



**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 27 FEBRUARY 2018 AT 3.30 PM

AGENDA

TUESDAY 27 FEBRUARY 2018

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Motion in the name of Cllr Patrick Costello:

*That the Chief Executive provide Councillors with a report addressing the issues for Dublin City Council arising from the recommendations in the October 2017 report "**The Impact of Short Term Lettings on Ireland's Housing and Rental Market**" by the Joint Committee on Housing, Planning & Local Government, clearly stating what further resources would be needed to implement the recommendations, where the current difficulties in enforcement and legislation are, and what legislative changes official feel are needed to improve planning enforcement.*

Motion in the names of Cllrs. Tina MacVeigh, Pat Dunne, Paul Hand, Críona Ní Dhálaigh and Daithí Doolan [forwarded from the South Central

Area Committee]:

Noting:

- *the historical significance of Kilmainham Mill*
- *the current state of disrepair the Mill has fallen into in private ownership*
- *the current zonings of Kilmainham Mill site and surrounds of Z1, Z2, Z4 and Z6 which allow for residential, enterprise and employment creation, and residential but not heritage conservation*
- *the imminent development on the site*

Acknowledging:

- *the grassroots community campaign and ground swell of support for preserving the heritage of Kilmainham Mill*
- *an endangerment notice recently issued by Dublin City Council*

This Area Committee agrees:

- *to immediately initiate the process for a material alteration to the development plan to rezone the site of Kilmainham Mill and surrounding outbuildings to Z8: to protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective.*

Motion in the name of Councillor Damian O'Farrell (referred from Protocol Committee to be considered in conjunction with the report on the Part 8 Procedures)

“That this Protocol Committee agrees that item No. 13 of DCC's own formal Part 8 procedures should be changed to the following; Before any project is presented to Council, the final report shall be presented at the Local Area Committee meeting informing them of the intention to present the proposal to the City Council and advising them that the process for approval of a Part 8 is a reserved function of the City Council.”

Motion in the name of Odran Reid, PPN

The Development of College Green as a pedestrian plaza is to be welcomed. This development is not without problems, but is also full of latent opportunities.

The City needs to be returned back to its citizens allowing them to move comfortably and freely in attractive, noise and pollution free areas. The City also needs to foster a dynamic economy, a cultural core and be socially inclusive for all of its citizens and visitors.

To achieve this the City Council needs to

- *Proceed with reasonable haste in developing the College Green Plaza*
- *Develop the space and adjoining areas for all citizens - all ages, differing disabilities and be family friendly*
- *Ensure that the Square is well maintained and enforcement is rigorous (with City Council and Gardai)*
- *Ensure the Square is a safe place to be*
- *Put in place an implementation team to make the square work for*

citizens, retail traders, commercial activity and as a node of social activity

- *Implement the remaining elements of the City Centre Transport Study immediately and develop a City Centre Transport Strategy to make the city centre accessible to all and to protect and nurture its commercial, social and cultural heritage*
- *question the need for a tram every 90 seconds and for longer (55m) trams passing through the city centre*

It is noted that the city has a strong Public Realm strategy that is not possible to implement. It is apt that this strategy should commence in College green and emanate out from this point. College Green should become a central point for connectivity of the City for citizens.

The changes proposed have been met with some resistance and these concerns need to be addressed. If Dublin is to be a planned city it will need to have a dynamic citizen focused centre, not one that is a thorough fare for traffic.



**MINUTES OF THE PLANNING AND PROPERTY DEVELOPMENT SPC MEETING
HELD ON TUESDAY 26 SEPTEMBER 2017**

1 Minutes of meeting of 27 June 2017

Order: Agreed

2 Matters arising

It was agreed to write to the Minister re members planning fees.

It was agreed that a report on the prison site, Old Kilmainham Road be circulated to members.

3 Historic Post Boxes

It was suggested that An Post be asked to standardise the paint colour of these post boxes.

The A/City Planner gave an update on the review of Protected Structures. He advised that there is a national review being carried out by the NIAH, not just of Dublin City, and there is a huge volume of work to be carried out by the Planning and Property Development Department's Conservation Section. There are approx 8,500 buildings on the RPS. The Conservation Section is working methodically through the NIAH survey, inspecting and reporting back to the Department. Meanwhile, An Post has given a commitment that all historic post boxes will remain in situ.

It was suggested that a collective approach be adopted to add these post boxes to the RPS.

4 Place Making

A presentation on Place Making, Value and The Public Realm was delivered by Riccardo Marini. The presentation was well received and it was agreed that a copy of same would be circulated.

5 Vacant Sites Register

No questions/comments

6 Motions

As Cllr. McVeigh was absent from the meeting, her Motions fell. These motions can be resubmitted to the next SPC.

7 **A.O.B.**

It was requested that a special meeting of the SPC be held in relation to the Draft National Planning Framework 2040 which is due to be published for consultation.

Date of Next Meeting:
Tuesday, 28 November 2017

Councillor Andrew Montague
Chairperson
Tuesday 26 September 2017

Attendance:

Members:

Andrew Montague
(Chairperson)
Janice Boylan
Gaye Fagan
Odran Reid

Members:

Cathleen Carney Boud
Dermot Lacey

Members:

Aine Clancy
Ann Mulcrone

Officers

Paul Clegg
Niamh Lambert
Richard Shakespeare

Avril Feeney
Conor O'Hanlon

Liz Hartigan
John O'Hara

Apologies:

John McGrane

Graeme McQueen

Valerin O'Shea

Non-Members:



**MINUTES OF THE PLANNING AND PROPERTY DEVELOPMENT SPC MEETING
HELD ON THURSDAY 19 OCTOBER 2017**

1 Draft National Planning Framework 2040

The Chair welcomed the MSc students who are studying spatial planning in DIT to the meeting.

He outlined that this is the last chance to make submissions on the ***final draft of the National Planning Framework 2040***. This document will have quite an impact on Ireland but on Dublin in particular.

John O'Hara, A/City Planner, outlined the vision of the plan and then welcomed comments which will be incorporated into the Chief Executive's response to the Department on the document.

a Report on National Planning Framework 2040 - SPC 191017

Infrastructure must be provided in tandem with development. Cities grow because of industries locating in them. Important to link up where people live, how they get around, where the services are, where the hospitals are and educational facilities that are available there, to have joined up thinking. There is room to move some industry outside the M50 and bringing more appropriate high intensity employment in. Commercial rates need to be looked at. Employment hubs are generally located within cities.

Growing Dublin, whilst also growing other parts of the country, is going to be a challenge. It's absolutely critical that DCC has its 10-year National Investment Plan set out to tie in with the National Planning Framework which is a statutory document. The 10-year National Investment Plan never envisaged that Dublin's growth would drop from 50% to 25%. People are regularly in-migrating to Dublin, about 40k to the 80k of people emigrating. Our vision for Dublin needs to be on a global level. We're not competing with our own regions. The NPF needs to identify the opportunities of the regions. If growth in Dublin is restricted, we won't be able to compete with other European cities. Developing the inner and outer areas of the city is going to be as much political as anything else. Tall buildings don't suit everyone or every location. Height for height sake isn't the answer, and tall buildings per se do not increase density.

Dublin is competing internationally with other cities and city regions, not with the other national Regions and the NPF needs to recognise this.

The City Council is concerned in relation to the lack of clarity about the preparation and implementation of the proposed Metropolitan Area Strategic Plans referenced in the document.

What does the plan mean by a 'whole Government approach'? The outworking of the plan must be devolved to the Regional Authorities and City/County Councils. Leadership is central to what is needed for a city.

Broadband infrastructure is an absolutely priority. Dublin has one of the slowest speeds in Europe so it cannot compete globally. Broadband infrastructure is something that could level the 'playing fields' within the regions. That has to be costed and funded. A task force should be set up to ensure that we get what is laid down.

Too often in these planning frameworks physical infrastructure is promoted over social infrastructure and disadvantage. We should flag that there should be a 10-year investment in social advantage, which has to tie into the 10-year plan for housing, the 10-year plan to eradicate homelessness, because what isn't helpful to a city the calibre of Dublin is short term, stop-start arrangements with every Government and each new directive. Certainty is needed, and a long term plan provides this. The issue of social inclusion needs to be incorporated into the NPF.

Questions were raised regarding putting Metro North as an objective but what happens if it is not developed in 10 years time. The A/City Planner advised that Metro North is provided for in the National Plan but must be rolled out by the National Transport Authority. The Transport Strategy provides for Metro North and enhancing public transport throughout the city is vital. Sooner or later we are going to have to make the call to go underground.

This document replaces the National Spatial Strategy. It's a visionary plan but have we the tools to implement it? Development happens more outside the city boundaries because of costs. How are we going to make it affordable to develop in our cities? Councils need the funding and finance to CPO sites and develop infrastructure. Mixed use development with offices, shops and housing all together is vital for local areas. Commercial and retail should be encouraged into any industrial development. There should be the same restrictions on car parking space everywhere as there is in Dublin. There needs to be a 'buy in' from all Government Departments. The HSE and the Department of Education are buying up land outside of towns and building residential development for nursing homes and schools outside the town which is killing off those towns. People in nursing homes need to be able to get out and about, and walk around the town. The right decisions need to be made by all Government bodies.

The competitive bid process referenced in the draft NPF needs to be clarified, as the process suggests winners and losers.

The reference to moving 'less intensive uses' outside the M50 was raised as a potential concern for the City Council having regard to the potential for reverse community on foot of such development, to the loss of employment in the City and to the impact on sustainable land use mixes. The NPF needs to emphasise the importance of mixed use developments.

Emphasise the importance of cycling. There are as many people cycling

in Dublin as are using the DART, the LUAS and Irish Rail combined. Walking in the city also needs investment. Overall investing in the attractiveness of the city through public realm.

Built heritage is really important but we also need flexibility. Every estate should be permeable incorporating new development into existing. The attitude of 'no new development in our area' needs to be challenged.

The vision of the draft NPF was raised as unclear and too lengthy. A briefer, more succinct and understandable vision would be preferable.

Brexit needs strategic consideration. The last plan considered the Dublin-Belfast Corridor. We can't go through the UK as we did before so we must think about our connections elsewhere.

Councillor Andrew Montague

Chairperson

Thursday 19 October 2017

Attendance:

Members:

Andrew Montague
(Chairperson)
Janice Boylan
Dermot Lacey
Odran Reid

Members:

Cathleen Carney Boud
Graeme McQueen

Members:

Gaye Fagan
Ann Mulcrone

Officers

Paul Clegg
John O'Hara

Ronan Fallon
Joy Watts

Conor O'Hanlon

Apologies:

John McGrane

An tArdmhéara,
Michaél MacDonncha

Alison Gilliland

Non-Members:

Anne Feeney

Access to this report has been restricted to Members of this Committee only

Document is Restricted

Planning and Property Development Strategic Policy Committee February 2018

Strategic Housing Developments and the Role of Elected Members

New planning legislation came into effect on 3rd July 2017, the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Planning and Development (Strategic Housing Development) Regulations 2017.

Under the new legislation, the role of assessment and decision making on planning applications for developments comprising 100 or more residential units or 200 bed spaces or more student accommodation schemes has been transferred from the Planning Authority to An Bord Pleanála until December 2019, with provision for an extension to December 2021.

In accordance with the new legislation, there is now a requirement for the Planning Authority to:

- inform the relevant elected members that a strategic housing development application (SHD) has been lodged,
- provide details of the SHD at the next available area committee meeting and
- provide a summary of their views to An Bord Pleanála.

The following outlines the new procedures with specific reference to the elected members and their role in the process:

Step 1 – Notification Stage

Following validation of a planning application by An Bord Pleanála, the elected members of the relevant area committee will be:

- notified by email by the Area Office that a planning application has been lodged and its availability for public inspection
- provided with a link to the applicants website to view the submitted documentation

- informed of their right to make a written submission to An Bord Pleanála within the five week period¹.

Step 2 – Presentation Stage

At the next meeting of the relevant area committee, the Area Planner will present the elected members with the following information:

- Details of the application
- Consultations that took place in relation to the proposed development
- An Bord Pleanála's 'opinion' on the pre-application consultation (i.e. the notice issued under Section 6(7))

¹ No fee is required in the event of an elected member simply supporting or objecting to an application without elaborating on the grounds of an application or on a submission by an observer. However, the appropriate fee must be paid when the elected member makes a formal submission i.e. elaborates on the grounds of an application or submission or raises a substantive new issue.

Step 3 –Views of the Elected Members

- (A) Following the presentation, the elected members will have an opportunity to express their views on the SHD application, in accordance with Section 8 (5) (a) (iii), of the new planning act which states that **a summary of the views of the relevant elected members on that proposed development as expressed at such meeting or meetings** be forwarded to An Bord Pleanala.
- (B) In the event of the presentation taking place outside the 5 week period for submissions, the following additional information shall be included in the presentation to the Area Committee meeting:
- A summary of the points raised in the submissions or observations received by the Board in relation to the application
 - The Chief Executive’s views on the effects of the proposed development on the proper planning and sustainable development of the area and on the environment.
- (C) At all such presentations, in addition to the area planner being in attendance, a staff member from Planning Administration will attend to take note of the views of the elected members.

Following the meeting, a summary of the expressed views of the elected members will be typed up and emailed to the relevant Elected Members for their comments. This is to ensure that the notes accurately capture the views raised by the members at the meeting.

The agreed summary will be forwarded to An Bord Pleanala together with a link to the webcast of the relevant area committee meeting.

- (D) It is important to note that the elected members retain their right to make individual submissions/observations to An Bord Pleanala in accordance with the normal procedures. The summary of the views of the Area Committee is not a substitute or replacement for any elected member making his/her own submission/observation.

Step 4 – Notification of An Bord Pleanala

Within 8 weeks of the validation of a SHD application, a copy of the Chief Executive’s Report, any interdepartmental reports and the summarised views of the elected members will be forwarded to An Bord Pleanala.

A set of this documentation will also be sent at the same time to each of the relevant elected members.

Paul Clegg
Executive Manager



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Pleanála agus Forbartha Maoine
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
Planning and Property Development Department
Block 4, Floor 3, Civic Offices, Wood Quay, D8

**Planning and Property Development
Strategic Policy Committee
February 2018**

Vacant Sites Register

(10 largest sites, based on valuation, with a planning history)

VACANT SITES REGISTER - SITES WITH HIGHEST VALUATIONS (1 TO 10), DATED 16/02/2018

Top 10 sites (Valuation Order)	VS Ref	Site Location	Site Area (Ha)	Ownership	Folio Number	Valuation	Admin Area	Functional Area	Planning History
1	VS-0147	Rear of 8 Castleforbes Road/Mayor Street Upper	0.9137	Danninger (in receivership), C/O Mr. David Carson, Deloitte & Touche, 29 Ealrsfort Terrace, Dublin 2	Unregistered	€ 22,500,000.00	Central	Residential	3384/09 – Planning permission approved for 6/7 storey office/commercial development with a gross floor area of 31,974.42 sq.m, a landscaped urban park (0.262 ha) is also proposed to the west of the office/commercial development. Submission outlines that a planning application is imminent. Entry to VSR currently on appeal to ABP.
2	VS-0045	Between 274 and 290 South Circular Road, Dublin 8 (former John Players Site)	2.4092	Players Square Limited (in receivership), Grant Thornton, 24-26 City Quay, Dublin 2	173296F	€ 22,000,000.00	South Central	Residential	3130/06 – permission granted for a total of 11 buildings ranging in height from one to eleven stories (over basement). The proposed development consists of the following development class uses: Own Door Office Units (2071.6sqm), 13 No. Retail Units (4696.4sqm), Anchor Food Retail Supermarket (1756sqm) with textile department (1373sqm) and associated staff and service facilities (1357sqm), 2 No. Restaurant/ Cafes (529sqm), School building (2420sqm), Creche (630sqm), Community Centre (145sqm) including works and service areas (824.5sqm) and ancillary infrastructure (954.8sqm). The residential component of the development comprises 484 apartment units. Submission outlined that PP will be sought in January 2018 (St. Teresa's Gardens & Environs).
3	VS-0769	Site off Airfield Court and Greenfield Park (formerly Dept. of Horticulture Site), Donnybrook, Dublin 4	1.2615	Purleigh Holdings	Unregistered	€14,500,000.00	South East	Residential	2210/16 permission was approved; however, it is now on appeal with ABP – PL 295.247012. The development consisted of the demolition of the existing single storey sheds (670 sq.m) and the construction of 5 no. buildings (4 storey) accommodating 71 no. residential apartments. The overall proposed development is c.13,000
4	VS-0142	164 Sheriff Street Upper	0.5775	National Asset Property Management Limited	DN185648F	€ 12,500,000.00	Central	Residential	PAC0546/15. Site inspection held on 06/09/2017, site is cleared and ready for development. Planning application DSDZ 3357/17 refers (additional information requested)(Linked to VS-0146).
5	VS-0014	Corner of St Johns Road West and Military Road	0.6194	The Office of Public Works	Unregistered	€ 12,000,000.00	South Central	Residential	3295/10 – Permission granted for the installation of service plant items to facilitate the operations of the existing Data Centre. Planning permission is sought for a period of seven years. The works also include the provision of a temporary fence and gate on Military Road, to replace the existing fence and gates, and associated site development works within the site. Submission outlines that the OPW are at the advanced stages of design. No planning application received to date. ABP notice to cancel entry of site on VSR. Site will be removed from VSR and a New Notice of Proposed Entry will issue under "Regeneration" Feb 2018.

VACANT SITES REGISTER - SITES WITH HIGHEST VALUATIONS (1 TO 10), DATED 16/02/2018

Top 10 sites (Valuation Order)	VS Ref	Site Location	Site Area (Ha)	Ownership	Folio Number	Valuation	Admin Area	Functional Area	Planning History
6	VS-0039	Former Bailey Gibson site and 40 Rehoboth Place bounded by 324 South Circular Road, Rehoboth Place, Rehoboth Avenue and the Coombe Maternity Hospital	1.5281	Players Square Limited	DN185031F	€ 12,000,000.00	South Central	Both	4423/06 – A 10 year Permission granted for a mixed use development with a gross floor area of c.33,162 sqm incorporating 5 blocks with a variety of building types ranging from two to twelve stories (over basement). The proposed development contains 270 No. Residential Apartments and Townhouses (c.20477 sqm), 9 No. Own Door Office Units (c.960 sqm), 5 No. Commercial/Retail Units (c.851 sqm), Medical Centre (c.144 Sqm), Leisure Centre including Swimming Pool and service areas (c.2846 sqm), Ancillary infrastructure, waste management and common areas (c.1324 sqm). 4423/06/x1 was refused permission due to the height of the proposed structures. Late submission outlines that site is under a caretakers agreement. Site owner advised to submit information to ABP. Entry has not been appealed to ABP.
7	VS-0072	Chancery Lane, D8	0.3345	Luxor Investments Limited	Unregistered	€ 10,700,000.00	South East	Regeneration	3990/07: Planning permission granted on 08/07/2008 for a mixed-use development including residential & commercial uses. 3087/08: Permission granted for modifications to previously permitted mixed use residential and commercial development (reg. ref. 3990/07). 5133/08: Permission granted for modifications to a mixed use residential and commercial development previously permitted under reg. ref. 3990/07 & 3087/08. 2279/15: Refusal of retention permission for surface car park at Ship Street Great and Chancery Lane (an area larger than the subject site). This refusal was upheld by An Bord Pleanala. Submission outlines that Reg. Ref. 4280/16 granted planning permission; Planning permission for a mixed-use development including residential and commercial uses on a site which extends to 3,848 sqm at Chancery Lane and Ship Street Great, Dublin 8. This approval was on appeal to An Bord Pleanala. APAS outlines that permission was granted 09/02/17
8	VS-0054	274 North Circular Road, Dublin 7	1.3603	Ziggurat Circular Ireland Limited, Davy House, 49 Dawson Street, Dublin 2	Unregistered	€ 10,000,000.00	Central	Residential	Reg Ref 2313/12: Permission granted for residential development with 86 residential units. Reg. Ref. 4262/16 DCC granted PP, which was on appeal to ABP. APAS outlines that permission was granted 25/05/2017
9	VS-0006	O'Devaney Gardens North, 10 Ashford Place, Arbour Hill	1.7775	Dublin City Council, Civic Offices, Wood Quay, Dublin 8	63244F	€ 8,750,000.00	Central	Residential	3607/10 – LAW (Part VIII) for the demolition of five blocks of flats. Tendering has commenced through the Competitive Dialogue Process for the development of this site.
10	VS-0103	Dominick Street	0.6909	Dublin City Council, Civic Offices, Wood Quay, Dublin 8	Unregistered	€ 8,250,000.00	Central	Residential	Reg Ref PL29N.JA0025: Permission granted by An Bord Pleanala under section 175, Strategic Infrastructure Act, for phase 1 of an urban regeneration scheme. Reg Ref 3594/10: Permission to demolish apartment blocks. Reg Ref 1853/06: Part 8 permission to demolish apartment blocks. Tender documents being prepared by DCC, Housing & Community Services.

Planning and Property Development SPC
2018 Meeting Schedule

	Date	Venue	Time
SPC	27th February	Council Chamber	15.30
SPC	24th April	Council Chamber	15.30
SPC	26th June	Council Chamber	15.30
SPC	25th September	Council Chamber	15.30
SPC	27th November	Council Chamber	15.30

