunction with the relevant planning authority shall, upon the coming into force of these guidelines, undertake a review of the Planning Scheme; utilising the relevant mechanisms as set out in the Planning & Development Act 2000 (amended) to ensure that the criteria (see below) are fully reflected in the Planning Scheme.

In particular, the Government policy is that building heights be generally increased in appropriate urban locations and that these shall be articulated in any amendment to the Planning Scheme.

Height Guidelines – Section 3.2 Criteria



Review:

1. At the scale of the relevant city/ town;
2. At the scale of district/neighbourhood/ street;
3. At the scale of the site/ building; and
4. Specific assessments



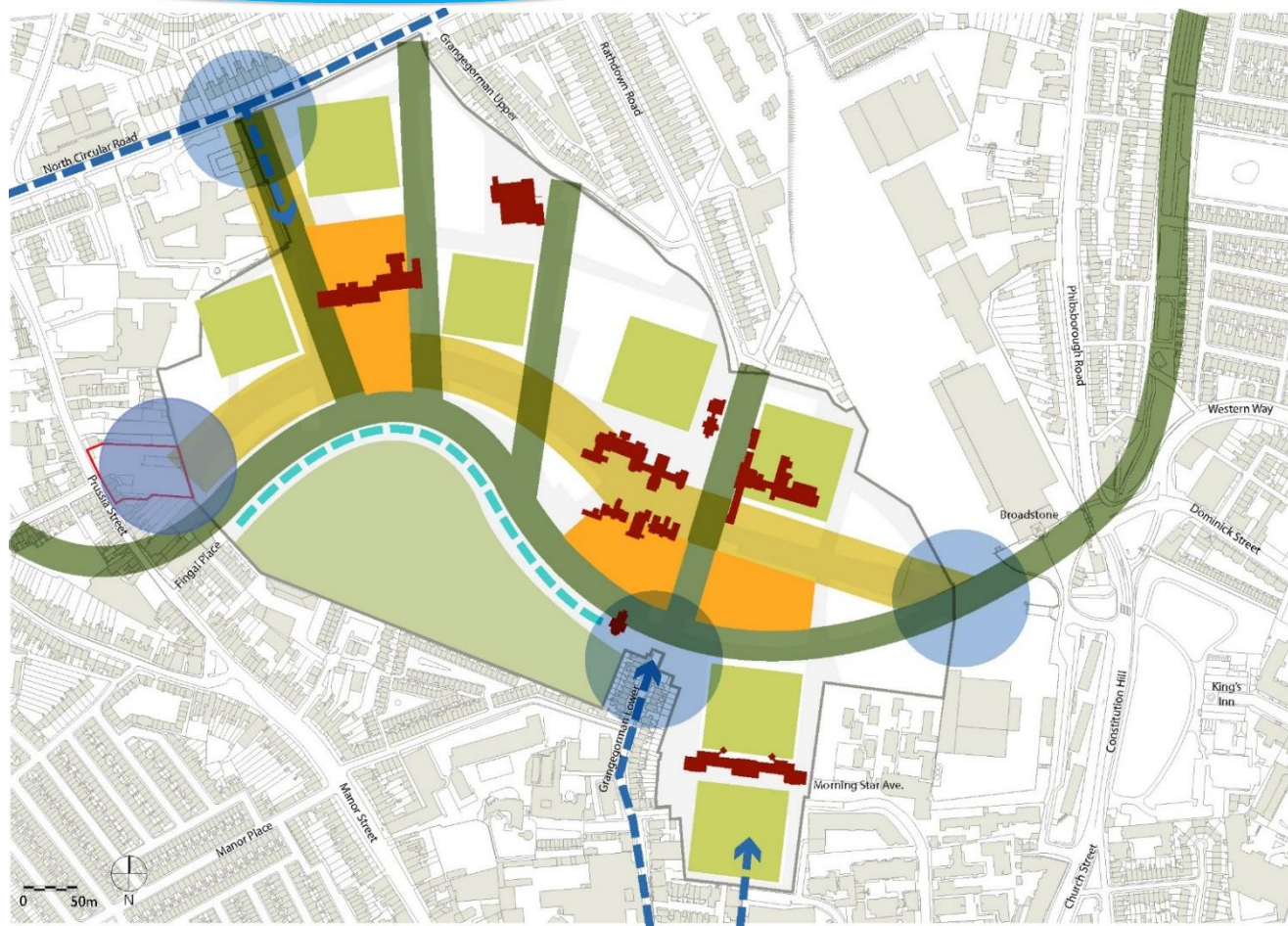
Protects Planning Scheme by ensuring Amendments do not:

1. Constitute a change in the overall objectives of the Planning Scheme;
2. Relate to already developed land in the Planning Scheme;
3. Significantly inc./ dec. overall floor area/ density of Planning Scheme; and
4. Adversely affect/ diminish amenity of the area that is subject to Amendment.

Key Structuring Principles (Fixed)



Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin

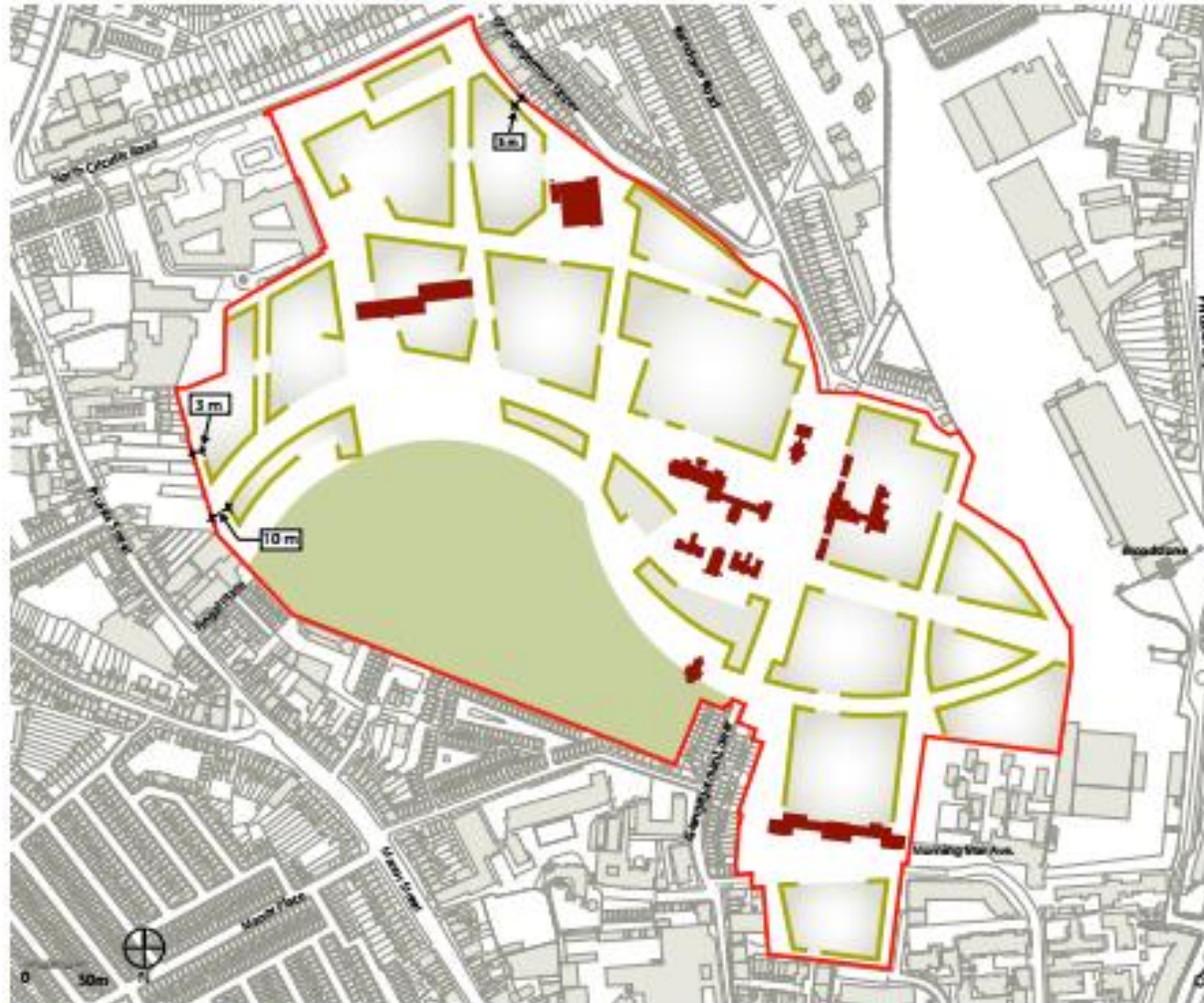


- | | | | | |
|-------------------|------------|-------------|-------------|----------------------|
| Green Fingers | Gateways | Quadrangles | Connections | Protected Structures |
| St. Brendan's Way | Two Hearts | The Fields | Ha-Ha Level | |

Urban Form (Fixed)



Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin

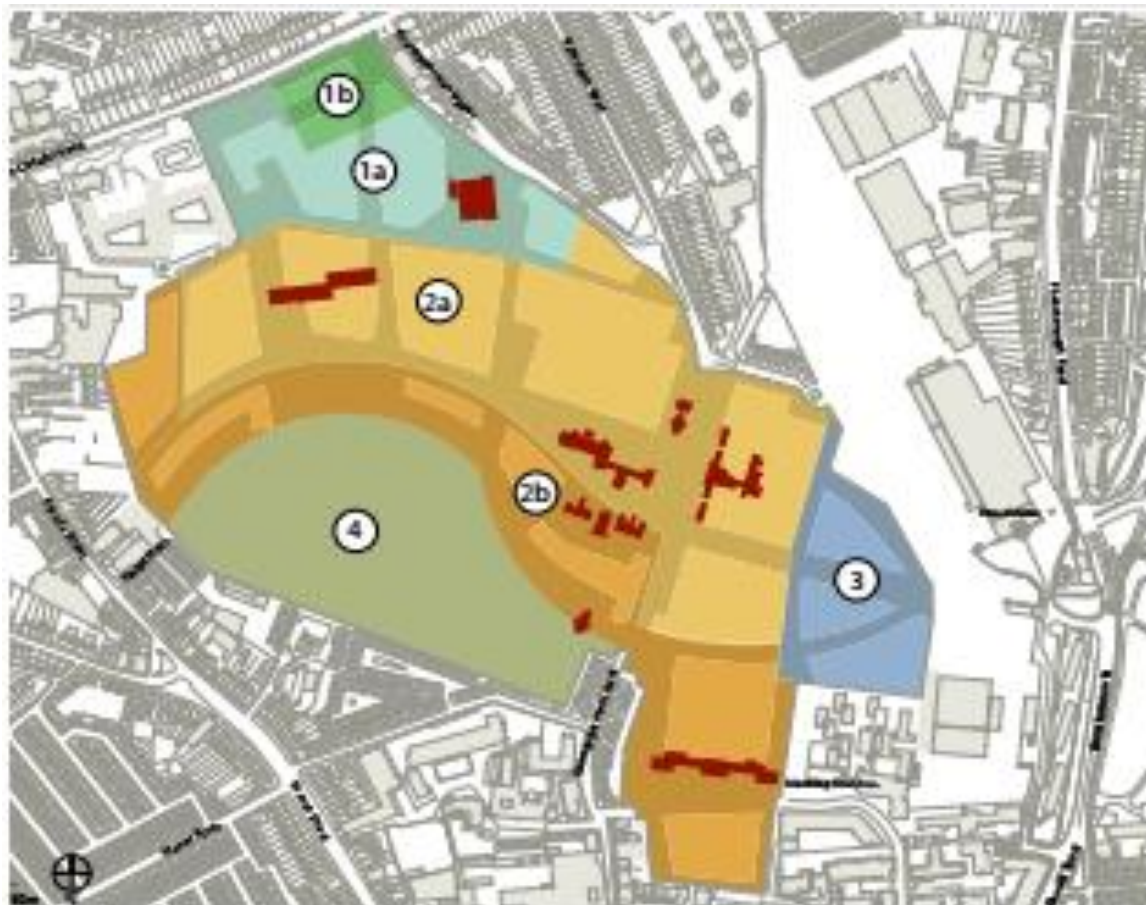


 Building Plots  External Building Lines  "The Fields"  Protected Structures

Planning Zone (Use)



Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin



-  (1a) Healthcare
-  (1b) Healthcare Related
-  (2a) Educational
-  (2b) Education Related
-  (3) Mixed Use
-  (4) Open Space

Heights Review - Process



GDA to procure a 'Technical Team' to carry out the independent review.

RPS

Town Planners

DMOD

Architect/ Urban Designer – Grangegorman Masterplan Team 2008

MRY/ James Mary O'Connor

Master Planner – Grangegorman Masterplan Team 2008

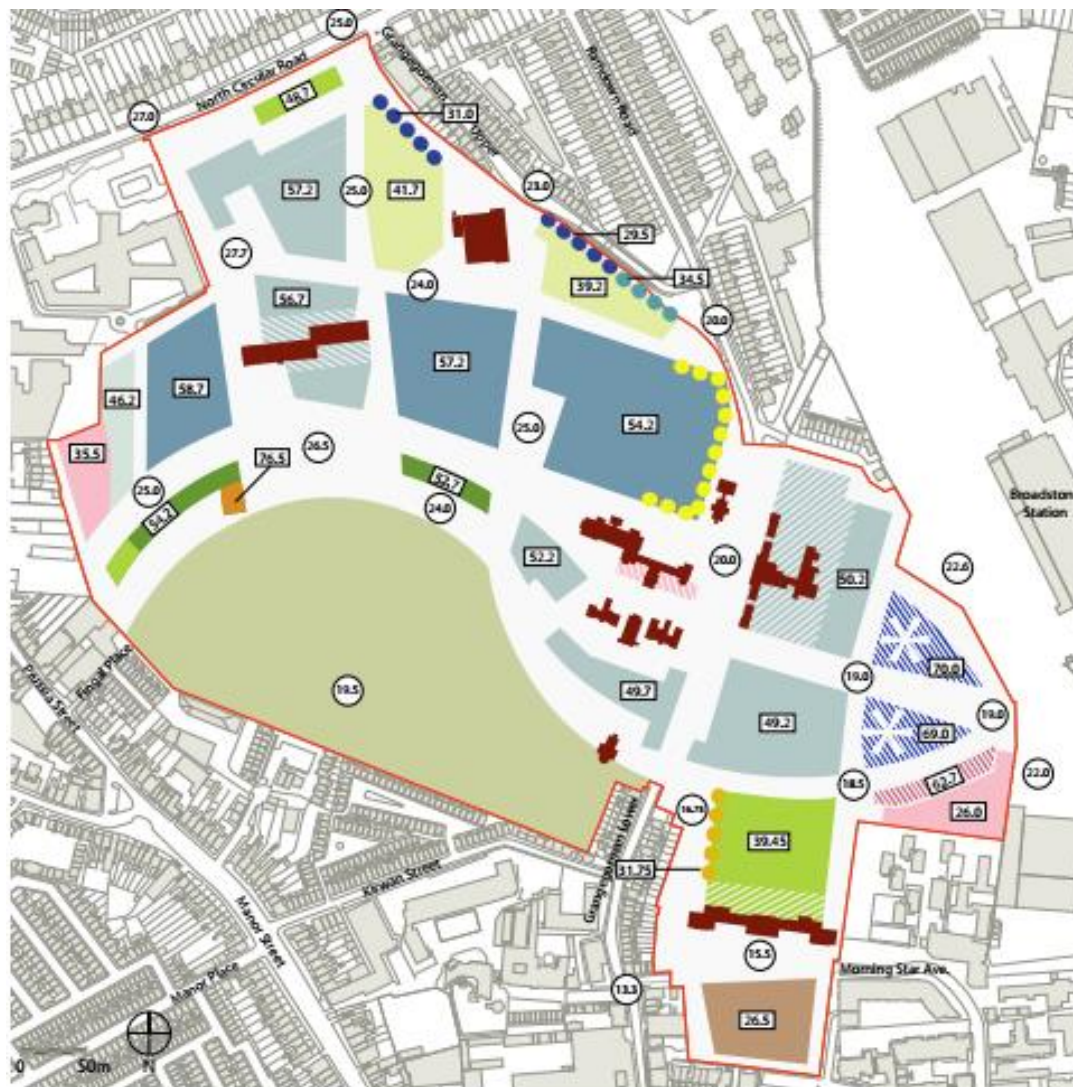
Process:

1. Technical Team – Analyse context and establish basis for need;
2. Technical Team – Initial proposals;
3. GDA – Review and consult with Stakeholders (Incl. Community);
4. GDA – Prepare draft Report; and
5. GDA and DCC (Planning Authority) agree Next Steps in line with Planning & Development Act

Development Height



Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin



LOWER FLOOR TO FLOOR HEIGHTS

- Campanile 10-15 Storey Residential (Max. 11 Storey - other floor to floor heights)
- 6 - 8 Storey Residential (Max. 6 Storey - other floor to floor heights)
- 4 - 6 Storey Residential (Max. 4 Storey - other floor to floor heights)
- 2-4 Residential (Healthcare / Primary School)
- 3 Storey / Max. adjacent Protected Structure
- 3-5 Residential Max.
- 4 Storey Residential Max.
- 3 Storey Residential Max. (Healthcare / Primary School)
- 2 Storey Residential Max.

OTHER FLOOR TO FLOOR HEIGHTS

- 5 - 8 Storey with 10 - 12 Storey Tower Element (subject to normal planning procedure)
- 7 - 9 Storey (subject to normal planning procedure)
- 4 1/2 - 6 1/2 Storey
- 4 - 6 Storey
- 2 - 4 Storey
- 3 Storey / Max. adjacent Protected Structure
- Up to 2 storey / Max. adjacent Protected Structure
- Up to 2 Storey
- The Fields
- 3 1/2 Storey / Max.
- Protected Structures - adjacent structures to respect guidance at Ch.6 Appendix
- + 25.5 Maximum building height (A.O.D.) m (Above Ordnance Datum) *1
- 2.0 Ground level height (A.O.D.) m (Above Ordnance Datum) *2

1. Maximum building height shown as meters above ordinance datum.
2. Indicative ground level shown as meters above ordinance datum. Maximum building heights in meters can be determined by subtracting 2 from 1.
3. Where edge height restrictions are shown with coloured circles as above, the restriction shall apply to at least that portion of the building which extends seven metres back from the relevant building line.
4. The three buildings at Broadstone, as outlined on the attached diagram with this order, shall be subject to the normal planning application procedures.