An Roinn Tithíochta,
Pleanála agus Rialtais Áitiúil
Department of Housing,
Planning and Local Government

Urban Development and Building Heights

Guidelines for Planning Authorities

Consultation Draft
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Planning Guidelines

28

Contents

Foreword by Minister Eoghan Murphy T.D.

As part of this year's publication of Project Ireland 2040 and the National Planning Framework, the Government signalled the preparation of new statutory guidelines for planning authorities on urban development and building heights. We made that commitment because of our determination to put into practice key National Policy Objectives contained in the Framework to secure better and more compact forms of future development. This is for the benefit of our economy, our environment and most of all, our citizens.

Our classic development models for our city and town cores has tended to be dominated by employment and retail uses, surrounded by extensive and constantly expanding low-rise suburban residential areas. This is completely unsustainable. These draft guidelines, which are issuing for public consultation, are part of a suite of measures and policy shifts to break the current development patterns for our cities and towns and create more compact and integrated communities.

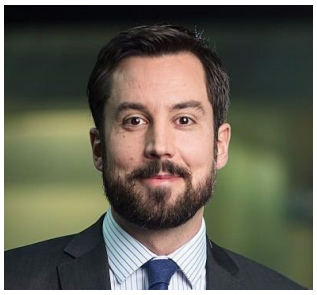
Our cities and our towns must grow upwards, not just outwards, if we are to meet the many challenges ahead. Constant expansion of low-density suburban development around our cities and towns cannot continue. The increased level and cost of infrastructure it generates, the energy intensive transport systems needed to feed it, and the loss of prime green land which, once developed, is irreplaceable. Furthermore, there are serious and unsustainable carbon emission implications due to increased commuting distances to the city and town centres, never mind the sheer waste of time in travelling, when instead we could be living.

There is an opportunity for our cities and our towns to be developed differently. Our urban centres could have much better use of land facilitating well located and taller buildings, meeting the highest architectural and planning standards. These guidelines are intended to set a new and more responsive policy and regulatory framework for planning the growth and development of our cities and towns upwards, rather than ever outwards.

Publication of these draft guidelines is timely, following the clear strategic objectives of the National Planning Framework and the long-term capital investment framework under the 10-year National Development Plan. We need to shift away from the unsustainable "business as usual" development patterns and create a more adaptive and forward-looking vision. We need to prioritise and coordinate State investment to implement that framework.

Following the six-week public consultation phase, during which I hope to receive some insightful and useful perspectives from all stakeholders, the Government expects to finalise the guidelines in October to give them formal statutory status. I encourage everyone to read these draft guidelines and contribute to this important debate.

Thank you.



Mr. Eoghan Murphy T.D.
Minister for Housing, Planning and Local Government

1.0 Background and Context

1.1 These draft guidelines, to be published by the Minister under Section 28 of the Planning and Development Act 2000 (as amended) after a focused period of public consultation, are intended to set out national planning policy guidelines on building heights in relation to urban areas, as defined by the census, building from the strategic policy framework set out in Project Ireland 2040 and the National Planning Framework.

1.2 Building heights are a long established matter for the planning process to manage given that the existing statutory framework for drawing up development plans appropriately includes references to building heights as a factor in setting out the detailed requirements of the relevant local authorities, taking into account wider policies and requirements, including policies of the Government.

1.3 In determining planning policy and making planning decisions around appropriate building heights, the planning process has to strike a careful balance between on the one hand enabling long-term and strategic development of relevant areas, while ensuring the highest standards of urban design and architectural quality and place-making outcomes on the other.

1.4 However, in recent years, local authorities, through their statutory development and local area plan processes, have begun to set generic maximum height limits across their functional areas. Frequently, such limits have resulted from local-level concerns, like maintaining the character of an existing built-up area, for example. However, such limits, if inflexibly or unreasonably applied, can undermine wider national policy objectives to provide more compact forms of urban development as outlined in the National Planning Framework and instead continue an unsustainable pattern of development whereby many of our cities and towns continue to grow outwards rather than consolidating and strengthening the existing built up area. Such blanket limitations can also hinder innovation in urban design and architecture leading to poor planning outcomes.

1.5 A comparison between the population of the central urban parts of Dublin (approx. 500,000 people) with the similarly sized central urban parts of Paris (population circa 2.2 million) highlights the potential that our capital city and other city and large urban areas have to accommodate the needs of a growing economy and a growing population, without at the same time having to always or predominantly grow outwards.

1.6 In this regard, these guidelines outline wider and strategic policy considerations and a more performance criteria driven approach that planning authorities should apply alongside their statutory development plans in securing the strategic outcomes of the National Planning Framework.

1.7 Traditional building heights in most urban areas in Ireland vary somewhat within a limited and generally low-rise range. This range goes from two storeys in many suburban locations, frequently in the form of housing estates, moving towards building heights of three, four or more storeys in more central urban areas, but generally not more than 6-8 storeys in the central urban areas of the cities and larger towns.

1.8 In general terms therefore, maximum building heights in city and town centre areas have tended towards the range of six to eight storeys, which have been exceeded in only a limited number of locations. These locations have generally been identified in strategic planning policy terms as being suitable for buildings that are significantly taller than the prevailing and/or traditional building heights as in the case of strategic development zones and high capacity public transport nodes. Appendix 1 of these draft guidelines outlines some examples of such developments.

1.9 Reflecting the National Planning Framework strategic outcomes in relation to compact urban growth, the Government considers that there is significant scope to accommodate anticipated population growth and development needs, whether for housing, employment or other purposes, by building up and consolidating the development of our existing urban areas. For example, if much of the future development in and around existing urban areas, where two- storey development is currently the norm, was of four-storey form as the default objective, it would be possible to provide substantially more population growth within existing built-up areas where there is more infrastructure already in place, rather than in greenfield locations which would need services. Therefore, these guidelines require that the scope to consider general building heights of at least three to four storeys, coupled with appropriate density, in locations outside what would be defined as city and town centre areas, and which would include suburban areas, must be supported in principle at development plan and development management levels.

1.10 The rationale above for consolidation and densification in meeting our accommodation needs into the future must also be applied in relation to locations that development plans and local area plans would regard as city and town centre areas; for example, within the canal ring in Dublin and analogous areas in Cork, Limerick, Galway and Waterford and other major towns as identified and promoted for strategic development in the National Planning Framework and Regional Spatial and Economic Strategies. In such areas, it would be appropriate to support the consideration of building heights of at least 6 storeys at street level as the default objective, subject to keeping open the scope to consider even greater building heights by the application of the objectives and criteria laid out in Sections 2 and 3 of these guidelines, for example on suitably configured sites, where there are particular concentrations of enabling infrastructure to cater for such development, e.g. very significant public transport capacity and connectivity, and the architectural, urban design and public realm outcomes would be of very high quality.

1.11 These guidelines therefore set out national planning policy that:

- Expand on the requirements of the National Planning Framework; and
- Applies those requirements in setting out relevant planning criteria for considering increased building height in various locations but principally (a) urban and city-centre locations and (b) suburban and wider town locations.

1.12 Complementary policy advice published by the Department, for consideration in combination with these guidelines in the planning process, includes:

- Sustainable Urban Housing: Design Standards for New Apartments (2018);
- Best practice guidelines Quality Housing for Sustainable Communities (2007);
- Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009);
- Design Manual for Urban Roads and Streets or 'DMURS' (2013); and
- Retail Design Manual (2012).

1.13 These draft guidelines will, after a focused period of public consultation, be finalised and issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Once finalised, Planning Authorities and An Bord Pleanála will be required to have regard to the guidelines and apply any specific planning policy requirements (SPPRs) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended), in carrying out their functions.

1.14 Accordingly, where SPPRs are stated in this document, they take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes. Where such conflicts arise, such plans/ schemes need to be amended by the relevant planning authority to reflect the content and requirements of these guidelines and properly inform the public of the relevant SPPR requirements.

The National Planning Framework

1.15 The Government's National Planning Framework, together with the National Development Plan as part of Project Ireland 2040, will ensure our country's development is planned for appropriately in strategic terms and that there is effective integration between strategic planning and investment in the necessary enabling infrastructure.

1.16 The first of the 10 National Strategic Outcomes in the National Planning Framework that the Government is seeking to secure relates to compact urban growth, with the associated objective that at least half of the future housing growth of the main cities will be delivered within their existing built-up areas through infill and brownfield development and 40% in other key towns. The Government is determined to ensure that the realisation of this objective is a shared priority across Government, the wider public sector and through private investment and it will therefore be a key driver for investment and policy delivery at national, regional and local levels.

1.17 Securing compact and sustainable urban growth means focusing on reusing previously developed 'brownfield' land, building up infill sites (which may not have been built on before) and either reusing or redeveloping existing sites and buildings, in well serviced urban locations, particularly those served by good public transport and supporting services, including employment opportunities.

1.18 In addition, the National Planning Framework has a number of directly relevant national policy objectives that articulate delivering on a compact urban growth programme. These include:

- National Policy Objectives (NPO) 2(a) relating to growth in our cities;
- NPO 3(a)/(b)/(c) relating to brownfield redevelopment targets;
- NPO 4 relating to attractive, well-designed liveable neighbourhoods;
- NPO 5 relating to sufficient scale and quality of urban development; and
- NPO 6 relating to increased residential population and employment in urban areas;

In particular, NPO 13 (text below) identifies building height as an important measure for urban areas to deliver and achieve compact growth as required:

> *'In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.'*

1.19 Meeting the scale of the challenge set out in NPO 13 above requires new approaches to urban planning and development and securing an effective mix of uses. In particular, there is a need to support the development of a balance of uses within our urban centres (e.g. living, working, leisure), rather than focusing on just one or two uses that we are seeing in the development of some parts of our city centres, where offices are more frequently constructed than the homes that communities and economies also need, or in our suburbs that are predominantly residential and whose development in ever-extending outward arcs will necessitate more and longer travel to work, car-based mobility and a loss of quality of life as a result.

1.20 A key objective of the NPF is therefore to see that greatly increased levels of residential development in our urban centres and significant increases in the building heights and overall density of development is not only facilitated but actively sought out and brought forward by our planning processes and particularly so at local authority and An Bord Pleanála levels.

1.21 Increasing prevailing building heights therefore has a critical role to play in addressing the delivery of more compact growth in our urban areas, particularly our cities and large towns through enhancing both the scale and density of development and our planning process must actively address how this objective will be secured.

2.0 Building Height and the Development Plan

2.1 Implementation of the National Planning Framework requires increased density, scale and height of development in our town and city cores, including an appropriate mix of both the living, working, social and recreational space we need in our urban areas.

2.2 At the same time, to meet the needs of a growing population without growing our urban areas outwards requires more focus in planning policy and implementation terms on reusing previously developed 'brownfield' land, building up urban infill sites (which may not have been built on before) and either reusing or redeveloping existing sites and buildings that may not be in the optimal usage or format taking into account contemporary and future requirements[1].

2.3 While achieving higher density does not automatically and constantly imply taller buildings alone, increased building height is a significant component in making optimal use of the capacity of sites in urban locations where transport, employment, services or retail development can achieve a requisite level of intensity for sustainability. Accordingly, the development plan must include the positive disposition towards appropriate assessment criteria that will enable proper consideration of development proposals for increased building height linked to the achievement of a greater density of development.

2.4 The Government has also committed to substantial investment in public transport infrastructure as a key tenet of Project Ireland 2040, particularly in our cities and towns through investment in a range of modal solutions, including rail, LUAS, Bus Connects and walking and cycling networks. In order to optimise the effectiveness of this investment in terms of improved and more sustainable mobility choices and enhanced opportunities and choices in access to housing, jobs, community and social infrastructure, development plans must actively plan for and bring about increased density and height of development within the footprint of our developing sustainable mobility corridors and networks.

2.5 Furthermore, while taller buildings will bring much needed additional housing and economic development to well-located urban areas, they can also assist in reinforcing and contributing to a sense of place within a city or town centre, such as indicating the main centres of activity, important street junctions, public spaces and transport interchanges. In this manner, increased building height is a key factor in assisting modern placemaking and improving the overall quality of our urban environments.

2.6 In some cases, statutory development plans have tended to set out overly restrictive maximum height limits in certain locations and crucially without the proper consideration of the wider planning potential of development sites and wider implications of not maximising those opportunities by displacing development that our wider society and economy needs to other locations that may not be best placed to accommodate it. Such a displacement effect presents a lost opportunity in key urban areas of high demand for new accommodation, whether that is for living, working, leisure or other requirements in the built environment. However,

1 A useful guide to assisting in this process is 'Shaping the Future- case studies in adaptation and reuse in historic urban environments' published by the (then) Dept. of Arts, Heritage and the Gaeltacht (2012)

as set out in Appendix 1, there are also many good examples of well-designed and located taller buildings in the context of achieving proper planning and sustainable development across our country.

2.7 To give effect to these broad policy directions and a more active land management-centred approach as set out in the NPF, the preparation of development plans, local area plans and Strategic Development Zone (SDZ) Planning Schemes and their implementation in city, metropolitan and wider urban areas must therefore become more proactive and more flexible in securing compact urban growth through a combination of both facilitating increased densities and building heights, while also being mindful of the quality of development and balancing amenity and environmental considerations. Appropriate identification and siting of areas suitable for increased densities will need to consider the environmental sensitivities of the receiving environment as appropriate, throughout the planning hierarchy.

2.8 It is therefore critically important that development plans identify and provide policy support for specific geographic locations or precincts where increased building height is not only desirable but a fundamental policy requirement. Locations with the potential for comprehensive urban development or redevelopment (e.g. brownfield former industrial districts, dockland locations, etc) should be identified where, for example, a cluster of higher buildings can be accommodated as a new neighbourhood or urban district or precinct. Such areas, particularly those in excess of 2 ha (approx. 5 acres) in area, should be accompanied by appropriate master-planning exercises and local planning frameworks to deal with movement, public realm, design and other issues that are best addressed at a neighbourhood level rather than at an individual site scale.

2.9 In this regard, areas to be included in this assessment are central and/or accessible locations and also intermediate urban locations where medium density residential development in excess of 45 residential units per hectare would be appropriate. Additional matters to be considered in such an assessment include:

- Proximity to high quality public transport connectivity, particularly key public transport interchanges or nodes;
- The potential contribution of locations to the development of new homes, economic growth and regeneration in line with the compact urban growth principles as set out in the National Planning Framework and Project Ireland- 2040;
- The resilience of locations from a public access and egress perspective in the event of major weather or emergency or other incidents;
- The ecological and environmental sensitivities of the receiving environment; and
- The visual, functional, environmental and cumulative impacts of increased building height.

2.10 Taking account of the foregoing, a Specific Planning Policy Requirement of these guidelines is that;

SPPR 1

In accordance with Government policy to support increased building height in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.

2.11 Certain urban locations often attract strong demand from other land uses, particularly of a commercial (non- residential) nature, which can result in a relative deficit in the supply of new residential development as part of appropriate mixed use neighbourhoods. This can militate against achieving the objective of increased proximity of new homes and employment which is a central theme of the National Planning Framework. Accordingly, in the interests of achieving national policy objectives for significantly increased urban housing delivery, there is a need for planning policy to ensure that an appropriate quantum of residential developments is included as part of significant development proposals for individual sites and urban neighbourhoods. In recognition of this need the following SPPR shall apply:

SPPR 2

In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy. Mechanisms such as block delivery sequencing in statutory plans[2] could be utilised to link the provision of new office and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities.

2.12 In light of the above, planning authorities should critically evaluate the existing written statements and development objectives of their statutory development plans, local area plans and planning schemes for consistency of approach and where any policy departures arise, to undertake the necessary reviews, variations or amendments to ensure proper alignment of national and local planning policies.

2 A good example of such an initiative is the Block Delivery Objectives of the North Lotts and Docklands Planning Schemes of Dublin City Council.

3.0 Building Height and the Development Management process

Development Management Principles

3.1 In relation to the assessment of individual planning applications and appeals, it is Government policy that building heights must be generally increased in appropriate urban locations. There is therefore a presumption in favour of buildings of increased height in our town/city cores and in other urban locations with good public transport accessibility. Planning authorities must apply the following broad principles in considering development proposals for buildings taller than prevailing building heights in urban areas in pursuit of these guidelines:

- Does the proposal positively assist in securing National Planning Framework objectives of focusing development in key urban centres and in particular, fulfilling targets related to brownfield, infill development and in particular, effectively supporting the National Strategic Objective to deliver compact growth in our urban centres?
- Is the proposal in line with the requirements of the development plan in force and which plan has taken clear account of the requirements set out in Chapter 2 of these guidelines?
- Where the relevant development plan, local area plan or planning scheme pre-dates these guidelines, can it be demonstrated that implementation of the pre-existing policies and objectives of the relevant plan or planning scheme does not align with and support the objectives and policies of the National Planning Framework?

Development Management Criteria

3.2 In the event of making a planning application, the applicant shall demonstrate to the satisfaction of the Planning Authority/ An Bord Pleanála, that the proposed development satisfies the following criteria:

At the scale of the relevant city/town

- The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.
- Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/ enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views.[3] Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.
- On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.

3 City centre development in several UK and EU cities have successfully managed to both consolidate development through increased building heights, working sensitively and imaginatively with existing sensitive architectural building contexts – e.g. central London through the London Plan.

At the scale of district/ neighbourhood/ street

- The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape
- The proposal avoids long, uninterrupted walls of building in the form of perimeter blocks or slab blocks with materials / building fabric well considered.
- The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of "*The Planning System and Flood Risk Management – Guidelines for Planning Authorities*" (2009).
- The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner.

At the scale of the site/building

- The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.
- Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment's '*Site Layout Planning for Daylight and Sunlight*' (2nd edition) or BS 8206-2: 2008 – '*Lighting for Buildings – Part 2: Code of Practice for Daylighting*'.
- Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.

Specific Assesments

To support proposals at some or all of these scales, specific assessments may be required and these may include:

- Specific impact assessment of the micro-climatic effects such as down-draft. Such assessments shall include measures to avoid/ mitigate such micro-climatic effects and, where appropriate, shall include an assessment of the cumulative micro-climatic effects where taller buildings are clustered.
- In development locations in proximity to sensitive bird and / or bat areas, proposed developments need to consider the potential interaction of the building location, building materials and artificial lighting to impact flight lines and / or collision.
- An assessment that the proposal allows for the retention of important telecommunication channels, such as microwave links.
- An assessment that the proposal maintains safe air navigation.
- Relevant environmental assessment requirements, including SEA, EIA, AA and Ecological Impact Assessment, as appropriate.

Where the relevant planning authority or An Bord Pleanála considers that such criteria are appropriately incorporated into development proposals, the relevant authority shall apply the following Strategic Planning Policy Requirement under Section 28 (1C) of the Planning and Development Act 2000 (as amended).

SPPR 3

It is a specific planning policy requirement that where;

1. ***an applicant for planning permission sets out how a development proposal complies with the criteria above; and***
2. ***the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines;***

then the planning authority may approve such development, even where specific objectives of the relevant development plan, local area plan or planning scheme may indicate otherwise.

Fire and Public Safety

3.3 Compliance with fire safety requirements is a separate, parallel, regulatory requirement. In order to avoid unnecessary delay, developers need to engage with the appropriate fire services authorities at the earliest stage for projects that include taller buildings. This engagement should be reflected in the design approach proposed.

Building height in suburban/edge locations (City and Town)

3.4 Newer housing developments outside city and town centres and inner suburbs, i.e. the suburban edges of towns and cities, typically now include town-houses (2-3 storeys), duplexes (3-4 storeys) and apartments (4 storeys upwards). Such developments deliver medium densities, in the range of 35-50 dwellings per hectare net. Such developments also address the need for more 1 and 2 bedroom units in line with wider demographic and household formation trends, while at the same time providing for the larger 3, 4 or more bedroom homes across a variety of building typology and tenure options, enabling households to meet changing accommodation requirements over longer periods of time without necessitating relocation. These forms of developments set out above also benefit from using traditional construction methods, which can enhance viability as compared to larger apartment-only type projects.

3.5 The forms of development set out above can, where well designed and integrated, also facilitate the development of an attractive street-based traditional town environment with a good sense of enclosure, legible streets, squares and parks and a strong sense of urban neighbourhood, passive surveillance and community as in the case of the award winning Adamstown Strategic Development Zone in South Dublin County Council.

3.6 Development should include an effective mix of 2, 3 and 4-storey development which integrates well into existing and historical neighbourhoods and 4 storeys or more can be accommodated alongside existing larger buildings, trees and parkland, river/sea frontage or along wider streets.

3.7 Such development patterns are generally appropriate outside city centres and inner suburbs, i.e. the suburban edges of towns and cities, for both infill and greenfield development and should not be subject to specific height restrictions. Linked to the connective street pattern required under the Design Manual for Urban Roads and Streets (DMURS), planning policies and consideration of development proposals must move away from a 2-storey, cul-de-sac dominated approach, returning to traditional compact urban forms which created our finest town and city environments.

3.8 Where the relevant planning authority or An Bord Pleanála considers that such criteria are appropriately incorporated into development proposals, the relevant authority shall apply the following Strategic Planning Policy Requirement under Section 28 (1C) of the Planning and Development Act 2000 (as amended).

SPPR 4

It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:

1. ***the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines;***
2. ***a greater mix of building heights and typologies in planning for the future development of suburban locations; and***
3. ***avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.***

Appendix A
Existing and Approved Tall (50M+) Buildings in Ireland

Rank	Name	Location	Use	Year completed	Floors (above ground)	Height	Picture
1	The Elysian	Cork	Residential, Office	2008	17	71 m	
2	Cork County Hall	Cork	Office	1968	17	67 m	
3	Google Docks	Dublin	Office	2010	15	67 m	
4	Millennium Tower	Dublin	Residential	1998	16	63 m	
5	Liberty Hall	Dublin	Office	1965	17	59.4 m	
6	One George's Quay Plaza	Dublin	Office	2002	13	59 m	

7	Riverpoint	Limerick	Mixed use	2008	15	58.5 m	
8	Crowne Plaza	Dundalk	Hotel	2007	12	58 m	
9	Clarion Hotel	Limerick	Hotel	2002	17	57 m	
10	Altro Veto	Dublin	Residential	2008	16	51 m	
11	Virginia Hall, Belgard Square	Dublin	Retail on ground, residential above	2007	12		

Other Future Tall Buildings in Ireland under Construction or Approved

Name	Location	Type	Floors (above ground)	Height	Notes
Capital Dock (Under Construction)	Dublin	Office, residential	23	79 m	On completion, it will be the tallest storeyed building in the Republic and third tallest in Ireland. Completion was aimed for 2017
Exo Tower (Under Construction)	Dublin	Office	17	73 m	On the site of cancelled "Watchtower" project. Construction started in early 2018
Bishop's Quay Tower (approved)	Limerick	Mixed use	15	57.25 m	Construction was proposed to begin in August 2017
Bolands Quay (under Construction)	Dublin	Office	12 & 13	54 m	Two buildings. Completion originally aimed for 2018
Station Square (approved)	Dublin	Residential	16	52 m	Planned to contain 139 apartments
Sullivan's Quay Tower (approved)	Cork	Hotel	12	47 m	Expected to be the largest hotel in Cork upon completion