

The Society of
Chartered 
Surveyors

SURVEYORS HAIL DUBLIN COUNCILLORS DECISION ON HIGH RISE

SCS SAYS PROPOSALS A VERY POSITIVE STEP FOR FUTURE PLANNING IN THE CAPITAL

3rd December 2009 The Society of Chartered Surveyors has welcomed a decision by Dublin City Council to recommend a high-rise policy for the city's new development plan.

In March of this year in a submission to DCC, the SCS proposed a height strategy as part of the overall Development Plan for the city.

The SCS submission stated that the Development Plan should have a clear strategy on building heights and on the proposed locations for taller buildings. The Society proposed that these higher density locations should be planned at transport nodes to allow for ease of access and distribution of workers/residents onto public transport systems rather than adding to the already congested streets.

Claire Solon, Chair of the Planning and Development Division of the SCS said the decision by councillors on this contentious issue was very positive news for the capital,

‘It really is a positive step forward in the planning and sustainable development of the city that from now on a clear and methodical approach will be taken to the issue of height. I am glad to see that height is being linked to transport nodes such as Connolly and Heuston Station along with the Docklands, with allowances also for areas within 1km of a mainline or metro station. Having a clear framework will help to allay the concerns of the public in relation to the locations of tall buildings while it will also help to remove some of the development risk associated with new building projects.’ Solon said.

The SCS submission had proposed that the Plan should not be overly restrictive, but should also respect to the character of the central Dublin streetscape and react sensitively to the core historic areas of the city. The Docklands area was proposed as a strong location for higher buildings, with any taller developments towards the east occurring after or in tandem with the improvements and provision of infrastructure and public transport facilities. The submission also advocated that a proactive approach should be taken by the city’s councillors so that historic problems are not repeated such as building first and worrying about transport and infrastructure later.

For Further Information

Contact Kieran Garry

Gordon MRM

6650455 or 087 -2368366