



**NOTIFICATION TO ATTEND MEETING OF THE PLANNING AND URBAN FORM SPC
TO BE HELD IN THE BY REMOTE VIDEO CONFERENCING VIA - ZOOM
ON TUESDAY 22 FEBRUARY 2022 AT 3.30 PM**

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AGENDA

TUESDAY 22 FEBRUARY 2022

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	3 rd May 2022	



MINUTES OF THE PLANNING AND URBAN FORM SPC MEETING

HELD ON THURSDAY 9TH DECEMBER 2021

1. Minutes of Meeting 28th September

Minutes: Agreed

2. Matters arising

- **Dublin Bay UNESCO Biosphere Discovery Centre.**
E.I.A. Report has been delayed, now due out in Q1 2022.
- **Multi Media Kiosks**
Inspection was carried out by Enforcement at Fairview kiosk, which was found to be in compliance, no further action required.

3. Community Monuments Fund

Report circulated prior to meeting. Ruth Johnson, City Archaeologist and Christina Todd, Landscape Architect gave a brief presentation and answered question raised by the Members.

Agreed: That a report will be given to the SPC early in the New Year on projects which are being considered for 2022.

Report Noted.

4. City Edge

Report circulated prior to meeting. Ronan Fallon, Senior Executive Planner went through the report and answered questions. There has been a lot of public consultation with over 6,000 people attending events and 8,800 visits to the website. Discussion followed and some of the points made were in relation to the size of this project, as it will be one of the top five towns in the country. The capacity of public transport and sustainability and the 15 minute city were all issues raised, and also that all utilities need to be working in tandem.

Agreed Chief Executives Report on submissions to be circulated to the Sectoral Members after the South County Dublin meeting on the 13th December.

Report Noted.

5. Compulsory Purchase Order (CPO) Process

Report circulated prior to meeting. Paul Clegg, Executive Manager went through the report. Nial Dully, Administrative Officer, Acquisitions Section, addressed questions raised by the Members.

Agreed: Update report on derelict sites to go to each Area Committee twice a year.
Report Noted.

6. Update on the Preparation of the New Development Plan

John O'Hara, Dublin City Planning Officer gave a verbal update on preparation of the New Development Plan. The main points were:

- Draft City Development Plan on public display until 14th February; this will give everyone in the City an opportunity to make submissions.
- Comprehensive document with 800 pages.
- 750 submissions received at pre-draft stage.
- 300 Motions brought by the Elected Members.
- Addresses climate change and sets out future development for the City with an estimated 40,000 new homes over the next 6 to 7 years.
- New policy for managing height and strong policies to support district heating.
- Actions and policies to enhance liveability of City Centre, increasing residential population.

Next steps:

- After the close of the 10 week consultation period on February 14th the Development Plan Team will consider all submissions/observations received and prepare a Chief Executive Report which will go to the Councillors for their consideration. This will be in May 2022. The Councillors will consider the report at a Special Council meeting in July 2022. Material amendments to the Draft Plan will then go on a final public consultation in July/August 2022 prior to adoption by the Councillors in November 2022.

Agreed: The Members wanted to commend John and his Team for this incredible piece of work.

Update Noted.

7. A.O.B.

None

8. Date of next meeting:

22nd February 2022

Councillor Ray McAdam
Chairperson
Thursday 9th December

Attendance:

Members:

Ray McAdam (Chairperson)
Lord Mayor Alison Gilliland
Robbie Sinnott
Anthony Connaghan

Members:

Patricia Roe
Declan Meenagh
Dearbháil Butler

Members:

Odran Reid
Fergus Sharpe
Sophie Nicoulaud
Jonny McKenna

Officers:

John O'Hara
Paul Clegg
Deirdre Scully

Officers:

Aileen Mac Dermott
Ronan Fallon
Nial Dully

Officers:

Tara Frehill
Christina Todd
Ruth Johnson

Apologies:

Anna Devlin
Tom Brabazon
Daithí De Róiste
John Lyons
Richard Shakespeare
Máire Igoe

15 Minute City Concept

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Planning SPC

22nd February 2022

The 15 Minute Concept

The '15 minute City' concept envisages that within 15 minutes on foot or bike from where they live, people should have the ability to access most of their daily needs across six functions:

- living
- working
- supplying
- caring
- learning and
- enjoying

all supported by diverse housing options and access to: safe cycle routes and local public transport, local health facilities, parks, shops, and other local infrastructure.



AMENITIES IN A 15-MINUTE CITY



EDUCATION

Discovering new knowledge



WORK

Finding meaningful work



TRANSPORT

Making useful connections



NUTRITION

Sourcing healthy groceries



HEALTH & CARE

Accessing kind support



RECREATION & CULTURE

Enjoying leisure time



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Origins of the Concept

The core of this concept is mixed development, integrating as many uses as possible within the same space.

Being implemented in many countries across the world:

- Melbourne's '20 minute neighbourhoods'
- Barcelona's 'Superblocks',
- East London's 'Every One, Every Day',
- Paris's '15 Minute City'.

'neighbourhoods should not only be a group of buildings, but also a network of social relationships'.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Draft Dublin City Development Plan

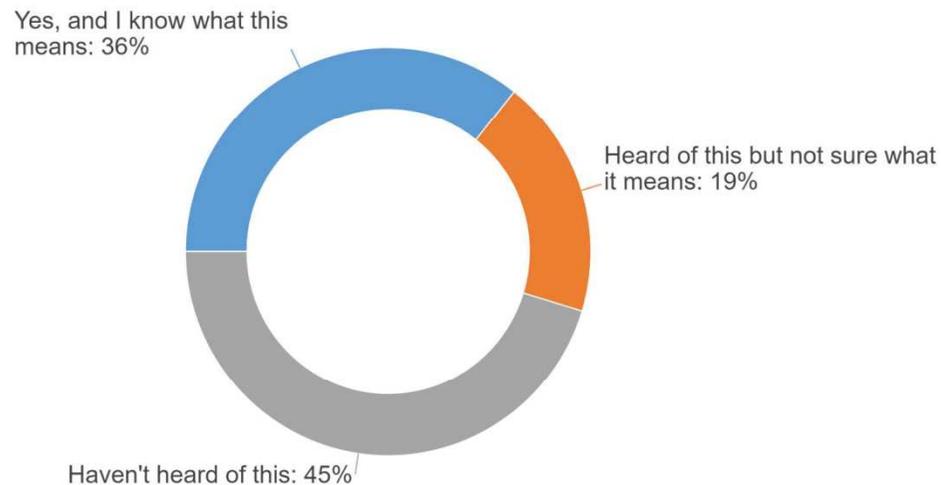
Your City Your Voice

An online survey with Your Dublin Your Voice - 1,053 respondents

Familiarity with 15 Minute City



Are you familiar with the concept of the 15 minute city?



55% had heard of the concept of the 15 minute city

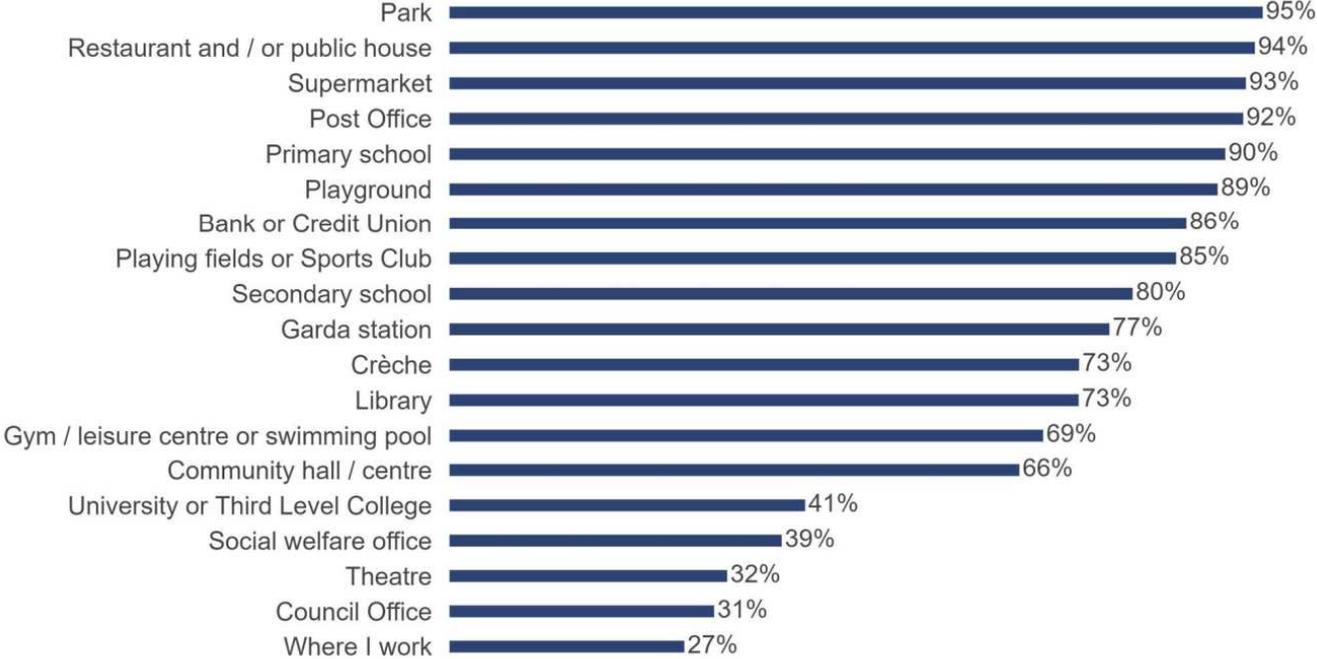


Over 80% reported living within a 15 minute walk/cycle from playing fields/sports club, bank/credit union, primary school, supermarket, post office, Garda station, restaurant/pub, park and over 60% live within a 15 minute walk/cycle from a community centre, crèche, gym/leisure centre, library and secondary school.

15 Minute City - All Dublin Respondents



For each of the following services / amenities please indicate if it is within a 15 minute walk or cycle from your home
% within 15 minutes



Base: 978



Draft Dublin City Development Plan

- Compact Growth: Core objective to ensure better use of available land within built up areas close to public transport and the city centre.
- Must accommodate **40,000** residential units over the plan period.
- Vision: Dynamic and Vibrant City Core complemented by well serviced and integrated neighbourhoods.
- Housing must be integrated with enhanced public transport, walking and cycling facilities, community infrastructure, cultural and sports/recreational amenities.
- It was considered that the adoption of a 15 minute city approach as part of the overall Development Plan strategy would help to create a suitable balance between the need for a wide range of economic activities to be provided at a local level, while enabling the continued provision of higher order activities in significant employment clusters, and in particular, in the City Centre.

Draft Dublin City Development Plan

- Section 5.5.3 Healthy Placemaking and the 15 Minute City.
- Core objective to promote the principle of the 15 Minute City.
- Sustainable neighborhoods – focal points for the community, providing a range of uses, housing tenures and typologies – Policy QHSN10.

It is the Policy of Dublin City Council:

QHSN10

15-Minute City

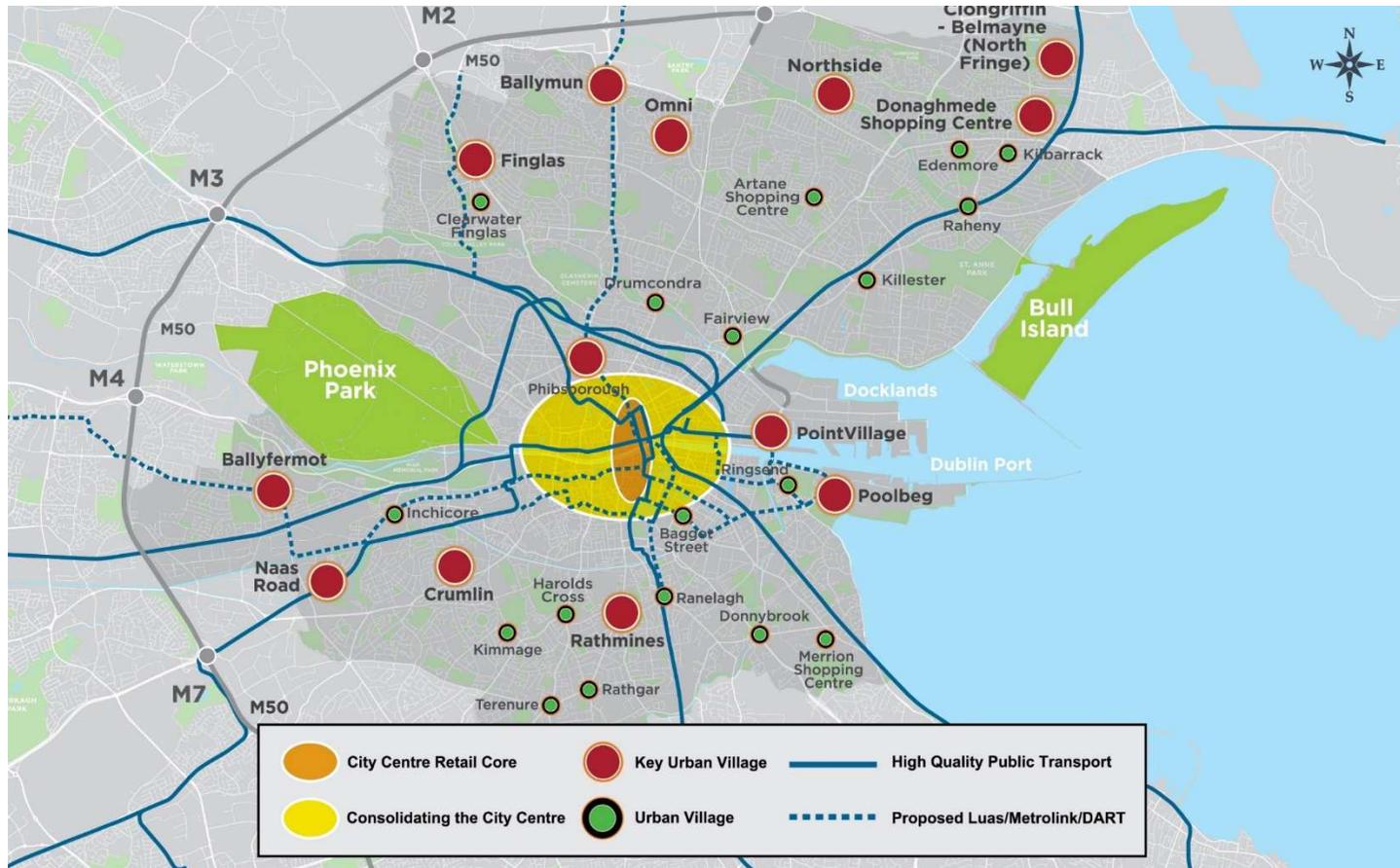
To promote the concept of the 15-minute city which provides for liveable, sustainable urban neighbourhoods and villages throughout the city that deliver healthy placemaking, high quality housing and well-designed, safe and inclusive public spaces served by local services, amenities and sustainable modes of transport.



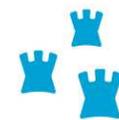
Draft Dublin City Development Plan

- **Key Urban Villages** and **urban villages** will play a key role in delivering the 15 Minute City concept.
- Well placed to grow and develop to cater for all their communities local daily needs and provide easy access to facilities as per the '15 Minute City' approach.
- More intensive and efficient use promoted with an emphasis on placemaking and public realm.
- Range of policies to support mixed use, intensification and public realm improvements - CCUV20 – CCUV09

Key Urban Villages and Urban Villages



Q and A



Planning and Urban Form Strategic Policy Committee – February 2022

Large-scale Residential Developments No. 4 on the Agenda

Introduction

New planning legislation for large scale residential developments came into effect on 17th December 2021 to replace the SHD process - the Planning and Development (Amendment) Large-scale Residential Development) Act 2021 and the Planning and Development (Large-scale Residential Development) Regulations 2021.

The new legislation restores the two-stage planning process, with decision making for Large-scale Residential Development (LRD) type applications returning to the local planning authority, and the subsequent right of appeal to An Bord Pleanála (the Board).

It is important to note that the two systems (LRD and SHD) will operate concurrently for a period of time. This means that SHD applications lodged up to 17th December 2021 will be assessed and decided by An Bord Pleanála. In addition, any applicant who requested or received an 'Opinion' on an SHD proposal on or up to 17th December from An Bord Pleanála will have 6 months from receipt of the 'Opinion' to lodge a planning application to the Board. Once the final SHD planning applications have worked their way through the system, the LRD arrangements will be the sole planning consent system for large scale housing developments.

The definition of large-scale residential development (LRD) remains broadly similar to strategic housing development (SHD), i.e. developments of 100 housing units or more, or student accommodation developments comprising 200 bed spaces or more, or a combination of same. However, the new LRD arrangements introduces two new changes:

- Up to 30% of the gross floor space of the proposed development may be used for non-residential uses, instead of the 15% cap under the SHD arrangements.
- Mixed developments combining housing and student accommodation to be classified as an LRD where the threshold is met for either element.

LRD Arrangements

The new LRD arrangements will involve three stages:

1. **Pre-application stage:** This involves two steps; firstly, the applicant will be required to seek standard pre-application consultation as currently mandated for developments of this scale under section 247 of the Planning Act. The second step entails a mandatory 8-week consultation phase with the local authority resulting in the holding of an “LRD meeting” and the issuing of an “LRD opinion” as to whether the proposals constitute a reasonable basis for submitting a planning application.
2. **Application stage:** This stage involves a standard application to the planning authority with a mandatory 8-week decision timeframe.
3. **Appeal stage:** The decision of the planning authority may be appealed to An Bord Pleanála within 4 weeks, in which case the Board has a mandatory 16-week decision timeframe.

LRD Applications and the Elected Members

Following the submission of an LRD application, and in accordance with the new planning legislation, the Planning Authority will

- Notify the elected members that an LRD application has been lodged and indicate its availability for public inspection.
- Provide a link to the applicant’s website where the submitted documentation can be viewed.
- Inform the elected members of their right to make a written submission to the Planning Authority within the five week period.

(Note: There is no fee for elected members who should make their submissions to their dedicated email address observations@dublincity.ie)

In contrast to the current SHD system, there is no mandatory requirement under the legislation to present an application to the elected members at a meeting of the relevant area committee or to record the views of the elected members expressed at the area committee. However, it will be open to the area committee to request a presentation on a LRD application in the same manner as a standard Section 34 planning application. However, there must be a limit on the number of applications that can be presented at any one area committee, due to the time and resources involved.

In accordance with new legislation, an application being presented will be for information purposes only and no formal record of the views of the elected members will be taken or placed on the planning application file.

Elected members together with members of the public and prescribed bodies will be able to make written submissions on the proposed development to the Planning Authority in the same manner as currently applies in respect of standard Section 34 planning applications submitted to the planning authority.

John O’Hara
Dublin City Planning Officer.