



**NOTIFICATION TO ATTEND MEETING OF THE PLANNING AND PROPERTY DEVELOPMENT SPC
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.**

ON TUESDAY, 29 NOVEMBER 2016 AT 3.30 PM

AGENDA

TUESDAY, 29 NOVEMBER 2016

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➤ **Motion proposed by Cllr. Mary Freehill**

"That the Planning Dept explain why Bolton St, And Kevin St DIT colleges were rezoned from Z15 to Z5. These colleges were zoned Z15 in the 1999 development plan which is the correct zoning for educational institutions. We know there is a severe shortage of educational places at primary, secondary and tertiary levels. Did the Council carry out any assessment of educational need in the city. Did they consult with Dept of Education and did they engage in any strategic examination of educational needs for the city. Was there any consultation or meetings with the DIT before recommending change of zoning in the 2005 development plan review."

➤ **Motion referred from the Arts, Culture and Recreation SPC**

“This SPC is looking to get a commitment from JD Wetherspoon that the Circular Stained Glass Window at the former home of Church Decorators Earley & Co. Studios, Camden Street, Dublin 2, will be kept and restored as part of the new hotel development on the site.

If the window is not to be kept that it be removed without damage and given to DCC, so they can preserve it.”

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A.O.B.

➤ **Dates for 2017 SPC Meetings**

**Strategic Policy Committee
Planning and Property Development
Minutes of Meeting held on 27th September 2016 Council Chamber, City Hall**

Attendance

Cllr. Andrew Montague (chair)
Cllr. Cathleen Carney-Boud
Cllr. Áine Clancy
Cllr. Patrick Costello
Cllr. Dermot Lacey
Cllr. Éilis Ryan

Mr. John McGrane
Mr. Graeme McQueen
Ms. Valerin O'Shea
Mr. Odran Reid

Cllr. Mannix Flynn
Cllr. Mary Freehill
Mr. Sean O'Leary, Irish Planning Institute

Apologies

Cllr. Críona Ní Dhálaigh
Ms. Öznur Yücel-Finn

Officials

Mr. Jim Keogan, Assistant Chief Executive
Mr. Paul Clegg, Executive Manager
Mr. John O'Hara, A/City Planner
Ms. Máire Igoe, Senior Executive Officer
Ms. Helen McNamara, Senior Executive Officer
Ms. Niamh Lambert, Administrative Officer
Ms. Joy Watts, Staff Officer
Mr. Conor O'Hanlon, Clerical Officer

The Chair welcomed **Richard Jager**, currently interning from Berlin County Council.

**1. Minutes of Meeting of 28th June 2016
Order: Agreed**

2. Matters Arising

Item 7: Any Other Business – Abolishing planning fees for Councillors/TDs making submissions

Planning Dept. wrote to the new Minister, received an acknowledgment but no reply to date.
Cllr. Flynn requested that a hard copy of planning applications should be available free of charge to Councillors. ACE responded that the Planning Public Counter has hard copies available for viewing; they are on the website; and also accessible through the Planning Information Service.

3. Action Plan for Housing and Homelessness

Concern expressed regarding developments of 100+ units going straight to An Bord Pleanála without following the normal planning process. Questions as to how communities and public reps can engage with this process as this change reduces the powers of Local Government, and

what the City Council is doing about removing the barriers on reusing vacant properties and urban regeneration, and also the Living City Initiative.

The ACE responded that the Action Plan addresses the crisis in housing supply. Legislation was going to the Cabinet that day regarding larger developments. The Dept. has met several times with the Chief Executives of all Local Authorities nationally and has outlined the necessity for collaboration in implementing the Plan. Since its publication, circulars have issued giving greater clarity to various aspects of the Plan and its objectives. A €200m Local Infrastructural Housing Activation Fund is available where Local Authorities can bid to draw down funding for infrastructural projects holding up housing delivery. Our obligation is to work with the Dept. to meet the Plan's objectives.

Dublin City Council undertook to implement the Living City Initiative (May 2015) but the response to date has been disappointing. An LCI workshop hosted by Dublin City Council and including our 5 sister cities and other stakeholders was held in January 2016 to identify blockages to the scheme. Findings from this workshop were submitted to the Dept. of Finance. The Dept. has indicated that a review is being carried out as part of the Housing Action Plan. The regulatory barriers on vacant properties are actively being examined under the newly established Active Land Management Unit.

Order: LCI findings submitted to Dept. of Finance to be circulated to the SPC and the Chief Executive's response to Local Government Management Agency circulated to all Councillors.

4. Local Economic and Community Plan 2016-2021

The Chair asked for clarification re **Action 111**. The ACE said this may be referring to a partial study of vacant lands carried out some time ago in the inner city area. This survey now needs to be extended to DCC's entire administrative area to prepare for the application of a levy in due course. Issues were raised that this is a time of considerable opportunities. It is important that the message is out that Dublin is open for business because, resulting from Brexit, our competitors are working to get business from the UK to other parts of Europe.

Order: Report Noted

5. Community Group Lettings/Licences

The input by the DCC into community groups is greatly appreciated. Would the City be interested in going into joint ventures with other organisations rather than just giving grant aid. The EM responded that we are open to support communities and are willing to look at the joint venture idea. All leases/licences over 12 months are a reserved function of the City Council, and licences less than that are executive functions.

Cllr. Lacey proposed that the following be included in the report (on page 19): "Any such short term rolling licences should be included in the relevant Area Manager's report." so that notification would go through the Area Committee process.

Order: Report back on the inclusion of the additional wording to the next meeting.

6. A.O.B.

(a) Motion from North West Area Committee

This Area Committee calls for Compulsory Purchase Orders to be used where an owner ignores a request to clear up a site in a reasonable timeframe or where the ownership of a property is unidentifiable.

The EM advised that we will actively use our CPO powers to acquire sites/properties from the Derelict Sites Register. The Chair said that as the CPO process is expensive, financial help from the Dept. should be requested. The EM and his team are looking at writing to the Dept. to see if the whole process can be streamlined to achieve the end goal.

(b) Motion from Protocol Committee

Members expressed disappointment over the summer deadlines for the Development Plan which created significant difficulties for Councillors.

The Members requested that the Manager write to the Planning SPC to ask them to consider the issue with a view to making a submission to the Dept. of Housing, Planning, Community and Local Government on the matter.

The Chair mentioned that the timelines also created significant difficulties for the staff who worked very long hours, and thanked all the staff for their work on behalf of the Councillors and members of this Committee. The ACE agreed that the timeline limitations are challenging given the complexity of the issues being addressed. The August holiday period for the Elected Members should be included in any new Regulations providing for breaks allowed during the statutory process. It is intended to make a submission along these lines for a suspension of the statutory period for what are deemed to be holiday periods in line with Development Management timelines.

(c) Motion from Cllr. Mary Freehill

That the Planning SPC investigate in conjunction with Dublin Port & Docks the possibility of encouraging Floatels to Dublin. These are large accommodation ships that can accommodate 200 separate living units and anchored on water. They are widely used to accommodate oil workers in areas where there is a shortage of accommodation. Also they are used in Asian countries and come with all different specifications and standards of accommodation.

Conscious to the current cost and shortage of accommodation for students and workers in Dublin, it might be worth exploring this type of accommodation on a temporary basis for say 2 years until the supply of accommodation increases.

Discussion ensued about the use of the river, basin and canals for short term accommodation for hotels and as a cultural attraction. Caution was expressed regarding long term accommodation. However, it is worth exploring the use of our waterways.

The EM said that there was a recent meeting to discuss the use of an oil workers ship for accommodation. He questioned the practicalities of using a working port for this purpose. The ACE said it was important to remember that Dublin doesn't have extensive vacant/redundant quayside similar to other port cities.

Cllr. Freehill suggested that we should write to the Chief Executive of the Port Company to check with him if there are other areas of the port that might be suitable for such a use.

Order: Report back to the next SPC meeting on the issues raised.

(d) Merchants Quay

The business community and residents met recently regarding breaches in the planning laws here. The Café appears to have become an emergency accommodation situation. The ACE said that the complaint needs to be received in writing, outlining the alleged breach of the planning code, as the complaints procedure is a legal process. All formal complaints are examined and investigated.

(e) Designating Dublin as the Romantic Capital of the World

V.O'Shea queried what is the delay in progressing this item which was agreed by the SPC some time ago but nothing further has happened on it.

The ACE responded that the responsibility for progressing this was with the then Executive Manager of the International Relations office. It would appropriate for this to now be taken up by the Culture and Recreation SPC as Culture has taken over the International Relations function.

Cllr. Freehill asked that a report regarding the International Relations office should be sent to

each SPC, and also that out of courtesy to V.O'Shea her proposal should be sent to the Culture and Recreation SPC, asking them to report back to this Committee. This was agreed.

(f) Dublin Port/Theatre Passes for Cruise Visitors

V.O'Shea raised this several years ago that in light of Dublin's popularity with visitors, that someone from the City Council might liaise with theatres for visitor passes for those who are overnighing, as is done by other ports.

The Chair reiterated that again this is a matter for the Culture and Recreation SPC and as several members of that Committee are here, they possibly could raise this at that SPC.

The ACE stated that *Cruise Dublin* has been established to promote Dublin as a turnaround city i.e., where cruises start and finish thus resulting in overnight stays. Of the 100 cruise ships per season, the vast majority are day trips arriving at 7am and departing again between 5 and 7pm. *Cruise Dublin* plans to increase the overall numbers of cruise visits and to develop Dublin as a turnaround destination for cruise liners.

Next meeting: 29th November 2016 @ 3.30 in the Council Chamber, City Hall.

DIT Community Links / Northside Partnership

Presentation to Dublin City Council Planning Strategic Policy Committee

November 2016

Promoting the Santry River Greenway

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David O'Connor, DIT

Odran Reid, DIT

Dr. Matthias Borscheid, NSP

Healthy Communities Pilot - Introduction

DIT Community Links Research Project with Northside Partnership

- Examining mobility in the context of a disadvantaged suburb in north east Dublin
- Ongoing since 2013 and aligned with a wider Healthy Communities research project with the HSE Health Promotion Unit
- Paper on Mobility Assessment in Healthy Community Study Area at 2013 AESOP/ACSP Joint Congress
- Studies completed on walkability, public transport service and cycling in the area
- Most recently focussed on Santry River Greenway and its potential benefits

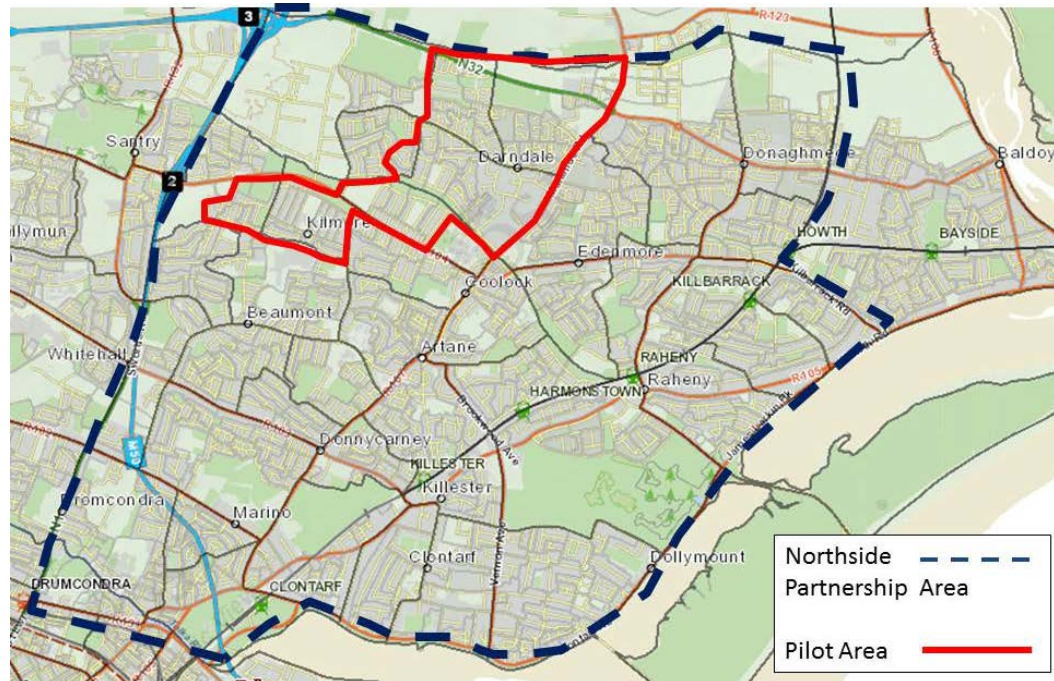
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Healthy Communities Pilot Study Area

Neighbourhood characteristics:

- Highly disadvantaged community
- High social housing quotient
- Low income groups
- Welfare dependency
- Poverty and marginalisation
- Poorer than normal health
- Highest POBAL Deprivation score outside of inner-city electoral districts



SAs within Electoral District	Deprivation Score	Lone Parents Ratio	Proportion third level education	Unemployed Male	Unemployed Female	HH without a car	Aged 75+
Kilmore C	-20.34	55.22	5.08	38.36	30.72	45.55	7.85
Kilmore B	-20.90	54.95	6.40	46.49	27.13	44.85	7.94
Priorswood C	-10.34	61.74	14.34	38.73	26.35	40.47	0.53
Priorswood D	-16.09	48.37	7.79	38.68	22.60	39.98	6.05
Priorswood B	-19.93	56.80	4.29	48.69	32.99	42.42	1.01
Priorswood E	-8.92	34.77	11.10	25.66	17.18	19.66	2.59
Dublin City*	+3.7	11.1	31.57	23.11	13.3	38.15	5.99

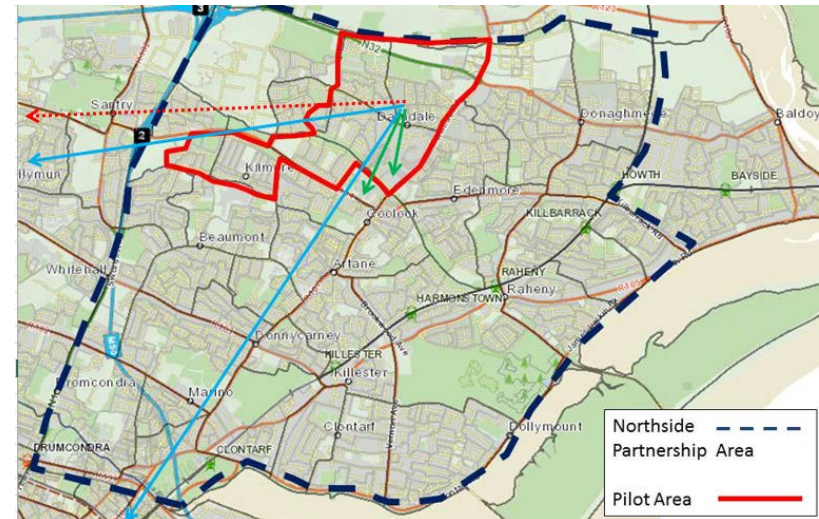
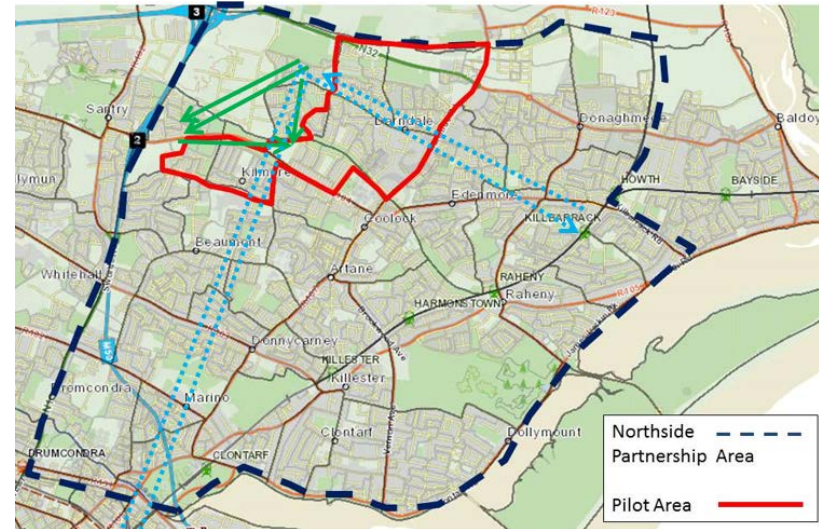
Source: Pobal maps; *Census 2011 and AIRO Census Mapping Module

Travel Diary Results

Travel Diaries with Local Service Users

- In-depth interview and travel diary based on CSO methodology with 12 service users
- Higher than normal levels of trip-making within the survey group compared to national or urban averages
- Lack of confidence in services, fear of anti-social behaviour, poor quality of environment and low connectivity all identified as being problematic

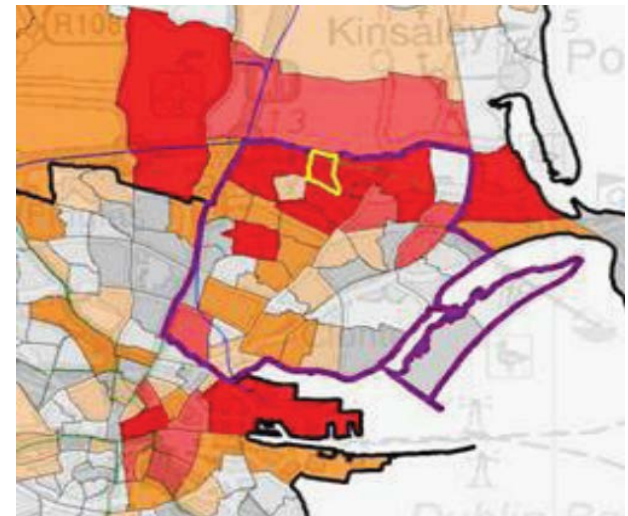
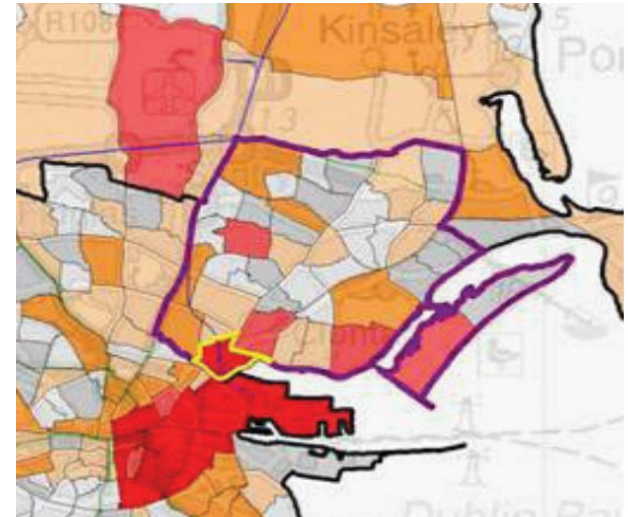
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Key Finding: Supply-Demand mismatch for Orbital Trips

Evidence from CSO POWSCAR DATA :-

- Analysis by Gleeson et al, also demonstrates the demand for orbital transport services, particularly in disadvantaged, suburban locations
- One affluent, inner suburb had mostly arterial trip demands, with most people employed in service jobs, centrally located
- Another disadvantaged, suburban location had dispersed travel-to-work patterns, predominantly in outer sectors of the city



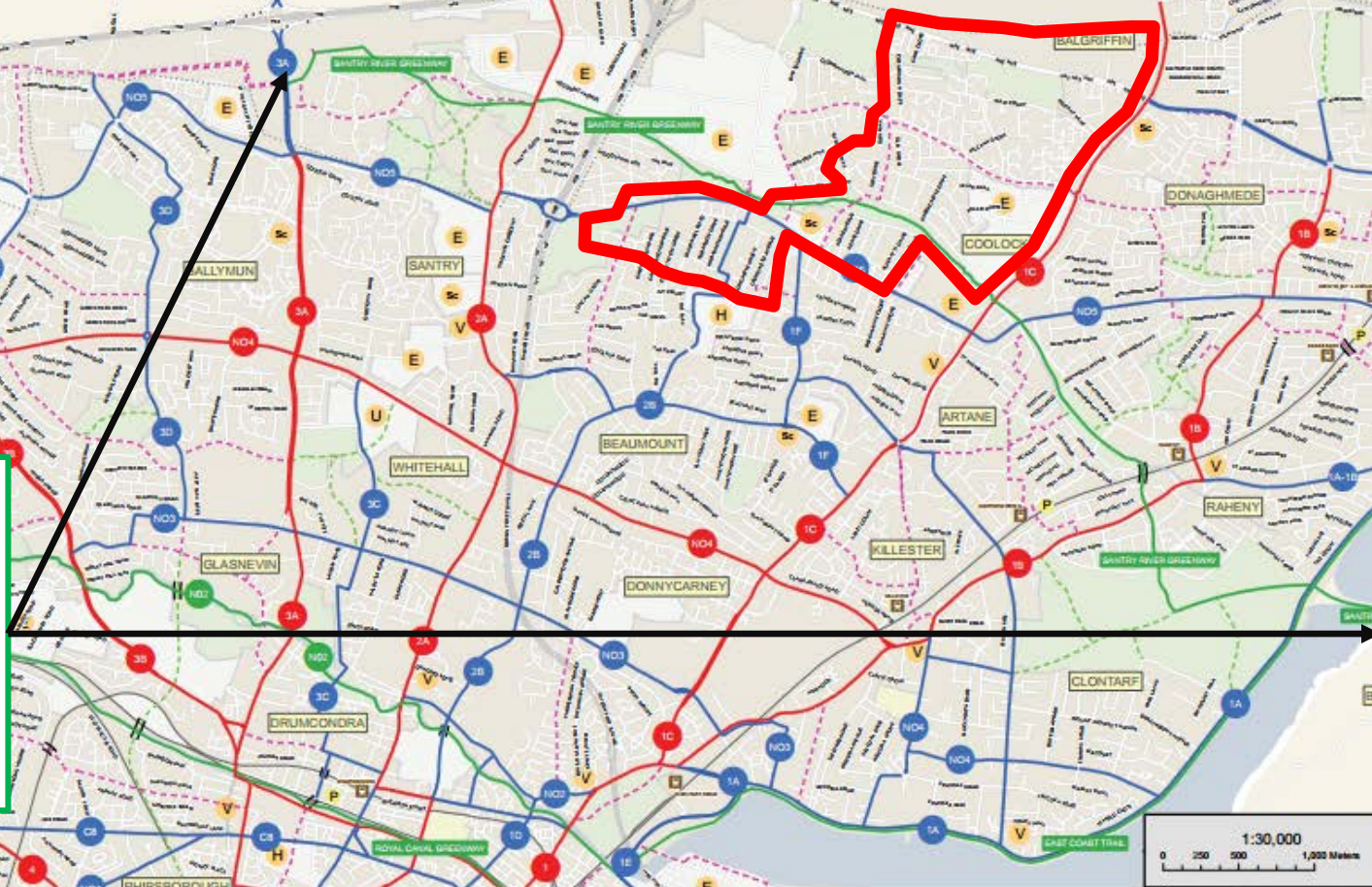
Destination of population at work (15+) in (left) Clontarf West D and (right) Priorswood B (Source: Gleeson et al (2009), New Ways of Mapping Social Inclusion in Dublin City, NIRSA, Maynooth)

NTA 2013 GDA Cycle Strategy

Primary, Secondary, Feeder and Greenway routes

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Santry
River
Greenway



NOT IN NTA 2013 GDA Cycle Strategy

- High potential for future extension to connect:
Finglas – Tolka Valley Park – Phoenix Park

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**Ballymun –
Phoenix
Park
Greenway
???**

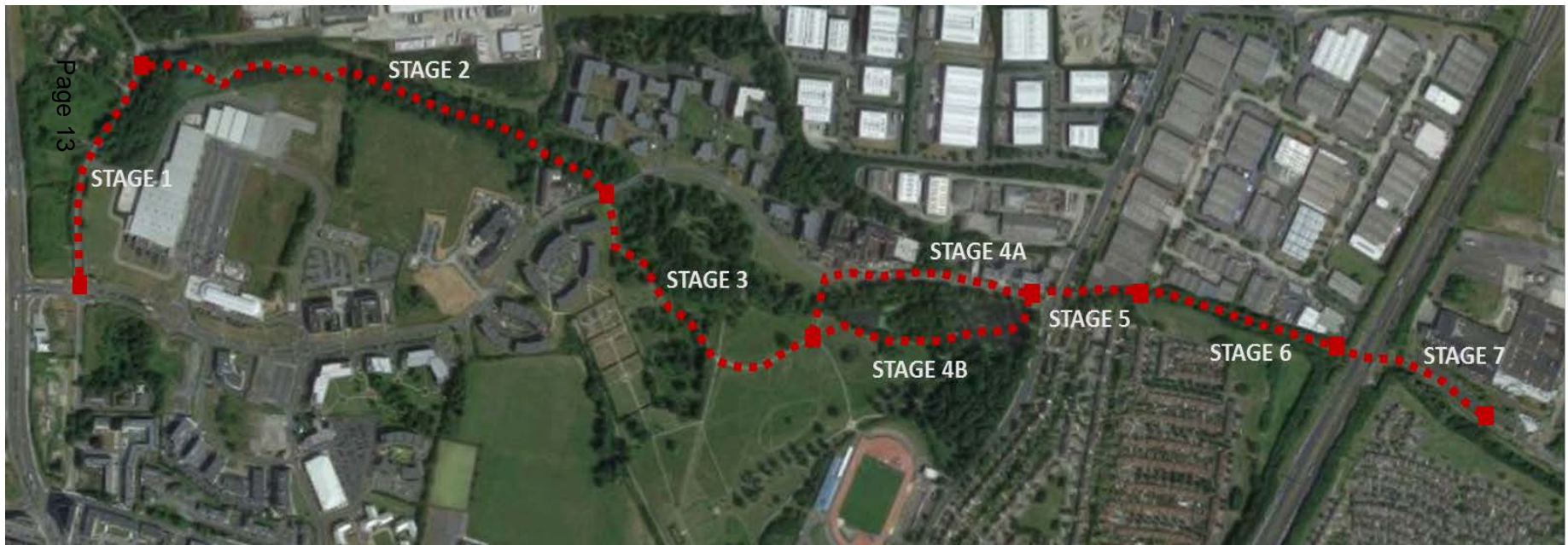
NTA's "Strategic Green Network"



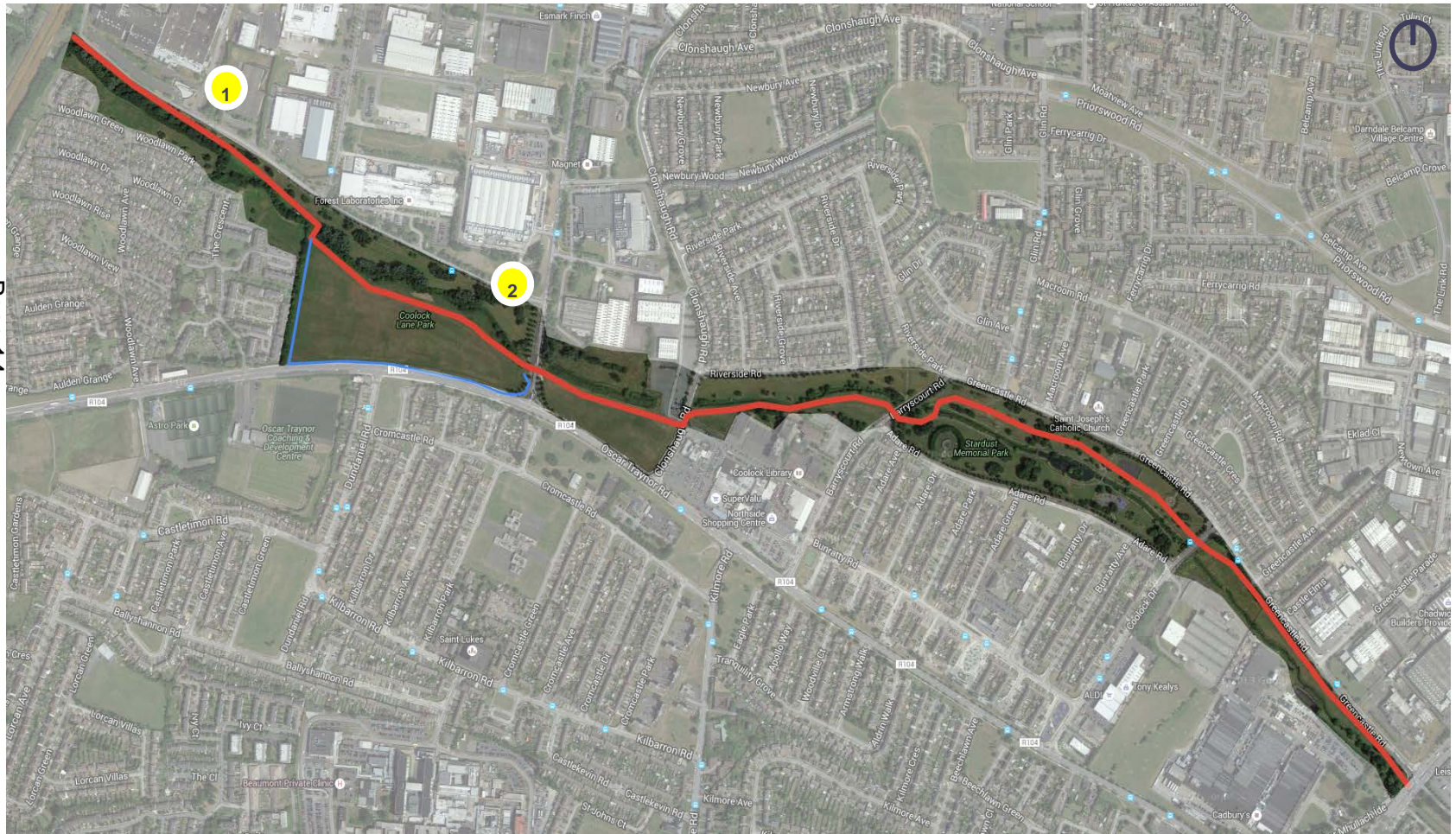
Dublin City Council have adopted Objective MT09 as part of the Dublin City Development Plan 2016-2022:

"...to bring forward planning and design of the Santry River Greenway, incorporating strongly integrative social and community development initiatives."

Ballymun to Gateway Site



Section 2 - Gateway Site to Malahide Road



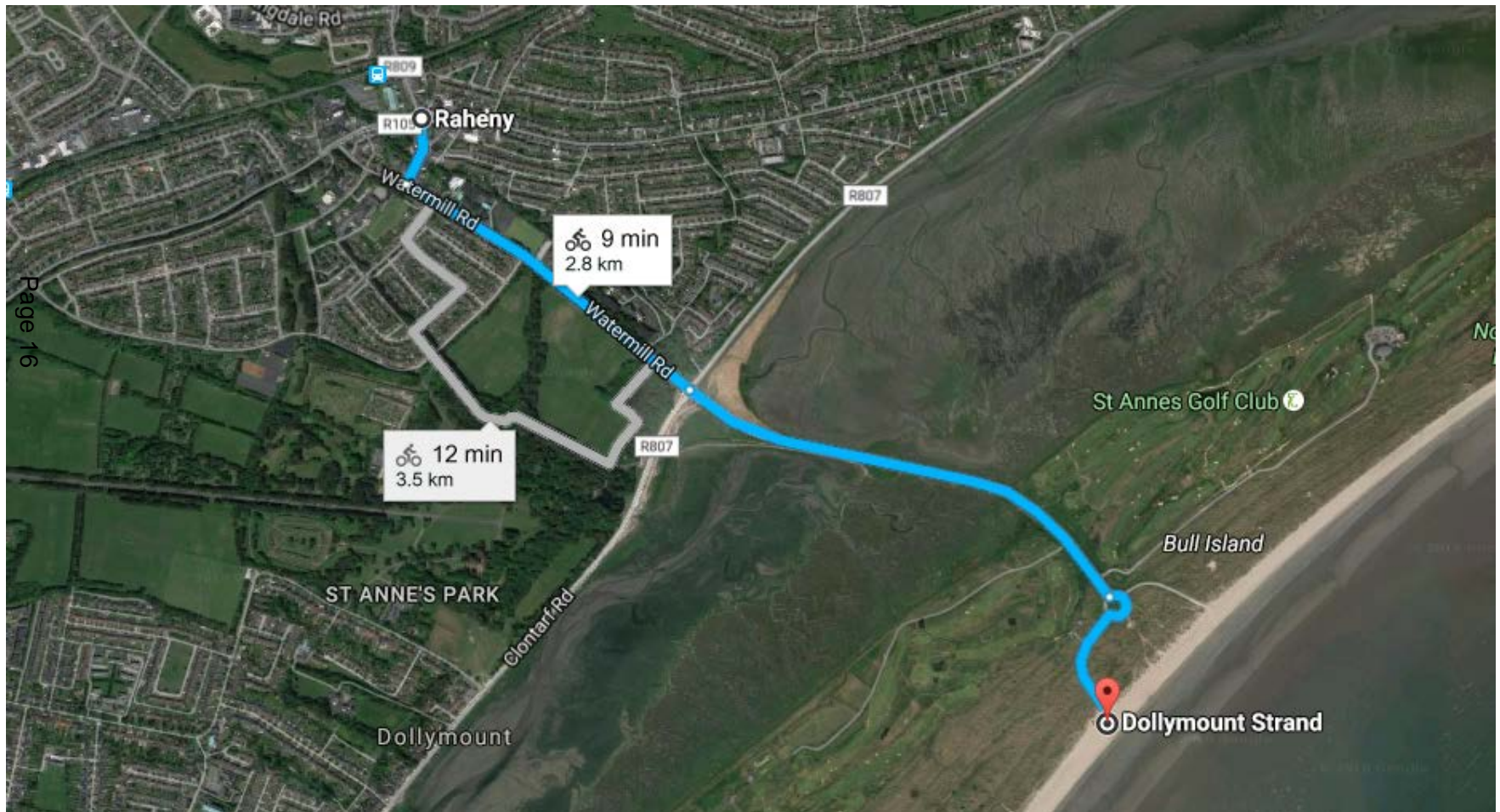
Section 3 - Malahide Road to Raheny Village

Malahide Road to Raheny Village



Section 4 - Raheny Village to Dublin Bay

Raheny Village to Dublin Bay



Santry River Greenway – Santry Demesne



Santry Demesne – much of alignment already in place

Santry River Greenway – M1 Underpass



Not insurmountable challenge to design out anti-social behaviour

Santry River Greenway – adjacent to Gateway site



Landscape required, in addition to removal of existing barriers

Santry River Greenway – Coolock Lane Park



Potential for ancillary sports and community facilities

Santry River Greenway – Edenmore and Harmonstown



Room for the delivery of key and exciting community infrastructural projects

Santry River Greenway – Royal Oak



Press visit with Dublin Inquirer journalist, Willy Simon. Other recent media spots on Near FM and in Northside People.

Strengths & Opportunities

Advantages...

- Links Ballymun to the coast
- mainly off-line, using existing green areas.
- unlikely to be significant new structures (bridges, tunnels, etc.) required.
- Travel demand evident yet the quality of transport service provision is very poor.
- It is an orbital route and connects areas of residence, employment and amenity, which are currently severed from each other.
- The route will provide additionally mobility and connectivity to areas currently poorly served by public transport, with high levels of traffic congestion and generally poor amenity for cyclists and pedestrians.



Threats & Weaknesses

Potential problems could include:

- lack of awareness of the corridor's existence;
- lack of social acceptance and appreciation of internal benefits;
- fear of anti-social behaviour;
- and traditional anxieties about increased connectivity.

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Feasibility Appraisal

- Overall project infrastructure costs, based on *direct* comparison with (technically more challenging) Dodder River Greenway: €4m - €12m
- multifaceted approach needed, to include collaboration, surveillance and improved landscape design
- A challenge is to identify participatory projects which can make the Santry River Greenway deliverable and successful as a community amenity, accessible to everyone and enriching the lives of all those who live within its reach

Santry River Greenway

Feasibility Study Report 2016



Northside
Partnership



DUBLIN INSTITUTE
of TECHNOLOGY
Institiúid Teicneolaíochta Átha Cliath



Students Learning with Communities

A DIT Students Learning With Communities Initiative in Association with the Northside Partnership.

Recommendations

Two such projects were identified by students:

- a Community Health and Fitness Trail

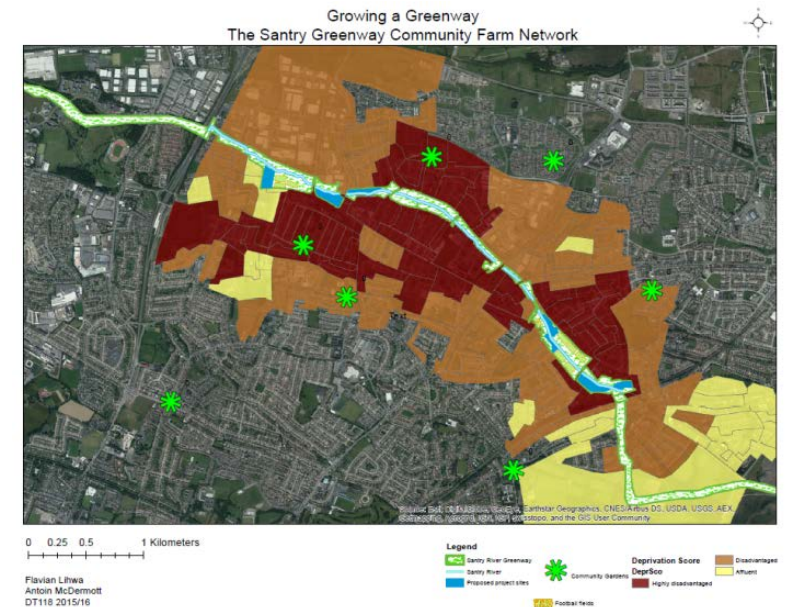
and...

- ...a Community Farm Network

Already connects:

- Existing parks (Santry Demesne / Stardust Memorial / St Anne's / Bull Island / Dublin Bay Biosphere)
- Employment and residential areas
- Schools and sports clubs

The Urban City Farm proposed for St Anne's Park links perfectly with this Greenway



Recommendations

What we'd most like to see...

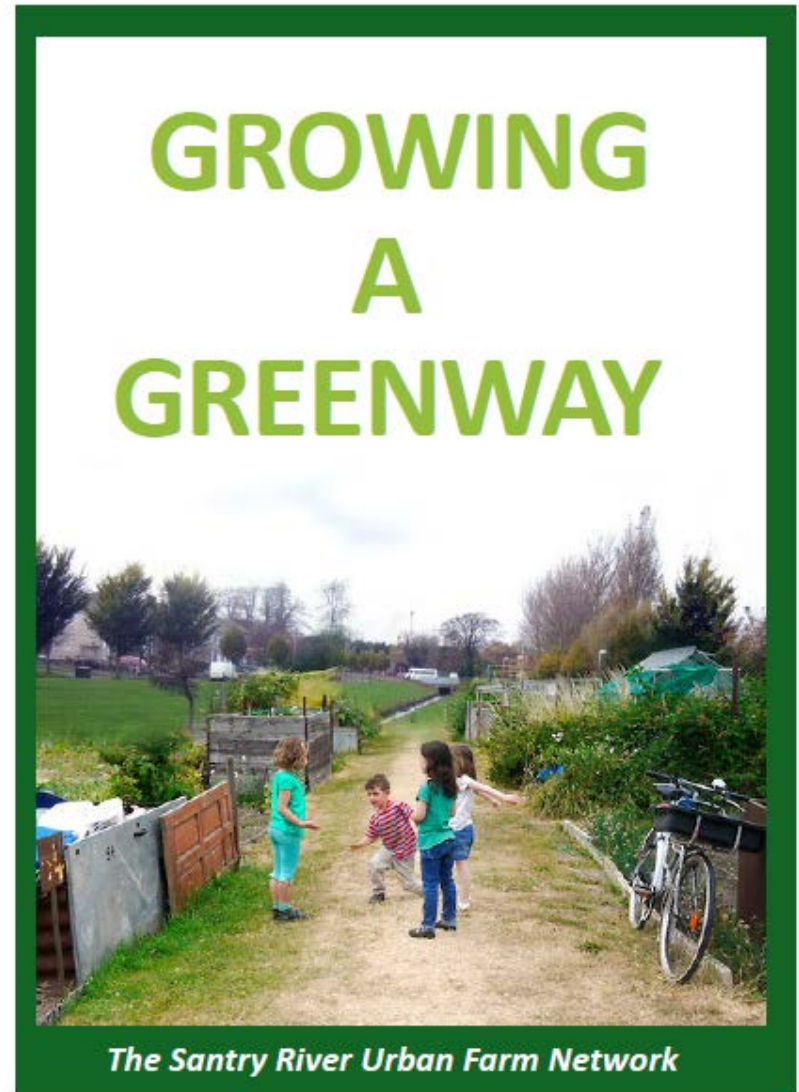
- (a) the inclusion of the Santry River Greenway on the NTA Project List for 2017, and...
- (b) allowance for research and design of collaborative community participation initiatives

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What we most need...

- (a) DCC Councillors active support
- (b) The Greenway promoted locally and within the City

Justifiably a Development Plan Objective, yet many still unaware of its existence



With thanks to...

Northside Partnership, DIT Community Links and

**Students of the BSc Spatial Planning, MSc Sustainable Development and
MSc Local Development & Innovation programmes**

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The END



Planning and Property Development Strategic Policy Committee November 2016

Review of the dublinbikes Strategic Planning Framework (Expansion Strategy) – Next Steps

The existing developmental plan for the growth of the Coca-Cola Zero dublinbikes scheme, the 'dublinbikes Strategic Planning Framework 2011-2016' anticipated a 14 Phase geographical expansion programme across the city.

Due to the difficulties involved in identifying suitable advertising sites to fund the operational costs of expansion phases, the scheme has not yet progressed beyond the current city centre Phase 2 catchment, despite continual and growing demand for significant expansion.

The original 2009 'dublinbikes' scheme was funded through outdoor advertising on a cost neutral basis to the City Council. Under the Concessionary Contract there is an outstanding requirement for Dublin City Council to provide four additional advertising sites to fulfil contract obligations to JCDecaux. There is also an annual operational deficit in running the scheme each year (€370,000 in 2015) arising from the most recent Phase 2 expansion during 2014.

At the recent November City Council meeting, the Members approved four Part 8's for advertising units. When the units are constructed, commissioned and operational, this will represent the fulfilment of the Concessionary Contract. In tandem, discussions have commenced regarding a recalibration of the current membership fees for the scheme in order to address the current and ongoing operational deficit associated with the running of the scheme.

If the scheme is returned to a cost neutral basis to the City Council during 2017 as it was originally provided, there will be an opportunity to review and update the existing dublinbikes Strategic Planning Framework to provide for future growth. Such a review will include a re-examination of the original advertising funded business model, as well as the concepts underpinning the original scheme design and its spatial expansion. Any such review will

have the potential to reshape the future spatial expansion of the scheme to recognise a number of the urban villages along the key transport routes extending from the city centre.

Future expansion will require a sustainable longer term funding model of significant order of magnitude over the current business model in order to deliver an operationally successful bike scheme beyond a city centre catchment. The development of a number of high profile and strategically located digital advertising sites would likely have the potential to generate the quantum of revenue required to fund such an expanded scheme and will form part of any future review. A key pillar of the review will be the requirement to ensure that funding measures receive statutory planning approval in advance of any expansion. Going forward therefore the key issues are:

- Addressing the operational deficit of the scheme through an increase in membership fees.
- Construction of 4 approved advertising units to fulfil the Concessionary Contract.
- Commencing review of the dublinbikes Strategic Planning Framework during 2017, to also include sustainable longer term funding measures based on outdoor advertising that will allow for the expansion of the bike scheme while remaining cost neutral and without adversely affecting the City Council's budget.

Paul Clegg
Executive Manager

Planning and Property Development Strategic Policy Committee November 2016

Out of Hours Work Exemptions

Extended working hours are required to facilitate certain works associated with large scale developments. The granting of 'out of hours work exemptions' is covered in the conditions attached to planning permissions.

The standard condition applied to permissions for development relating to working hours applied is set out below:

(a) The site and building works required to implement the development shall only be carried out between the hours of:

Mondays to Fridays - 7.00am to 6.00pm

Saturday - 8.00 a.m. to 2.00pm

Sundays and Public Holidays - No activity on site.

(b) Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Dublin City Council.

When exceptional circumstances arise (eg. large concrete pours, awkward/unusual demolition, delivery of, or removal from site of outsized items of material/equipment etc) resulting in a requirement to work outside of the hours permitted in the granted planning permission a request can be made by the developer to the Planning Authority for approval of extended working hours. Any such requests must be made in writing outlining works involved and any mitigation measures that the developer proposes to put in place where possible to reduce disruption to residents in the area.

The Planning Authority considers all material factors, including the effect on residential amenity, operation of established businesses in the area and the requirement to carry out works to progress the development which cannot be reasonably carried out during normal working hours. All such requests are assessed by a senior member of staff with a response issuing within 24/48 hours depending on the nature of the request. A core requirement of any approval granted is that local residents that may be affected by the extension shall be notified in advance by the developer of the extended hours permitted.

Requests are only granted if the planning authority accept that the works outlined cannot be reasonably carried out during the standard hours permitted by the planning permission and are essential to the development. Local consultation would not be practical given the nature of the requests and the need for timely decision making.

The above system works well with very few complaints received relating to the extended hours of work approvals over the last number of years. In the past year a total of 30 sites were granted an extension of working hours with 17 of these requiring out of hours extensions more than once. Planning Enforcement and Environmental Health are advised of any such extensions.

Paul Clegg
Executive Manager



Report to the Planning and Property Development Strategic Policy Committee November 2016

Update on Preparation of a Vacant Sites Register and Implementation of the Vacant Site Levy (Urban Regeneration & Housing Act 2015)

Background:

As reported previously, under the Urban Regeneration & Housing Act 2015, all planning authorities are required to establish and maintain a Vacant Sites Register. The Register must be in place by January 2017. An identified vacant site can be entered on the register when the authority is of the opinion that it has been vacant for a minimum of 12 months preceding its entry on the register.

The Council undertook a preliminary assessment and quantification of the number and location of potential vacant sites in its functional area and circa 700 sites were identified from a desk top study. These sites are being assessed in more detail against the criteria set out in the Act which can be summarised as follows:

The site has an area in excess of 0.05 hectares and is zoned for either residential or regeneration purposes. In the case of residential land the site is:

- a) Situated in an area in need of housing
- b) The site is suitable for the provision of housing and
- c) The site or the majority of the site is vacant or idle

And in the case of regeneration land:

- a) The site, or the majority of the site is vacant or idle and
- b) The site being vacant has an adverse effect on existing amenities or reduces the amenity provided by existing public infrastructure and facilities.

Identification of Vacant Sites:

In order to form an opinion on whether a site meets the criteria, the site is first inspected, photographed and then a report is prepared which includes a general description of the site and previous planning history if same exists. To date circa 140 sites identified were below the 0.05 ha threshold, 76 sites were not vacant and 250 sites have been identified as suitable for inclusion on the vacant sites register – 157 between the canals and 95 outside the canals. 93 Electoral Districts have been surveyed and 35 remain to be surveyed. This is a work in progress and it is hoped that all inspections will be completed by the end of the year. It is estimated that up to 350 sites will be deemed suitable for inclusion on the vacant sites register. It is also a requirement of the Act that for a site to be entered on the register details of ownership, title to the site and the market value pertaining to the site are also ascertained and this information is being collated at present. It is intended that the statutory

process of notifying property owners of the authority's intention to include their property on the Vacant Sites Register will commence in the first quarter of 2017.

Vacant Sites Register & Levy:

Work is progressing well on the establishment of the register. It will be available for inputting data in January 2017 which will enable the Authority to implement the vacant site levy. The authority must notify Property owners before 1 June 2018 that their sites, which are on the register, shall be charged the levy in respect of 2018 in January 2019 and every further year thereafter until the site is no longer vacant. The levy shall be payable in arrears each year beginning in 2019 by the owner of the vacant site that is entered on the register on 1 January of that year. The levy shall be payable on a demand being made by the authority and shall be calculated at 3% of the market value of the site.

Appeals Process:

When notified by the authority of its intention to include a site on the Vacant Sites Register, a property owner has the right to object and can make a submission to the planning authority within 28 days. If, having considered the submission, the authority is still of the view that it should be entered on the register, it must notify the property owner of same and the owner may within 28 days appeal the decision to An Bord Pleanála (ABP). Entry on the register shall not take effect until the appeal is determined by ABP.

Before 1 June 2018, the authority must notify owners of vacant sites on the register on 1 January 2018 that the levy shall be charged for 2018 in January 2019. Property owners may make submissions in respect of the entry on the register to the authority within 28 days. If, having considered the submission the authority is still of the view that the property should remain on the register, it must notify the property owner of same and the owner may within 28 days of the date of the notice appeal to ABP. If ABP upholds the appeal the entry shall be cancelled on the register.

The authority must determine the market value of a vacant site as soon as after it is entered on the Vacant Sites Register and notify owner of same. The owner can appeal the valuation to the Valuation Tribunal within 28 days of the notice. Subject to the right of appeal on a point of law, the decision of the Tribunal is final.

An owner of a vacant site who receives a demand for payment of the levy may appeal against same to ABP within 28 days of the date of the demand on grounds that the site is no longer vacant or that the calculation of the levy is incorrect. If ABP upholds the appeal, then either the entry shall be removed from the register and the demand cancelled or it will advise the authority of the correct amount of the levy and an amended demand shall issue.



Paul Clegg
A/Assistant Chief Executive

Dated this the 17th November 2016



The Dublin City Local Economic and Community Plan 2016 – 2021 (LECP)
Update on Actions for the Planning and Property Development SPC

LECP Action No	Action	Measurement	Progress
109	Promote the Living City Initiative which encourages people to convert space above commercial premises to living and working accommodation	Living City workshop held and outcomes considered	<p>To date, take-up of the scheme has been lower than anticipated. As a result, the Government is committed to reviewing the Initiative to make it more effective.</p> <p>The Living City workshop was held on 28th January 2016. The Planning & Property Development Department has made a submission to the Department of Finance as part of the review.</p> <p>Recent Budget announced changes to the LCI, in essence to increase floor space cap and allow investors to rent renovated properties.</p> <p>Ongoing for the next five years. Consultants to advise on “Tax incentive packages”</p> <p>Active Land Management Unit to investigate ways of increasing uptake of the scheme.</p>
111	Investigate how DCC can assist with the development of vacant sites in the city	Investigation completed	<p>City Council approved application of provisions of vacant Site levy at May meeting.</p> <p>Initial survey of city sites of more than 0.05 ha completed.</p> <p>DCC attended information session hosted by the Department in Athlone on Vacant Sites Levy.</p> <p>Work proposed to be completed and presented to the Inter-departmental Active Land Management Steering Group and to City Council.</p>

112	Take a positive and pro-active approach when considering the economic impact of major planning applications	Number of planning applications receiving full fee	14 planning applications to 31 st October 2016
114	Ensure the successful development of the key growth areas in the city through the implementation of Local Area Plans (LAPs) and other strategic documents	Number of LAPs produced	<p>Phibsborough draft Local Environmental Improvement Plan To be brought to North West & Central Area Committees in November.</p> <p>Ballymun Local Area Plan LAP local focus group consultations ongoing. Draft LAP scheduled for preparation by November 2016.</p> <p>North East Inner City Action Plan Actions ongoing throughout the year.</p> <p>Poolbeg West SDZ Draft scheme being prepared. Progress reports to be brought to Area Committee.</p>
115	Target capital works towards enhancing the city's infrastructure and provide sufficient resources for major public domain works, optimising annual grant funding	<p>Amount of spending on City's infrastructure and major public domain works</p> <p>Number of grants secured</p>	<ol style="list-style-type: none"> 1. In 2016 Planning Development Contributions will contribute circa €20M to a range of infrastructure projects including the Dodder Bridge, Blackhorse Avenue, Forbes Street, Henrietta Street 2016 and flood resilience works. 2. The Planning Department lodged 5 applications to the DPHCLG in October, for funding totalling €67.5m from the Local Infrastructure Housing Activation Fund (LIHAF) for the following infrastructural projects: <ul style="list-style-type: none"> • Docklands (Poolbeg) - bridge • Docklands (North Lotts and South Docklands SDZ) - bridge • Belmayne – roads • Ballymun– roads and attenuation • Grangegorman campus- energy centre A decision is awaited from the Department. 3. The Dublin Wayfinding Scheme was first introduced in 2011, providing an integrated and co-ordinated approach to pedestrian wayfinding, consisting of map panels and fingerpost signs. It has a strong cultural

			<p>focus and is designed to enhance the ability of people to move around the city and to easily locate destinations.</p> <p>There is constant demand for the provision of additional finger panels due to the opening of new visitor destinations across the inner city and for the physical expansion of the scheme through the provision of additional poles and map panels. In order to meet this demand, the City Council has provided €662,000 over the next 3 years.</p> <p>4. We have received a Capital Grant of €1.2m for Henrietta Street 1916</p>
134	Reduce the carbon footprint in the city and reduce fuel poverty	New build compliance with the design standards set out in planning legislation	Dublin City Council Building Control Officers continue to prioritise inspection of new multi-unit housing developments in the city with the majority of such developments being inspected. Inspections indicate developments are meeting the required standard. Building Regulations require new houses to have a typical BER Rating of A3. This equates to a running cost for space and water heating per annum for a new 3 bed semi-d house of €470. The minimum standard in 2007 for the same house was C1 equating to €1,100 running cost p/a. Maximum permitted carbon emissions are now 1/3 of the levels in 2007.
239	Support the education sector in the provision of student accommodation in the City	Number of completed student accommodation units	100 completed units in the Digital Hub (471 bed spaces) to October 2016
271	Implement Part 8 redevelopment of the Wholesale Fruit and Vegetable Market Dublin 7	Procure design detail for old Fish Market site and tender Bring forward design detail for the Markets building	<p>Procurement for Car Park and Multi Use Games Area (M.U.G.A.) tender for design is completed.</p> <p>Design Detail for Redevelopment of Markets building being progressed by City Architects and outside experts. Procurement process will continue in tandem with design elements being undertaken by DCC.</p>
390	Encourage the maintenance and preservation of vital heritage sites throughout the city	Footfall at key heritage sites	This is a matter for the OPW – not Planning
395	Develop and enhance relationships with other international cities	Conduct review of current activity	International Relations now comes under the brief of the Economic Development, Enterprise and International Relations SPC .

