



**MINUTES OF THE PLANNING AND PROPERTY DEVELOPMENT SPC MEETING**

**HELD ON TUESDAY 27<sup>TH</sup> FEBRUARY 2018**

1. Minutes of meeting 26 September 2017

Minutes of Special Meeting 19 October 2017

**Order: Agreed**

2. Matters arising

**Apologies from Cllr. McAdam, Cllr. Áine Clancy**

***National Planning Framework 2040:***

There was a discussion about the impact of the National Planning Framework 2040.

The A/City Planner advised that it should not impact on Development Plan. The core strategy is all about higher density, quality living in the City and getting better infrastructure in the City. He did agree that we could do with a presentation from the Regional Assembly. A/City Planner is more concerned with the impact of the Metropolitan Area Spatial Strategy on the Development Plan. He advised that we must continue to argue consistently for Capital Projects.

It was suggested that a presentation from the Regional Assembly and how this may impact on The Dublin City Development Plan would be useful.

A joint meeting with the Economic SPC in the next few months was proposed.

**Item 3: *Protected Structures:***

Concerns were raised about Protected Structures being sold while waiting on result from National Inventory.

The A/City Planner explained that sometimes when buildings are sold it can bring new life and enhance the structure. Certain areas/ streets should be deselected so that resources can be concentrated on more significant Protected Structures.

Full Report on issues discussed including staffing needs, item for next Agenda.

**Item 4: *Place Making*:**

What might emerge from the presentation by Riccardo Marini ?

**Item for the next Agenda.**

**3. Local Authority Works - Part 8 Procedure**

Concern raised as this is a Reserved Function of Councillors and the Final Report is not being submitted in time for the vote. Feel that extra parts are being submitted into draft without local agreement. If amendments are made they should be submitted in a timely manner to Area Committee before a vote.

Motion proposed that before any project is presented to the Council the final Report should be presented to the Local Area Committee or a special convened Local Area Committee.

**The Motion was agreed.**

**4. Strategic Housing Developments**

Discussion took place on the Report..

**Agreed:** Report noted

**Agreed:** A submission to be made to the Department of Housing and Planning that there be special derogation for the month of August with regard to Planning Submissions.

**Agreed:** That Dublin City Council would include on the weekly listing, details of Strategic Housing Development applications.

**5. Iveagh Markets**

Helen McNamara provided attendees with an update.

The Council has postponed taking action to repossess the Iveagh Markets as agreement has been reached with Mr. Martin Keane to allow Dublin City Council to carry out a Condition Survey of the buildings. A multi- disciplinary team from the Council has inspected the property and is preparing a brief to engage consultants to conduct the condition survey and provide a schedule of essential works required to prevent the property from falling into a further state of dilapidation.

Discussion followed and concerns were raised about the delay, to date in getting this project started.

## 6. On line Planning System

Máire Igoe provided attendees with an update.

Number of planning applications received continues to increase. The target of 10-15 days to put applications online is not being achieved due to increased volume. Outsourcing of scanning has led to some improvement in time lines and efforts will continue to be made to bring down to 10 working days. Concerns were raised about availability of documents online, quality of drawings and applicants finding the site hard to navigate. Questions were asked about when the new interface would happen. The quality of drawings has improved and scanning from disc takes place where possible.

Discussion took place about the fact that Councillors have to pay for Maps.

**Agreed:** Report Noted

**Agreed:** Councillors required to pay for maps on Agenda for the next meeting.

## 7. Vacant Sites Register.

Top 10 sites on register noted. Helen McNamara explained the process in how a site is entered on the Vacant Sites Register.

Helen McNamara to check if St Bricins Military Hospital and Site at Western side of Bridgefoot Street is under Dublin City Council control.

## 8. Motions

### **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.*

Detailed written Report requested from Cllr. Costello to highlight where difficulties, challenges and where Dublin City Council may be struggling.

Richard Shakespeare Assistant Chief Executive explained that the issue from a Planning Enforcement point of view is not resources but the burden of proof. There are a number of cases going to Court and there will be a more detailed Report after the Court Cases

**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.*

**As Cllr. McVeigh was absent from the meeting, her Motion fell. This Motion can be resubmitted to the next SPC.**

**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.”*

**This was dealt with under Agenda item no. 3**

**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 Gardaí)*

- *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.*

Concern raised by Odran Reid about the development of College Green. The area needs to managed, shared space between pedestrians and cyclists. Design needs to take into consideration people with disabilities. The frequency of LUAS, movement Taxi's and Buses all need to be taken into consideration.

What is the budget for Public Realm Strategy for this space?

**The Scheme is with An Board Pleanála at the moment and no final decision has been made.**

## **9. A.O.B.**

**Agreed** circulated dates for 2018 SPC Meetings

### **Acquisitions**

The Chair mentioned that at the Council Meeting held on 5<sup>th</sup> February 2018 a resolution was made agreeing that a report listing acquisitions made by the City Council would be presented to the Planning and Property Development SPC every six months.

### **Santry River Greenway**

Odran Reid requested that this go back on Agenda.

**Next meeting:** Scheduled for 24<sup>th</sup> April 2018 @ 3.30 in the Council Chamber, City Hall.

**Councillor Andrew Montague**

**Chairperson**

**Tuesday 27<sup>th</sup> February 2018**

**Attendance:**

**Members:**

Andrew Montague  
(Chairperson)  
Dermot Lacey  
Odran Reid

**Members:**

Aine Clancy  
Kieran Binchy  
Graeme McQueen

**Members:**

Patrick Costello  
Valerin O'Shea  
Ann Mulcrone

**Officers**

Richard Shakespeare  
Paul Clegg  
John O'Hara

Mary Conway  
Máire Igoe  
Helen McNamara

Conor O'Hanlon  
Aileen Mac Dermott

**Apologies:**

John McGrane  
Janice Boylan  
Hazel De Nortúin

Cathleen Carney Boud  
Gaye Fagan

Daithí De Róiste  
Graeme McQueen

**Non-Members:**

Mary Freehill

Mannix Flynn