



**Planning and Property Development Strategic Policy Committee
Breviate of Meeting held on 27th September 2016**

Attendance

Cllr. Andrew Montague (chair)
Cllr. Cathleen Carney-Boud
Cllr. Áine Clancy
Cllr. Patrick Costello
Cllr. Dermot Lacey
Cllr. Éilis Ryan

Mr. John McGrane
Mr. Graeme McQueen
Ms. Valerin O'Shea
Mr. Odran Reid

Cllr. Mannix Flynn
Cllr. Mary Freehill
Mr. Sean O'Leary, Irish Planning Institute

Apologies

Cllr. Críona Ní Dhálaigh
Ms. Oznur Yucel-Finn

Officials

Mr. Jim Keogan, Assistant Chief Executive
Mr. Paul Clegg, Executive Manager
Mr. John O'Hara, A/City Planner
Ms. Máire Igoe, Senior Executive Officer
Ms. Helen McNamara, Senior Executive Officer
Ms. Niamh Lambert, Administrative Officer
Ms. Joy Watts, Staff Officer
Mr. Conor O'Hanlon, Clerical Officer

The Chair welcomed **Richard Jager**, currently interning from Berlin County Council.

**1. Minutes of Meeting of 28th June 2016
Order: Agreed**

2. Matters Arising

Item 7: Any Other Business – Abolishing planning fees for Councillors /TDs making submissions

Planning Dept. wrote to the new Minister, received an acknowledgment but no reply to date.

Cllr. Flynn requested that a hard copy of planning applications should be available free of charge to Councillors. ACE responded that the Planning Public Counter has hard copies available for viewing; they are on the website; and also accessible through the Planning Information Service.

3. Action Plan for Housing and Homelessness

Concern expressed regarding developments of 100+ units going straight to An Bord Pleanála without following the normal planning process. Questions as to how communities and public reps can engage with this process as this change reduces the powers of Local Government, and what the City Council is doing about removing the barriers on reusing vacant properties and urban regeneration, and also the Living City Initiative.

The ACE responded that the Action Plan addresses the crisis in housing supply. Legislation was going to the Cabinet that day regarding larger developments. The Dept. has met several times with the Chief Executives of all Local Authorities nationally and has outlined the necessity for collaboration in implementing the Plan. Since its publication, circulars have issued giving greater clarity to various aspects of the Plan and its objectives. A €200m Local Infrastructural Housing Activation Fund is available where Local Authorities can bid to draw down funding for infrastructural projects holding up housing delivery. Our obligation is to work with the Dept. to meet the Plan's objectives.

Dublin City Council undertook to implement the Living City Initiative (May 2015) but the response to date has been disappointing. An LCI workshop hosted by Dublin City Council and including our 5 sister cities and other stakeholders was held in January 2016 to identify blockages to the scheme. Findings from this workshop were submitted to the Dept. of Finance. The Dept. has indicated that a review is being carried out as part of the Housing Action Plan. The regulatory barriers on vacant properties are actively being examined under the newly established Active Land Management Unit.

Order: LCI findings submitted to Dept. of Finance to be circulated to the SPC and the Chief Executive's response to Local Government Management Agency circulated to all Councillors.

4. Local Economic and Community Plan 2016-2021

The Chair asked for clarification re **Action 111**. The ACE said this may be referring to a partial study of vacant lands carried out some time ago in the inner city area. This survey now needs to be extended to DCC's entire administrative area to prepare for the application of a levy in due course. Issues were raised that this is a time of considerable opportunities. It is important that the message is out that Dublin is open for business because, resulting from Brexit, our competitors are working to get business from the UK to other parts of Europe.

Order: Report Noted

5. Community Group Lettings/Licences

The input by the DCC into community groups is greatly appreciated. Would the City be interested in going into joint ventures with other organisations rather than just giving grant aid.

The EM responded that we are open to support communities and are willing to look at the joint venture idea. All leases/licences over 12 months are a reserved function of the City Council, and licences less than that are executive functions. Cllr. Lacey proposed that the following be included in the report (on page 19): "Any such short term rolling licences should be included in the relevant Area

Manager's report." so that notification would go through the Area Committee process.

Order: Report back on the inclusion of the additional wording to the next meeting.

6. A.O.B.

(a) Motion from North West Area Committee

This Area Committee calls for Compulsory Purchase Orders to be used where an owner ignores a request to clear up a site in a reasonable timeframe or where the ownership of a property is unidentifiable.

The EM advised that we will actively use our CPO powers to acquire sites/properties from the Derelict Sites Register. The Chair said that as the CPO process is expensive, financial help from the Dept. should be requested. The EM and his team are looking at writing to the Dept. to see if the whole process can be streamlined to achieve the end goal.

(b) Motion from Protocol Committee

Members expressed disappointment over the summer deadlines for the Development Plan which created significant difficulties for Councillors.

The Members requested that the Manager write to the Planning SPC to ask them to consider the issue with a view to making a submission to the Dept. of Housing, Planning, Community and Local Government on the matter.

The Chair mentioned that the timelines also created significant difficulties for the staff who worked very long hours, and thanked all the staff for their work on behalf of the Councillors and members of this Committee. The ACE agreed that the timeline limitations are challenging given the complexity of the issues being addressed. The August holiday period for the Elected Members should be included in any new Regulations providing for breaks allowed during the statutory process. It is intended to make a submission along these lines for a suspension of the statutory period for what are deemed to be holiday periods in line with Development Management timelines.

(c) Motion from Cllr. Mary Freehill

That the Planning SPC investigate in conjunction with Dublin Port & Docks the possibility of encouraging Floatels to Dublin. These are large accommodation ships that can accommodate 200 separate living units and anchored on water. They are widely used to accommodate oil workers in areas where there is a shortage of accommodation. Also they are used in Asian countries and come with all different specifications and standards of accommodation.

Conscious to the current cost and shortage of accommodation for students and workers in Dublin, it might be worth exploring this type of accommodation on a temporary basis for say 2 years until the supply of accommodation increases.

Discussion ensued about the use of the river, basin and canals for short term accommodation for hotels and as a cultural attraction. Caution was expressed regarding long term accommodation. However, it is worth exploring the use of our waterways.

The EM said that there was a recent meeting to discuss the use of an oil workers ship for accommodation. He questioned the practicalities of using a working port for this purpose.

The ACE said it was important to remember that Dublin doesn't have extensive vacant/redundant quayside similar to other port cities.

Cllr. Freehill suggested that we should write to the Chief Executive of the Port Company to check with him if there are other areas of the port that might be suitable for such a use.

Order: Report back to the next SPC meeting on the issues raised.

(d) Merchants Quay

The business community and residents met recently regarding breaches in the planning laws here. The Café appears to have become an emergency accommodation situation. The ACE said that the complaint needs to be received in writing, outlining the alleged breach of the planning code, as the complaints procedure is a legal process. All formal complaints are examined and investigated.

(e) Designating Dublin as the Romantic Capital of the World

V.O'Shea queried what is the delay in progressing this item which was agreed by the SPC some time ago but nothing further has happened on it.

The ACE responded that the responsibility for progressing this was with the then Executive Manager of the International Relations office. It would be appropriate for this to now be taken up by the Culture and Recreation SPC as Culture has taken over the International Relations function. Cllr. Freehill asked that a report regarding the International Relations office should be sent to each SPC, and also that out of courtesy to V.O'Shea her proposal should be sent to the Culture and Recreation SPC, asking them to report back to this Committee. This was agreed.

(f) Dublin Port/Theatre Passes for Cruise Visitors

V.O'Shea raised this several years ago that in light of Dublin's popularity with visitors, that someone from the City Council might liaise with theatres for visitor passes for those who are overnighing, as is done by other ports.

The Chair reiterated that again this is a matter for the Culture and Recreation SPC and as several members of that Committee are here, they possibly could raise this at that SPC.

The ACE stated that *Cruise Dublin* has been established to promote Dublin as a turnaround city i.e., where cruises start and finish thus resulting in overnight stays. Of the 100 cruise ships per season, the vast majority are day trips arriving at 7am and departing again between 5 and 7pm. *Cruise Dublin* plans to increase the overall numbers of cruise visits and to develop Dublin as a turnaround destination for cruise liners.

Next meeting: 29th November 2016 @ 3.30 in the Council Chamber, City Hall.

Cllr. Andrew Montague,
Chairperson

12th October 2016