



**NOTIFICATION TO ATTEND MEETING OF THE PLANNING AND URBAN FORM SPC
TO BE HELD IN THE BY REMOTE VIDEO CONFERENCING VIA - ZOOM
ON TUESDAY 28 FEBRUARY 2023 AT 2.00 PM**

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AGENDA

TUESDAY 28 FEBRUARY 2023

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| 1 | Minutes of Meeting 7th December | 2 - 4 |
| 2 | Matters Arising | |
| 3 | Reviewing Dublin City Council's Role in Supporting Childcare Provision in Dublin City | 5 - 7 |
| 4 | Briefing on the Draft Planning and Development Bill 2022 | 8 - 9 |
| 5 | Update on Historic Structures Fund/ Built Heritage Investment Scheme | 10 - 34 |
| 6 | Update on Z6 Industrial Land Review | |
| 7 | A.O.B. | |
| 8 | Date of next meeting | |

27th April @ 2pm City Hall /Hybrid 2023



**MINUTES OF THE PLANNING AND URBAN FORM SPC MEETING
HELD ON WEDNESDAY 7TH DECEMBER**

Cllr. Ray McAdam welcomed Tony Flynn Executive Manager (standing in for Richard Shakespeare) and Bronagh Corry, Senior Executive Manager to the meeting.

Cllr. Dearbháil Butler has resigned this will go before full Council in January, Chief Executives Department has been informed.

1. Minutes of Meeting 27th September 2022

Minutes: Agreed

2. Matters arising

• **Inchicore Retail Strategy**

Letters sent in May

Copy of letters and reply sent to Members

• **Analysis on the use of the Derelict Sites Act 1990**

PowerPoint presentation was sent to Members.

Nial Dully will report back on Working Group recommendations when he receives them.

- Robbie Sinnott made the point at the last meeting that all plans whether for Traffic /Housing should be in an accessible format to include word documents and description of images. Chair brought this before the CPG in November and is waiting to hear back from Chief Executives Office.

• **Dublin Bay UNESCO Biosphere Discovery Centre.**

Report to be done on why Robbie was not involved in consultation as a Member of SPC and representing DPO'S and Blind Rights Ireland.

3. O'Connell Street

Odran Reid is still collating information, this needs to tie in with other Working Groups, so no duplication.

4. A pre-public consultation presentation of the Draft Strategic Heritage Plan 2022-2028

Presentation circulated prior to meeting, Charles Duggan, Heritage Officer answered questions raised by the Members.

Key points:

The 6 Strategic Goals of the draft Strategic Heritage Plan:

1. Community-led and Locally-focused
2. Making Room for diverse voices
3. Creating Knowledge
4. Access to Heritage
5. Heritage Management
6. Communicating Heritage

Next Steps

- Appropriate Assessment screening (Dec 2022)
- Public consultation on Draft Strategic Heritage Plan (January 23)
- Update final draft Strategic Heritage plan (February 2023)
- Strategic Heritage Plan to be brought to Council (To be confirmed)
- Establish Heritage Forum (Q1 2023)
- Launch of Plan (Q2 2023)

Agreed. Draft Plan to be circulated to the Members.

Presentation Noted.

5. Reviewing DCC's Role in Supporting Childcare Provision in Dublin City

Report circulated prior to meeting. Deirdre Scully, Deputy Planning Officer gave a brief presentation and answered questions raised by the Members.

Report Noted.

Agreed:

Sub group of SPC to be set up Cllr. Declan Meenagh and Cllr. Sophie Nicoullaud were willing to join group. The group would engage with other bodies who would not be members of the sub group. The Planning Department to look at the Report and extract a number of recommendations that are relevant to this SPC by mid-January. Draft proposal to go to CPG at the end of January. Recommendations to be adopted by SPC Members at June meeting and then to go to full Council for July meeting.

6. A.O.B.

Section 48 Scheme

New updated scheme was circulated to Members on the 14th December.

Tram Café, Princes Street

Update was sent to Members after the meeting

7. Date of next meeting:

Tuesday 28th February @ 2pm

**Hybrid/ City Hall but will be dependent on government guidelines and social distancing requirements at time. We will keep members advised in advance of meeting on physical / remote venue*

Dates for 2023:

February 28th @ 2pm

April 27th @ 2pm

June 27th @ 2pm

September 27th @ 2pm

November 22nd @ 2pm

**Councillor Ray McAdam
Chairperson
Wednesday 7th December**

Attendance:

Members:

Ray McAdam (Chairperson)
John Lyons
Jonny McKenna
Alison Gilliland

Members:

Declan Meenagh
Robbie Sinnott
Patricia Roe

Members:

Odran Reid
Prof. Diarmuid Hegarty
Sophie Nicoulaud

Officers:

Tony Flynn
Deirdre Scully
Máire Igoe

Officers:

Helen McNamara
Bronagh Corry
Charles Duggan

Officers:

Aileen Mac Dermott
Jonathan Fallon
Kathy McHugh

Apologies:

Daithí De Róiste
Tom Brabazon
Dearbháil Butler
Odran Reid

Apologies:

Anthony Connaghan
Richard Shakespeare
John O'Hara



**Report to the Planning & Urban Form
Strategic Policy Committee February 2023.
No. 3 on the Agenda**

**Reviewing Dublin City Council's role in Supporting Childcare provision in
Dublin City.**

Introduction

1) At a meeting of Dublin City Council in June 2022, in response to issues relating to childcare provision, the CE commissioned a study by 'Unique insight' Consultants, with a brief to look at the current role the Council plays in supporting the sector, and what potential it might have in facilitating childcare services in the city.

The Consultant's 57 page report included 8 recommendations, in relation to the following areas: -

- I) Strengthening Relationships, including those with the Childcare Committee, the Department of Children, Equality, Disability, Integration and Youth (DCEDIY) and the Department of Education.
- II) Enhancing how information is captured and shared.
- III) Providing advice and sharing experience.
- IV) Regularisation of lease/licence agreements
- V) Exceptional circumstances pertaining to Change of Use (e.g. when developer cannot find a childcare provider to occupy a premises).
- VI) Repurposing existing premises for childcare use.
- VII) A Childcare Contribution fund (in cases where a childcare facility may not be viable or needed in a particular development).
- VIII) The preparation of a Policy Statement setting out the Council's future role in supporting childcare provision.

2) The Consultant's Report, together with the CE's preliminary responses, were considered at the Planning SPC meeting on 7th Dec 2022. A number of actions were identified at this SPC meeting which are summarised as follows:

1. Establishment of Sub-Group to work on recommendations.

2. Map of childcare facilities and utilise as a tool where needs emerge in the future.
3. Ask Dep. to update the current childcare guidelines for planning and alongside this the relevant elements of the Apartment Guidelines on challenges in urban infill setting in relation to childcare.
4. Address exemption that 1-2 bed BTR apartments have from requirement for childcare for every scheme over 75 units.
5. Look at methods of reducing costs, such as management of finances and explore possibility of merging childcare requirements so a larger viable facility is delivered rather than unviable smaller ones.
6. Representative from planning on the childcare committee; greater co-ordination between both organisations; New protocols with childcare committee.
7. Development Plan should include guidelines on siting and design of childcare.

3) **Membership of Sub Group**

The Chair to clarify and confirm membership of Subgroup. It is recommended the Subgroup comprise 3 members of the SPC, and 3 from the Council Executive.

4) **Terms of Reference for Sub-Group of SPC**

- I) To investigate ways of presenting the list of childcare services (currently held by the Childcare Committee) in map form, together with areas of population growth (using Housing Task Force data which is geo-referenced), to assist with an analysis of the distribution of childcare facilities in the city and where locational gaps exist.
- II) To examine the Apartment Standard Guidelines (which states in part 4.7 that a review is to be progressed), having regard to the guidance that “one-bedroom or studio type units should not be generally considered to contribute to a requirement for any childcare provision and subject to location, this may apply in part or whole to units with two or more bedrooms”, so that the SPC can make representations to the Minister for Housing.
- III) To explore methods within the City Council’s powers of reducing the cost of childcare provision, and the possibility of merging childcare requirements so a large viable facility is delivered instead of non-viable smaller facilities. Note that sub-group recommendations may need to be addressed in any update/review of the Childcare Guidelines, and possibly in legislation.
- IV) To explore systems (if any) to facilitate combining funding to enable delivery of fitted out childcare spaces of an appropriate scale, possibly as part of large projects (such as housing).
- V) To review development plan standards in relation to childcare (over and above those standards which are properly under the control of TUSLA); setting out planning policies and planning standards in relation to location,

scale, access and parking which future childcare facilities should incorporate, which could then be included, where relevant to planning, by variation into the City Development Plan.

- VI) To investigate ways to strengthen data sharing and working relationships between key stakeholders, including the City Childcare Committee, Department of Children (DCEDIY), Dept. of Education and the City Council; such Data Sharing to include keeping the childcare committee informed when potentially suitable premises for childcare becomes available from the City Council's portfolio.
- VII) To explore on ways to regularise the criteria DCC use in delivering leases/licences in relation to childcare providers, including those in mixed use buildings.
- VIII) To investigate whether a legally enforceable childcare contribution fund can be established which developers would contribute to in circumstances where it is demonstrated that a childcare facility in a particular location is not viable or necessary.
- IX) Having regard to the outcome of the work and analysis in I to VIII above, to advise on the content of a Policy Statement/Position paper to give clarity to all stakeholders, including parents/guardians, on DCC's future role in supporting childcare provision, and the precise relationship with other organisations involved in childcare, including the Dept. of Children and Youth.

John O'Hara
Dublin City Planning Officer.
February 2023



**Report to the Planning & Urban Form
Strategic Policy Committee February 2023.
No. 4 on the Agenda**

SPC Briefing on Draft Planning & Development Bill 2022

1. Purpose of Act (Enabling Role)

The draft Bill is 730 pages long compared to the 270 pages in original 2000 Act. Section 1A includes reference to the “common good” (j) and “social cohesion and environmental standards for the benefit of future generations” (h)

2. Forward Planning - Development Plans:

Proposed that Development Plans are made every 10 years with a mid-term review.

The timelines for review and preparation of the Development Plan are as yet unchanged.

Sections 42 (3) (c) and 42 (5); Section 43 & 45, Section 218 set out a complex series of strategies for inclusion in the Draft Development Plan- (i) over arching strategy (ii) settlement strategy; (iii) sustainable development and regeneration strategy; (iv) housing delivery strategy and (v) a housing strategy (Sec 218).

The new Bill refers only to objectives and Strategies, but not Policies.

3. Forward Planning – Local Plans

Local Area Plan (LAP) replaced with Urban Area Plans (UAP’s), Priority Area Plans (PAP’s), Joint Area Plans (JAP’s) and SDZ/UDSZ’s (p97-126). Section 67(1), which states that all LAPs cease once a new Development Plan is made under the new Act.

Section 72(1) requires that all Area Plans should be commenced within 2 years of the new Development Plan.

4. Judicial Review

The Bill requires that due process with the planning system is exhausted before considering a JR, allowing the courts to remit the matter back to the decision making authority to the appropriate stage in the process, rather than quashing outright.

5. Planning Permission/Consents

Current arrangements for LRD applications integrated into the Bill.
Current process of planning applications mostly remains the same.
Amendments of permission and extensions of duration of permission have been combined into one process.

6. Enforcement

Enforcement Notices – new administrative processes and time periods outlined (Sc 293)
New Regional Enforcement Authority proposed that can carry out investigations or serve a warning letter.

7. Strategic Development Zones (SDZs)

Transitional arrangements for existing SDZs see them remain in place under the new Bill.

Review required by the Department of SDZs within 12 months of the relevant section of the Act (Sc 462 (4) (a))

8. Record of Protected Structures (RPS)

General process of adding/amending/removing structures from RPS remains broadly the same as current procedures.
Ministerial NIAH commendations on RPS require Councils to serve notice on the owner(s) and publish notice in paper.

John O'Hara
Dublin City Planning Officer.
February 2023



**Report to the Planning & Urban Form
Strategic Policy Committee February 2023.
No. 5 on the Agenda**

Built Heritage Grant Schemes

Introduction

The Built Heritage Investment Scheme and Historic Structures Fund are administered by local authorities on behalf of the Department of Housing, Local Government and Heritage. In 2023, the Department is providing combined funding of €9 million nationally representing a significant investment in the preservation of Ireland's built heritage.

Each year the Conservation Section, Planning and Property Development Department, oversees the grant schemes within the Dublin City Council administrative area, supporting the owners and occupiers of Protected Structures and structures in Architectural Conservation Areas to carry out conservation repairs to their buildings.

The grant schemes are managed by the Architectural Conservation Officers with invaluable support provided by the Conservation Administration team. City Architects also provide essential assistance in the running of the scheme including the assessment of applications and the inspection of grant projects. A number of external conservation professionals are also engaged as Grant Inspectors to allow the Conservation Section to complete the significant number of projects within the short timeframe available each year.

Each project is inspected prior to provisional grant approval and works commencing, with advice provided to the applicant on methodologies any relevant statutory requirements. The projects are inspected again on completion of works to approve payment of agreed grant funding.

Recoupment of funding under both schemes is undertaken in October and November of each year and involves significant input from our administration and finance colleagues.

Built Heritage Investment Scheme

The first avenue of funding is the Built Heritage Investment Scheme. In addition to supporting owners of historic structures to safeguard and maintain their properties, this funding also supports skilled heritage craftspeople including conservation roofers, joiners and plasterers. The Built Heritage Investment Scheme provides grants of from €2,500 to €15,000 with smaller grants available under a Micro Repairs Stream

In 2023, DCC has received grant aid of €492,800 and have recently forwarded 64 projects for approval by the Department.

In 2022:

- €503,800.00 in grant aid was provided (which included additional funding of €11,000 provided in late 2022).
- A total of 50 conservation projects were completed
- €1,290,399 was spent on conservation repairs (including €786,599 of privately leveraged funds).
- 2370 days of employment were created.

In 2021:

- €385,231 in grant aid was provided
- 63 conservation projects were completed
- €1,512,206 was spent in total on conservation repairs (including €1,126,947 of privately leveraged funds)
- 2967 days of employment were created

Historic Structures Fund

The second avenue of funding is the Historic Structures Fund. The primary focus of the Historic Structures Fund is the conservation and enhancement of historic structures and buildings for the broader benefit of communities and the public and is not generally applicable to private houses. The scheme is highly competitive with projects from Dublin City Council's administrative area competing on a national basis.

The scheme allows applications under a number of different streams:

Stream 1 – Comprises grants from €15,000 to €50,000 aimed at essential repairs and smaller capital works for the refurbishment and conservation of heritage structures.

Stream 1 Historic Shopfronts Sub-stream – This sub-stream aims to incentivise the conservation of historic shopfronts to safeguard and keep them in use.

Stream 2 – Comprises grants from €50,000 to €200,000 for larger enhancement, refurbishment or reuse projects involving heritage structures where a clear community or residential benefit can be demonstrated.

Vernacular Structures Stream – Comprises grants from €5,000 to €10,000 for projects falling under the Department’s ‘Strategy for Built Vernacular’. The purpose of this scheme is to support conservation repairs and small capital works to structures that are not Protected Structures.

Dublin City Council received twenty applications by the closing date for HSF 2023. Following assessment of these applications by the Conservation Section and based on the criteria set out by the Department, seven projects were submitted for approval by the Department.

In 2022:

- A total of 18 applications were received by Dublin City Council
- Five projects were successful namely three Stream 1 projects and Stream 2 projects
- These projects received a total of €350,000.00 in funding

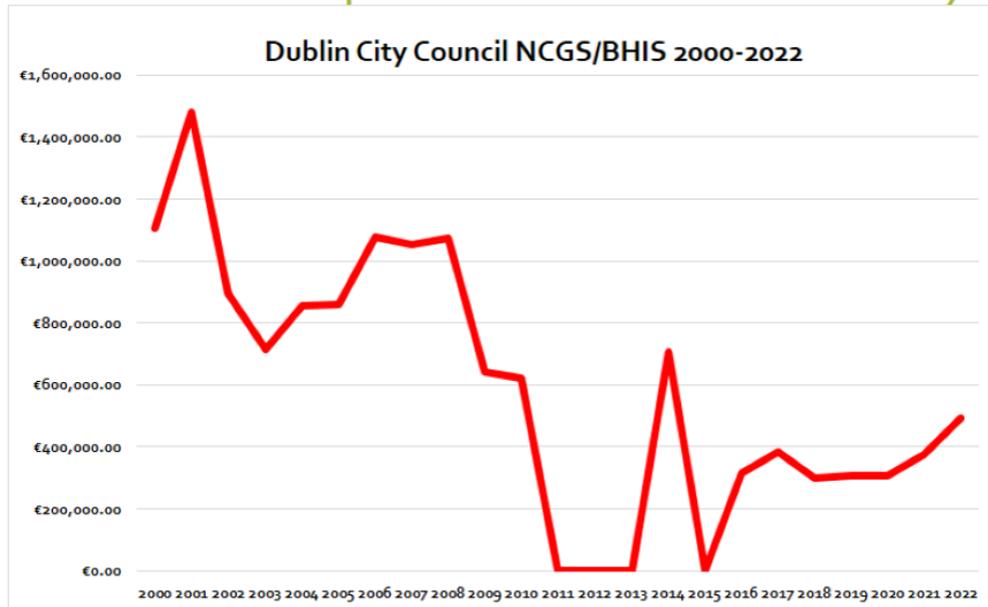
In 2021:

- A total of 18 applications were received by Dublin City Council
- Four projects were successful namely four Stream 1 projects, one of which was from the Historic Shopfronts sub-stream
- These projects received a total of €174,250 in funding

In 2020:

- A total of 18 applications were received by Dublin City Council
- Two projects were successful namely two Stream 1 projects
These projects received a total of €60,000 in funding

Grant Funding over the years (still at 54% reduction compared to 2008 allocation)



Types of Works

Funding can be applied to carry out a wide range of works including repair of the external envelope/structure, internal works to historic plasterwork/joinery and energy efficiency improvements. In recent years grant funded projects administered by Dublin City Council have ranged from HSF funding provided to St Patrick's Cathedral to aid the reroofing of the structure down to grant aiding the replacement of a cast-iron downpipe on a structure in an ACA under the BHIS Minor Repairs stream.

Grant funding has been allocated to buildings on the Council's Buildings at Risk register, which has aided them to move out of endangerment. Aldborough House on Portland Row has received grant funding over a number of years to aid in repairing and safeguarding the structure's historic fabric including its roof, stonework and windows. In 2023, it is hoped to grant fund further works to repair the historic sash windows. 1 Arran Quay was grant funded in 2022 to aid with structural repairs to the upper level of the structure. This is nearing completion, with the reintroduction of a traditional wigged joint to the front elevation, which will have a highly positive impact on the historic character of the North Quays. Other examples include the historic shopfront to 16 Denmark Street Great, which was repaired in 2021.

On occasion funding has been offered to owners to address works which are subject to enforcement notices, if timelines permit and following agreement with the enforcement officer.

Brief Overview of Examples of Recent Projects

Happy Ring House, 3 O'Connell Street Upper, Dublin 1

In 2021 refurbishment works were carried out to the c.1950 animated neon signs to the front façade comprising lettering reading 'The Happy Ring House' and image below of newly-weds and bow with bells and a ring. These works were funded under the BHIS.



In 2022, BHIS funding was granted to refurbish the clock to the front elevation of the structure.



26 Montpelier Hill, Dublin 7

26 Montpelier Hill has received grant funding in 2020, 2021, 2022 and has applied for funding in 2023. This structure had been in commercial use from the 1960s until the current owners purchased it in 2022. Grant funding has aided the return of the building to residential use and it is an excellent example of how the conservation grants can be used to aid home owners maintain their buildings as well as carry out larger works helping restore the structure's historic character. In 2020 funding was granted for essential works at roof level and to rainwater goods, with funding also assigned to internal structural works. In 2021 and 2022 funding was used to reinstate historically correct timber sash windows, firstly to opes in the rear and west elevations and then to the front elevation. It is hoped to complete reinstatement of sash windows to the front elevation in 2023.





ACA Projects – DeCourcey Square, Dublin 9

Funding is available to structures in Architectural Conservation Areas and has been awarded in a few instances to enable works that safeguard or reinstate features contributing the special character of the ACA. In DeCourcey Square, funding has been provided to aid the reinstatement of appropriate timber sash windows and to repair a historic door. It is hoped that these examples will encourage more owners of structures within ACA's to see the benefits of conserving original character and appropriate reinstatement.



George Bernard Shaw House, 33 Synge Street, Dublin 8

In 2021 grant funding was awarded to re-roof much of No. 33 Synge Street, the birthplace of George Bernard Shaw. The building is owned by Dublin City Council.





Price's Medical Hall, 26 Clare Street, Dublin 2

This building is highly significant as a surviving late eighteenth-century former house with a spectacular Victorian shopfront to the front façade. In 2020 grant funding was sought to address structural issues which were particularly evident to the shopfront. Opening up works revealed the problem to be much more significant than originally envisaged and emergency temporary works were installed while further investigations were carried out to determine a programme of repair. In 2021 €50,000 was awarded through the Shopfront stream of the Historic Structures Fund to address the structural issues immediately above the shopfront and repair the shopfront itself. It is hoped that grant funding in 2023, under the Historic Structures Fund, will address further structural issues to the brick façade above the shopfront and the repointing the brickwork in a traditional wiggled joint.



Saint Audeon's Church of Ireland Church, High Street, Dublin 8

Saint Audeon's Church has received grant aid towards repair of the church each year since 2017, which has allowed significant repairs to be carried out including the full repointing of the tower. Funding has been awarded under both the BHIS and HSF.



CONSERVATION GRANT SCHEMES

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CONSERVATION SECTION
DUBLIN CITY COUNCIL

Introduction

- Built Heritage Investment Scheme and Historic Structures Fund are administered annually by Local Authorities on behalf of the Department of Housing, Local Government and Heritage.
- Combined funding of €9million Euro nationally in 2023 representing a significant investment in the preservation of Ireland’s built heritage.
- Each year Conservation Section oversees grants within the Dublin City Council administrative area.

Grant Schemes

- Managed by Architectural Conservation Officers.
- Supported by Conservation administration team.
- Essential assistance provided by City Architects for applicant assessment and grant inspection.
- External conservation professionals engaged for grant inspection.
- Allows the completion of a large number of projects within tight annual timeframes.
- Projects are inspected prior to commencement and at the end of the project
- Recoupment of both schemes is undertaken in October and November each year and involves significant input from our administrative and finance colleagues.

Built Heritage Investment Scheme

- Main stream of funding, supports owners of historic structures to safeguard and maintain their properties and also supports skilled heritage craftspeople.
- In 2023, DCC received grant aid of €492,800 and has forwarded 64 projects for approval by the Department.

| Year | Grant Aid Received from Dept. | Projects Completed | Total Spent on Repairs | Private Leveraged Funds | Days of Employment Created |
|------|-------------------------------|--------------------|------------------------|-------------------------|----------------------------|
| 2022 | €503,800 | 50 | €1,290,399 | €786,599 | 2370 |
| 2021 | €385,231 | 63 | €1,512,206 | €1,125,974 | 2967 |

Historic Structures Fund

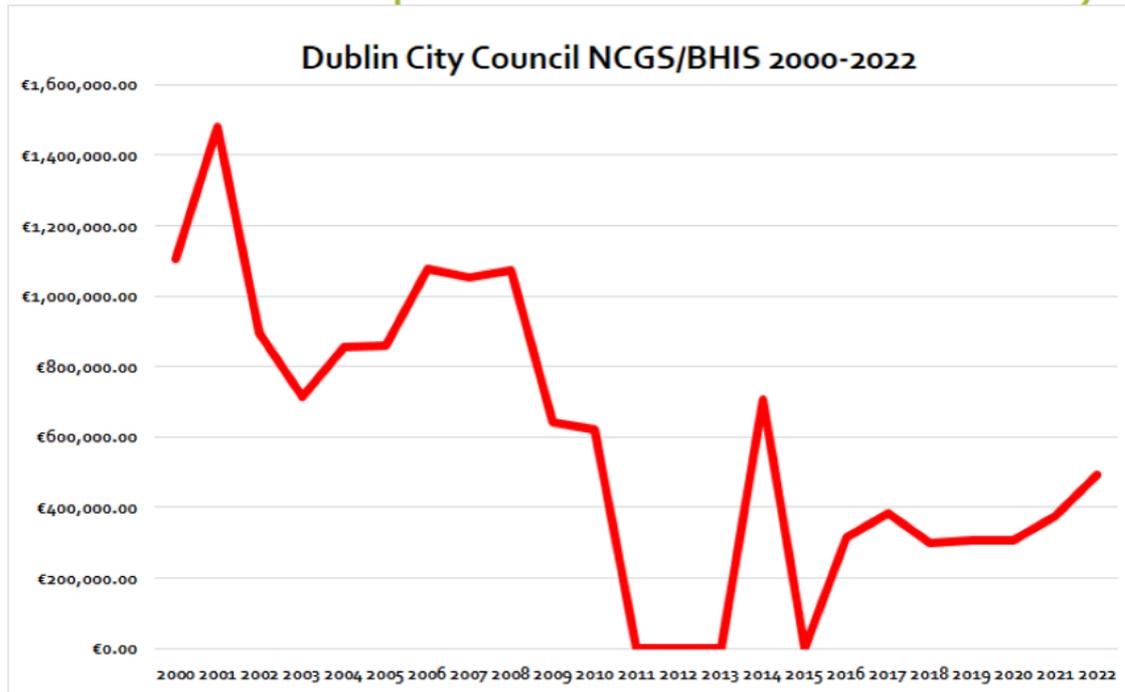
- Second avenue of funding is Historic Structures Fund.
- Primary focus is the conservation and enhancement of historic structures and buildings for communities and public.
- Not generally applicable to private house.
- Highly competitive scheme with DCC competing nationally.
- Applications allowed under a number of different streams
 - Stream 1
 - Stream 1 (Historic Shopfronts)
 - Stream 2
 - Vernacular Structures

Historic Structures Fund

- In 2023 DCC received 20 HSF applications by closing date.
- Following assessment of these applications, 7 were submitted for approval by the Department.

| Year | Applications Received | Applications Successful | Streams | Total funding received |
|------|-----------------------|-------------------------|--|------------------------|
| 2022 | 18 | 5 | Stream 1 (3 projects), Stream 2 (2 projects) | €350,000 |
| 2021 | 18 | 4 | Stream 1 (4 projects including 1 Historic Shopfront) | €174,250 |
| 2020 | 18 | 2 | Stream 1 (2 projects) | €60,000 |

Grant Funding over the years (still at 54% reduction compared to 2008 allocation)



Happy Ring House, O'Connell Street Upper, Dublin 1

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Repair of Neon Lighting 2021

Repair of Clock 2022

26 Montpelier Hill, Dublin 7



Chimneystacks & Roof
Repair 2020

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Window
Reinstatement 2021



Window
Reinstatement 2022



ACA Projects – DeCoursey Square, Dublin 9



No.30 – Reinstatement of
Historic Windows - 2020



No.8 – Repair of Historic Door
- 2021

George Bernard Shaw House, 33 Synge Street, Dublin 8



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Repair of Roof 2021

Price's Medical Hall, Clare Street, Dublin 2



Repair of Victorian shopfront –
HSF funding 2021

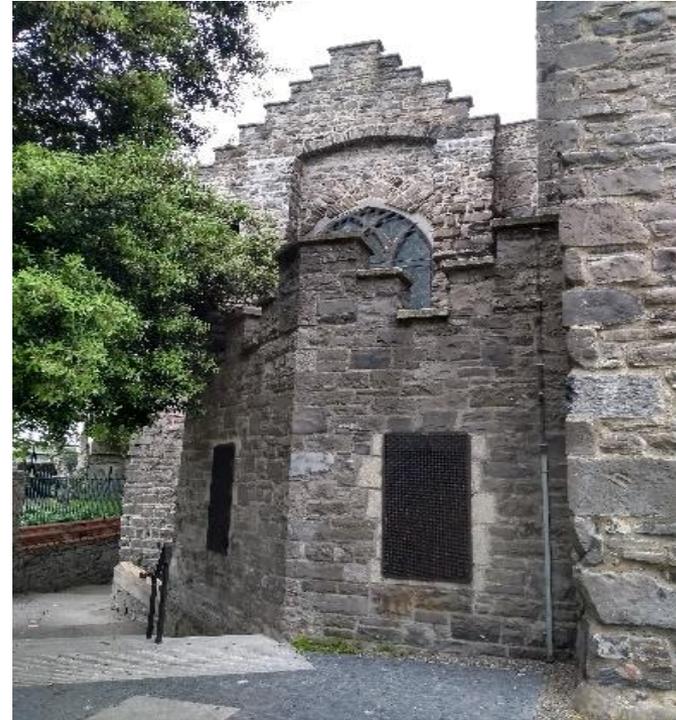
Emergency Temporary Propping
- BHIS 2020

St Audeon's Church of Ireland Church, High Street, Dublin 8

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HSF 2020 – Completion of works to the tower



BHIS 2022 – Completion of works to west gable