

MINUTES OF THE PLANNING AND URBAN FORM SPC MEETING

HELD ON TUESDAY 29TH JUNE 2021

Cllr. Ray McAdam welcomed the new Lord Mayor Alison Gilliland to the meeting.

1. Minutes of Meeting 27th April

Minutes: Agreed

2. Matters arising

Apologies from: Anna Delvin
Robbie Sinnott

- Ancillary Family Accommodation.**

The Department is preparing an update to its loft conversion guidelines, which should be published soon. The Chair has written to the Minister to raise his concerns and to enquire as to when the new guidelines will be available.

- SHD Process.**

The Chair is to write to the Minister to seek clarification on the SHD process as legislation is due to expire at the end February next year.

- New Heritage Plan.**

2 Members from this SPC will sit on a Heritage Forum to be set up later on in the year. The purpose of this group is to supervise the implementation of the heritage plan. The intention is that the group would meet twice a year to agree programme's that are to progress within that year and review there implementation.

Agreed: Cllr. John Lyons and Jonny McKenna to sit on the Heritage Forum.

- Letter ensuing from the North Central Area Committee meeting of June 21st Multi-Media phone boxes.**

Agreed: This will be put as an agenda item for the September meeting with a full report to include the location of the digital boxes.

3. Dublin Bay UNESCO Biosphere Discovery Centre

Presentation circulated prior to meeting. Donncha Ó Dúlaing gave a brief overview of the pre plan for the new centre. Les Moore, City Parks Superintendent was also in attendance.

Discussion followed, Donncha and Les addressed questions raised by the Members.
Presentation Noted.

Agreed: Arrangements to be made for Members of the SPC to go out to the site before the end of July.

4. Short Term Letting Update

Report and figures circulated prior to meeting.
Report Noted.

5. SHD Process from Councillors point of view.

The Chair wanted to get the views of the Members as SHD process is due to come to an end next February. The Chair found that the Councillors had a direct input into the CEO Report which was submitted to An Bord Pleanála as part of the SHD planning process this gave them some level of control.

Agreed: The Chair will get the collective views of the SPC Members and then he will draft a response to the Minister. He proposes that he will create a working document that the members of the SPC can give their views.

Addendum to Agenda

Short Report on Implications of Judicial Decision 2020 No 830 JR for the Player Wills Site.
(*Report and Maps circulated prior to meeting*)

John O'Hara, Dublin City Planning Officer went through the implications of the High Court Decision in relation to the Bailey Gibson site, including.

- a. The referral of the questions outlined by the High Court Judge to the CJEU will cause significant delay in the implementation of the Planning Permission
- b. Similar grounds may be brought forward in relation to the other planning permissions/applications in the SDRA 12 lands.
- c. A further implication arises from the Height Guidelines as applied to Development Plans, Masterplans and SEA.
- d. The increasing use of environmental grounds to seek JR means that the SEA screening and AA process has implications for resources and timelines.

Discussion followed and John O'Hara, Dublin City Planning Officer answered question raised by the Members.

Report Noted.

6. Motions

Motion in the name of Cllr. John Lyons

"In light of the consent by the Executive to the submission of a planning application by Hammerson for Moore Street, despite a refusal by Hammerson to allow City Council access to 1916 buildings for survey purposes, this committee proposes to add the facade of no.18 Moore Street - identified in the Shaffrey Conservation Report 2011 on behalf of Chartered Land as a 19th century structure but destined for demolition by Hammerson - to the list of protected structures."

Response: (John O'Hara, Dublin City Planning Officer)

The Planning and Property Development Department has written to Hammerson requesting access to inspect 5 buildings in the Moore Street Area to assess their potential for addition to the RPS. Hammerson has indicated that they would welcome such an inspection and arrangements are being put in place. The 5 buildings in question do not include 14, 15, 16, 17 Moore Street (a National Monument) or No. 18 -19 Moore Street.

The following are extracts from the Shaffrey Conservation Report 2011/2012 in relation to Nos. 18 and 19 Moore Street

"Both houses were in ruins immediately prior to the Rising and the facades reflect this in fabric and composition (Plates 50 and 51). The opening up of plaster from within No. 17 and No.20 both revealed concrete block party walls, thus confirming the post 1916 date. There were no claims made subsequent to the battle and evidence from the Ordnance Survey suggests that No. 19 was still unbuilt upon as late as 1939." (p105)

Plate 50 No. 18 More Street



Plate 51 No. 19 Moore Street



"No's 18 and 19 are post 1916 (structures); the Valuation Records of 1915, Thoms Directory, and the property losses claims of 1916 all state that both these plots were ruinous sites in 1916" (p13)

Based on the above information the Chief Executive does not at present intend to initiate the process to make the building, or its façade a proposed protected structure. However,

the Planning & Property Development Department will carry out further analysis of these sites, including an analysis of the Conservation assessment carried out on behalf of Hammersons as part of the planning application which is currently under consideration by the City Council, and if additional information comes to light, the matter will be reviewed.

Discussion followed and the Dublin City Planning Officer answered questions from the Members.

Agreed: Motion was agreed following a vote and will go forward to the City Council (a majority vote of the Members present was taken in support of the motion going forward).

7. A.O.B.

None

8. Date of next meeting 28th September 2021

Councillor Ray McAdam

Chairperson

Tuesday 29th June 2021

Attendance:

Lord Mayor Alison Gilliland

Members:

Ray McAdam (Chairperson)
Dermot Lacey (Deputy Chair)
Daithí De Róiste
Anthony Connaghan

Members:

Patricia Roe
Declan Meenagh
John Lyons
Dearbháil Butler

Members:

Odran Reid
Marian O'Donnell
Sophie NiCoullaud
Jonny McKenna

Officers:

John O'Hara
Paul Clegg
Deirdre Scully
Helen McNamara

Officers:

Máire Igoe
John Downey
James Cosgrove
Aileen Mac Dermott

Officers:

Donncha Ó Dúlaing
Leslie Moore
Tara Frehill

Apologies:

Anna Devlin
Robbie Sinnott
Tom Brabazon