



Breviate of the Planning and Urban Form Strategic Policy Committee Meeting Held on 23rd February 2021

In accordance with the Standing Orders of the Dublin City Council, the Breviate of the meeting of the Planning and Urban Form Strategic Policy Committee held on 23rd February is submitted herewith.

Cllr. Ray McAdam asked Cllr. Dermot Lacey to step in as Deputy Chair as a contingency plan in case any technical problems, Cllr. Dermot Lacey agreed.

1. Minutes of Meeting 24th November Minutes: Agreed

2. Matters arising

- **PPN** need to nominate a 2nd person to the Planning and Urban Form SPC in advance of the next meeting 27th April 2021.
- **Update on Urban Regeneration and Development Fund (URDF)**
Richard Shakespeare gave an update on outcome of the meeting with The DHLGH on the 1st October, regarding the Council's bid. Minister to announce successful applicants on a phased basis, between March and April. It is hoped to get some significant projects approved.
- **Ancillary Family Accommodation.** Action following meeting: John O'Hara made representation in November to the department of Housing and Planning-Building Control Section to seek a review of the height regulations from 2.4m to 2m in respect of attic conversions. He got a reply in February stating that The Department is preparing an update to its loft conversion guidelines, which should be published in early 2021.
- **Criteria for Selecting Council Owned Sites for Disposal.**
Submitted to the City Council in December and approved.
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3. SHD Process

Process documents sent to all SPC Members prior to meeting.

Discussion followed and Dublin City Planning Officer answered questions raised by the Members. The additional information stage has increased from 6 to 8 months to 12 to 14 months.

Agreed: That John O'Hara will produce a map of the SHD projects in the Dublin City Council Area.

Presentation Noted.

4. Dublin City Council's European Participation Strategy 2021-2027

Mary MacSweeney, Deputy Head of Enterprise & Economic Development, Dublin City Council and Ciara O' hAodha, Senior Economic Development Officer gave a presentation. They gave the following outline.

Project Overview:

An external co-ordinator, Urban Mode Ltd, was appointed to progress European project proposal potential. A project proposal was developed to examine the Council's capability and capacity for developing European funding opportunities for the upcoming 2021 – 2027 European Funding Programme. The Corporate Policy Group, which met on 25th September was informed of this approach.

The preparation process involved a 3 stage approach being carried out:

Process	Timeframe
Complete Internal Organisation Survey	October 2020
Develop & Deliver Staff Information Sessions	November 2020
Develop European Programme Strategy Document	December 2020

Next Steps:

- Implementation of Strategy
- A European Programme Office is now being researched for establishment within Dublin City Council.

Discussion followed and Mary answered questions from the Members. Submission was lodged on Monday to EU. DCC is represented well through the Irish Regions European Office which is based in Brussels. The development of strong partnerships with other European Cities is vital.

Presentation Noted.

5. Disposal of Freehold and Leasehold interests by DCC.

Martina Bracken and Olga Harney from the Dublin City Valuer's Dept. presented their report, which had been circulated to the members prior to the meeting. Some of the main issues covered were:

- What is Freehold
- What is Leasehold
- How is the Market Value determined
- How is the Market Rental Value determined
- Heads of Terms of a Property Sale
- Heads of Terms for Grant of a Lease
- Ground Rent Disposals
- Valuation of Fee Simple with statutory entitlement
- Restrictions on the right to buy out a Fee Simple Title
- Valuation of Fee Simple with no statutory entitlement
- Domestic Fee Simple

Discussion followed and Martina answered questions from the Members.

Agreed: That the Report be sent out to all Area Committees.

Presentation Noted

6. Retail Impact Study

Neil Bannon Executive Chairman of Bannon Commercial Property Consultants for Dublin City Council gave a verbal briefing on the recommendations of the report already circulated which was followed by Q & A session.

Some of the main points of the presentation:

- A. Capitalise on City's Real Experiences
- B. City Activity Zones
- C. Street Hierarchy
- D. Linkage & Connectivity
- E. Data & Communication

In 2019 there were 8 million tourists, 125,000 students and an estimated 250,000 persons working within Dublin City. As a result of the pandemic these numbers have plummeted. The main issue now from the Members is "How do we get people back into the City".

Agreed: That the report be sent out to all Area Committees.

Presentation Noted

7. Sub Group on Capturing Public Value from Development Lands

Cllr. McAdam gave a brief update

It was agreed at the CPG meeting in December that a Sub-Committee to comprise 5 members of the SPC (3 elected members) plus a max of 2 nominated external members to be agreed by the Chair of the SPC.

The Terms of Reference are as follows:

1. To briefly review the findings of the Kenny Report and subsequent relevant Government initiatives and how they could be applied in today's socio-economic climate
2. To analyse current mechanisms for capturing land value uplift from development, including Capital Gains Tax, Section 48 Development Contributions, Part V Social Housing requirements and how such revenues are deployed.
3. To analyse relevant international approaches, particularly from the Netherlands, Austria and the UK, to ascertain which approaches may be adaptable to, and effective, in the Irish context.
4. To make recommendations on an effective financial and governance mechanism to capture public value from development which achieves quality urban regeneration/place making supported by upfront hard and soft infrastructural provision, whilst achieving reasonable returns on investment.
5. To provide the report and recommendations within 6 months.

Action: Cllr. McAdam requested that interested parties contact him by this coming Friday 26th February and he hoped to have the first meeting within the month.

8. A.O.B.

None

9. Date of next meeting 27th April 2021

Cllr. Ray McAdam

Chairperson

23rd February 2021

Attendance:

Members:

Cllr. Ray McAdam (Chairperson)
Cllr. Dermot Lacey (Deputy Chair)
Cllr. Daithí De Róiste
Cllr. Anthony Connaghan
Cllr. John Lyons

Members:

Cllr. Patricia Roe
Cllr. Sophie NiCoullaud
Cllr. Declan Meenagh
Cllr. Dearbháil Butler

Members:

Mr. Odran Reid
Ms. Marian O'Donnell
Mr. Robbie Sinnott
Mr. Jonny McKenna

Officers:

Richard Shakespeare, Assistant Chief Executive, Planning and Development
John O'Hara, Dublin City Planner
Paul Clegg, Executive Manager, Planning and Development
Deirdre Scully, Deputy City Planner
Helen McNamara, Senior Executive Manager, Development
Máire Igoe, Senior Executive Manager, Planning
Mary Mac Sweeney, Deputy Head of Enterprise & Economic Development
Ciara O' hAodha, Senior Economic Development Officer
Martina Bracken, Senior Valuer
Olga Harney, Executive Valuer
David Garvey, Chief Valuer
Aileen Mac Dermott, Senior Staff Officer, Planning Admin.
Jonathan Fallon, Clerical Officer, Planning Admin.

Non-Members:

Neil Bannon, Executive Chairman of Bannon Commercial Property Consultants

Apologies:

Cllr. Tom Brabazon