



**NOTIFICATION TO ATTEND MEETING OF THE PLANNING AND URBAN FORM SPC
TO BE HELD IN THE BY REMOTE VIDEO CONFERENCE
ON TUESDAY 16 APRIL 2024 AT 9.00 AM**

WEBCASTING NOTICE

This meeting may be filmed for live or subsequent broadcast via the Council's website. At the start of the meeting the Chair will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is subject to the Freedom of Information Act 2014, the Data Protection Act 1988 and 2018, General Data Protection Regulations (EU) 2016/679 and the Defamation Act 2009. Data collected during this webcast will be retained in accordance with the legislation.

Therefore, by entering the Council Chamber/Meeting Room and using the seats around the meeting tables, public gallery etc., you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting.

If you have any queries regarding this, please contact the Chief Executives Department on Extn. 2101 or DD (01) 222 2100.

AGENDA

TUESDAY 16 APRIL 2024

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6 Motions	

Motion in the name of Cllr. Alison Gilliland

Dublin City Council recognises the representative importance of visual depictions, illustrations and computer generated imagery of new buildings and the regeneration or conversions of older buildings as presented in planning applications. Such representations support the public's understanding of the overall design of the proposed building/renovation/conversion as well as allowing for the aesthetic appreciation of the application. Therefore to allow for greater public engagement with the built environment of our City and to keep the public better informed of ongoing development in our City, Dublin City Council will

require, either as enforceable policy or as a bye-Law, that all commercial (non-domestic) sites and commercial building developments

- *display full colour computer graphic imagery of the proposed building/regeneration/conversion of significant size (no smaller than 3m x3m) on all visible sides of the building/site*
- *include a Current Update poster (no smaller than A3 size) to keep the public informed of the status of the planning application process and the construction process*
- *that information displayed on the Current Update poster be regularly updated as the planning application process proceeds ie from submission to building commencement AND during the construction process until full building/conversion/regeneration completion.*

7 Date of Next Meeting

Tuesday 24th September @ 2pm



MINUTES OF THE PLANNING AND URBAN FORM SPC MEETING

HELD ON TUESDAY 20TH FEBRUARY 2024

1. Minutes of Meeting 22nd November Agreed

2. Matters arising:

Terms of Planning and Development Bill 2023

Aileen sent copy of Bill and Explanatory Memorandum to all Members. Working group set up consisting of Cllr Dermot Lacey as Chair, Cllr. Sophie Nicoullaud, Cllr Ray McAdam and Mr. Odran Reid. The working group to examine The Bill and report back to the SPC with a submission prepared and ready to go to the Oireachtas Committee. Dr. Robbie Sinnott asked to join the group. There is no update. As the Bill is now at Committee Stage, Dáil Third Stage the period for submissions has passed.

Enforcement

Motion B from Councillor Janet Horner regarding Banners

Chair will write to Minister O'Brien & O'Donnell with copy of motion with an addendum "Hotel and other establishment" in wording and copy to go to Gambling Regulator and Advertising Standards.

Living Over The Shop

Aileen sent summary of Housing Agency and Simon project. Simon to come to April SPC to give update on findings of study on vacant "above the shop" units (VATSUs) for residential use.

3. Childcare Update

Aoife Boland, Manager Dublin City Childcare Committee.

Carol Dillon, Supply Management Co-ordinator.

The Chair congratulated them both on their new positions.

Carol gave verbal update on new role which is part of the commitment under First 5 and Programme for Government. This is a new unit set up to look at supply management issues across the country. Waiting for review from Department of Housing regarding planning review and guidelines and what that can mean to childcare and childcare provision. The Unit will be working on policy and policy directives to work with Local Authority.

The key at the moment is the Capital Investment, which is imminent, two parts to the Capital Grants:

Renovation Scheme

First priority is the 1-3 years age group, services can apply for grant from €50,000 to €100,000 and the total funding available is €50 million. This scheme will be launched in the next few weeks.

Extension Scheme

Later on in the year and going into 2025 the 2nd scheme will be launched, services can apply for grant from €100,000 to €500,000 for extensions, total funding available will be €20 million.

ICT Scheme

Other funding will be available to the value of €10 million, to help promote ICT investment for the services, new systems, sustainability and help progress childminding initiatives and regularisation of services.

Discussion followed and Carol Dillon, Supply Management Co-Ordinator answered questions raised by the Members. Aileen sent Irish Times article from Saturday 10th February on why childcare places are in short supply after the meeting to all the Members.

4. Greening Strategy

Peter Leonard, Senior Executive Landscape Architect gave presentation.

The department work to policy and objectives, including Dublin Council Development Plan, Climate Change Action Plan, various Greening Strategies and SuDs guides and EU Nature Restoration Law. The presentation showed before and after pictures of various areas around the inner city to demonstrate the greening strategy.

Discussion followed and Peter answered questions raised by the Members.

Dr Robbie Sinnott is looking for more engagement with DPOs and disability proofing as per CRPD and co-design. Peter made the point that they do engage with DPOs and do an accessibility audit on larger projects and design to universal standards. Peter will check on feedback for Dr Sinnott. The Members all felt that this is a fantastic initiative and look forward to seeing more greening in their local area.

Aileen circulated presentation after meeting.

5. Planning and Development Bill 2023

Deirdre Scully, Dublin City Planning Officer gave a verbal update on LAP's and the impact of the Planning Bill.

Main Points:

The Bill contains a guillotine element regarding LAPs and the next Development Plan; in that LAPs in place will fall when the new Development Plan is adopted. The Bill has no impact on Ballymun & Cherry Orchard Plans will naturally expire within their given time frame. The process of making a new LAP is approximately a 2 years. This would bring any new LAP very close to the guillotine time in 2028. As a result the Council is in a transitional period which could effect the 3 priority LAP areas named in the Development Plan (Baile Bogáin, City Edge, NEIC) that are currently being worked on. Work will continue on these 3 priority local plans whilst we await the outcome of enacting the Bill and commencement of the relevant section. Deirdre is optimistic that the government will commence the legislation regarding local plans early as they won't want to impede the process across the county.

Following questions on training and resources; Deirdre outlined that a recruitment programme is ongoing and the Council is actively filling posts, and has 9 posts approved following a request submitted by the LGMA on behalf of all Local Authorities. Training will continue to be delivered. Deirdre is available to brief elected members and SPC members when new council is formed and a briefing will be given to Members when the Council re-

forms. The Office of the Planning Regulator is currently preparing a suite of training to be rolled out for Elected Members in the autumn following the local elections.

Working Group:

It is too late to make amendments to Bill. Stated "In committee" – verification advised to speak to a Local TD nevertheless, for the record it is unclear why the committee never convened. Cllr. Dermot Lacey said that the timeframe for working group has passed. Direction given to ensure that the record was updated to reflect the same. The working group was never convened.

6. A.O.B.

Cllr Janet Horner brought up about over supply of office space in the city and how can we look at this issue. Deirdre Scully said that this a large and complex issue and we are looking at the different sectors and the Council will look to undertake research on this issue which will inform future policy. There are a number of studies and working groups underway, including one organised by the Department regarding vacancy, that will all also inform future direction when they are completed

7. Date of next meeting:

Tuesday 16th April @ 9am

Councillor Sophie Nicoullaud
Deputy Chairperson
Tuesday 20th February

Attendance:

Members:

Dermot Lacey
Janet Horner
Sophie Nicoullaud
(Deputy Chair)

Members:

Declan Meenagh
Dr. Robbie Sinnott
John Lyons

Members:

Prof. Diarmuid Hegarty
Anthony Connaghan
Patricia Roe

Officers:

Anthony Flynn
Deirdre Scully
Máire Igoe

Officers:

Peter Leonard
Leslie Moore
Kathy McHugh

Officers:

Aileen Mac Dermott
Jonathan Fallon

Guest:

Aoife Bolland
Carol Dillion

Apologies:

Ray McAdam (Chairperson)
Lord Mayor (Daithí De Róiste)
Tom Brabazon
Jonny McKenna



Opportunities and Challenges of Vacant Above the Shop Units for Residential Use in Ireland

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DR KATHLEEN STOKES
MICHELLE CONNOLLY



DCU Ollscoil Chathair
Bhaile Átha Cliath
Dublin City University



OLLSCOIL NA GAILLIMHE
UNIVERSITY OF GALWAY



An Ghníomhaireacht
Tithíochta
The Housing Agency

Vacancy in Ireland



- Widespread & politicised amidst hot real estate market & housing crisis
- Diverse forms, geographies, processes & circumstances
- VATSUs are unique with particular set of challenges



Objectives



- Assess barriers to accessing VATSUs for residential use
- Learn from best practice
- Identify useful policy mechanisms, capabilities, powers and resources
- Consider scaling/ systemic responses



Methodology



1 Literature & Policy Review

- Governmental approaches and policy interventions encouraging reuse and conversion in Ireland
- Public policies, incentives and resources in other contexts specifically targeting VATSUs
- Studies, reports and research addressing VATSUs from academia and civic/ policy organisations

2 Multi-disciplinary Workshops

3 workshops with 20+ stakeholders and experts in property development, social housing provision, construction, sustainability, fire safety, disability access, quantity surveying, national and local government, relevant academics.

3 Case Study Interviews

- 5 case studies of successful conversions
- Feasibility studies for 2 VATSUs by Dublin Simon



Findings



Preliminary caveat: VATSUs (and vacancy for that matter) have different geographies, built forms & conditions, owners, and local amenities/needs, etc.

Also, not all VATSUs can (or should be) residential.

Report offers **general insights** across three moments:

- Identifying & Unlocking
- Bringing into Use
- Scaling & Coordinating



Findings: Identifying & Unlocking



- Viability of VATSU renovations is important, but not only in financial terms
- Need to understand VATSU owners' motivations, circumstances, perceived risks and support needs
- Many challenges surrounding the acquisition of VATSUs for residential use
- Public supports are available but impact, beneficiaries, and public benefit should be reviewed
- Importance of well-resourced public points of contact for non-financial support

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Findings: Bringing into Use



- Complicated and intensive renovation processes, with multiple uncertainties
- Finding suitably skilled and experienced individuals to provide support with all stages of renovation is essential
- Planning, regulation and certification are flexible, but approvals can be time consuming and disconnected
- Need for guidance on different ways of renovating and innovative approaches
- Opportunity to further integrate supports and guidance for vacancy with sustainable building and retrofit as well as conservation and heritage

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Findings: Scaling & Coordinating



- Need to move beyond focusing on individual units, and seek opportunities to scale renovations across multiple units and buildings
- Support for VATSU renovations need to be complemented with investment in local amenities and infrastructures to ensure quality town and city centre living
- AHBs are not best placed to lead on scaled renovation of VATSUs of residential use as circumstances exist currently

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Findings: Case Studies

**Repair & Lease by
an 'Ordinary
Person'**

**AHBs and VATSUs:
Feasibility Studies**

**Development
Professional
in the Market
for a
Challenge**

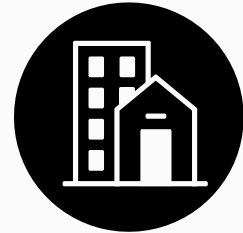
**Promoting Above
Shop Living in
Dublin City
Centre**

**Family Renovation
in a Small Town**

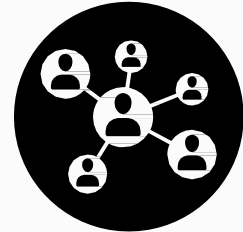
**Architect Thinking
Beyond the Unit**



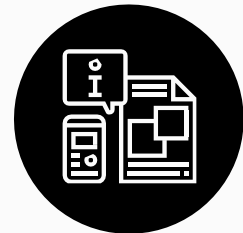
Recommendations



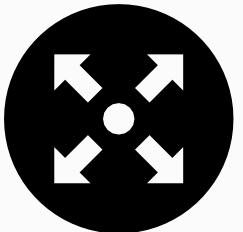
Review public supports' contribution to housing and beneficiaries



Extend and integrate public oversight and support



Improve and broaden information



Look beyond individual units



Create partnerships to target and scale VATSUs for social, affordable and/or cost-rental housing



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 2024 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.
- Allows the completion of a large number of projects within tight annual timeframes.
- Projects are inspected prior to commencement, during 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 2024, DCC received grant aid of €492,800 and has forwarded 68 projects for approval by the Department.
- 2023:
 - €492,800.00 in grant aid provided
 - 51 conservation projects completed
 - €1,719,939.43 total expenditure
 - €1,227,139.43 of private funds
 - 2616 employment days

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 2024 DCC received 41 HSF applications by closing date.
- Following assessment of these applications, 5 were submitted for approval by the Department.
- 3 successful applications
- 2 applications carried over from 2023

The list of successful grant projects for 2024 is available on the Dublin City Council website - <https://bit.ly/ConservationGrants24>

26 Montpelier Hill, Dublin 7



Chimneystacks & Roof
Repair 2020

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Window
Reinstatement 2022
& 2023



Window
Reinstatement 2021

Price's Medical Hall, Clare Street, Dublin 2



Repair of Victorian shopfront –
BHIS 2020 & HSF funding 2021



Repointing of brickwork – HSF
funding 2023

17 Fade Street, Dublin 2

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Repointing of brickwork – BHIS funding 2023



St Kevin's Church, Harrington Street, Dublin 8



Restoration of Hiberno
Neo-Gothic stencil
decoration – BHIS
funding 2023



ACA Projects – DeCourcsey Square, Dublin 9



No.30 – Reinstatement of
Historic Windows - 2020



No.8 – Repair of Historic Door
- 2021



Report to the Planning & Urban Form Strategic Policy Committee April 2024. No. 4 on the Agenda

Conservation 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 2024, 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 support provided by the Conservation Administration team. 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 2024, DCC has received grant aid of €492,800, with 68 projects approval for funding from a total applications of 114.

In 2023:

- €492,800.00 in grant aid was provided.
- A total of 51 conservation projects were completed
- €1,719,939.43 was spent on conservation repairs (including €1,227,139.43 of privately leveraged funds).

- 2616 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 forty-one applications by the closing date for HSF 2024. Following assessment of these applications by the Conservation Section and based on the criteria set out by the Department, five projects were submitted for approval by the Department. We received approval for three of these and have two projects carrying over from 2023, including reslating of The Red Stables in St Anne's Park.

In 2023:

- A total of 20 applications were received by Dublin City Council
- Seven projects were successful - three Stream 1 projects, two Stream 2 projects and two Shopfront projects. One project had been carried over from 2023
- €373,374.99 in grant aid provided
- 835.25 employment days created for skilled conservation practitioners and professionals
- €196,219.47 of private funds into the conservation construction economy
- €569,697.46 total expenditure on repairs to historic buildings
- The two Stream 2 projects have carried over into 2024.

2024 Successful Projects

The list of successful grant projects for 2024 is available on the Dublin City Council website

Brief Overview of Examples of Recent Projects

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, which was constructed in the 1820s, had been in commercial use from the 1960s until the current owners purchased it in 2020. 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, 2022 and 2023 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. Further grant funding is being provided in 2024 for works to the historic front door and surround.





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. In 2023, €40,000 was received under the Historic Structures Fund, to address structural issues to the brick façade above the shopfront and repointing of the brickwork in a traditional wiggled joint.





17 Fade Street, Dublin 2

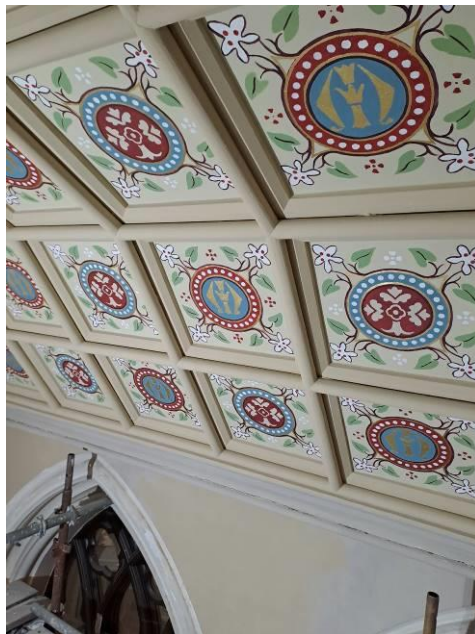
In 2021, funding was granted for the repair and reinstatement of unstable and missing decorative elements at roof level including the fabrication of three new terracotta finials. In 2023, funding was granted for the repointing and repair of the brick elevations to Fade Street and Drury Street including the terracotta decorative elements. It was discovered on inspection that the brickwork had historically been pointed in a black pigmented mortar, known as lamp black. It is hoped that this project will provide an exemplar for the wider Markets complex, in tandem with the grant-funded works to 20 Exchequer Street.





St Kevin's Church, Harrington Street, Dublin 8

Funding was granted in 2023 for the restoration of the historic Hiberno Neo-Gothic stencil decoration and associated minor repair works to the interior of the church, together with the removal of inappropriate sand cement pointing to the exterior of the church and its replacement with a more appropriate lime-based material. The internal works involved the removal of monotone blue over-painting revealing the historic stencil-work on the walls and ceiling of the chapel. In 2024, funding has been approved for repair of the stone tracery to the east gable window.



ACA Projects – DeCoursey 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 DeCoursey 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 the original character of an ACA and appropriate reinstatement of features.



Oiseen Kelly, MRIA

Senior Executive Architectural Conservation Officer