

**JOINT HOUSING AND PLANNING STRATEGIC POLICY COMMITTEE MEETING**

**Friday 9<sup>th</sup> December 2016**

**Attendance**

**Members**

**Cllr. Janice Boylan  
Cllr. Christy Burke  
Cllr. Anthony Conaghan  
Cllr. Patrick Costello  
Cllr. Daithi Doolan  
Cllr. Pat Dunne  
Cllr. Alison Gilliand  
Cllr. Tina MacVeigh  
Cllr. Ray McAdam  
Cllr. Críona Ní Dhálaigh  
Cllr. Cieran Perry  
Cllr. Norma Sammon  
Cllr. Sonya Stapelton  
Kathleen McKillion  
Cllr. Áine Clancy  
Cllr. Andrew Montague  
Cllr. Cathleen Carney  
Boud  
Cllr. Daithí De Róiste  
Cllr. Dermot Lacey  
Cllr. Éilis Ryan  
Cllr. Gaye Fagan  
Cllr. Kieran Binchy  
Odran Reid**

**Officials Present**

**Brendan Kenny, Assistant Chief Executive  
Declan Wallace, A/Assistant Chief Executive  
Tony Flynn, Executive Manager  
Fiona Cooper, Senior Executive Planner  
Kieran Gallagher, Architect  
Céline Reilly, Executive Manager  
Paul Clegg, Executive Manager  
John O'Hara, A/Dublin City Planning Officer  
Hugh McKenna, Senior Executive Officer  
Mark Bourke, Assistant Chief Quantity Surveyor  
Úna McEvoy, Administrative Officer  
Christy McLoughlin, Assistant Staff Officer  
Elaine O'Kelly, Assistant Staff Officer**

**Other Cllrs present:**

Mannix Flynn, Edel Moran, Noeleen Reilly, John Lyons, Micheál MacDonncha, Greg Kelly

**Others present:**

Brendan Dalton, Austin McCoy, Laoise Neylon of Dublin Inquirer

**Apologies:**

Cllr David Costello, Lillian Buchanan, Pat Doyle, Aideen Hayden, Kevin White, Graeme McQueen, Valerin O'Shea, John McGrane

## **1. Housing Land Initiative:**

- **O'Devaney Gardens:**
- **St. Michael's Estate**
- **Oscar Traynor Road**

Reports circulated to Housing and Planning SPC members and all other Councillors prior to the meeting and hard copies made available at the meeting. Tony Flynn Executive Manager, Fiona Cooper Senior Executive Planner and Kieran Gallagher Architect went through proposals for O'Devaney Gardens, St. Michael's Estate and Oscar Traynor Road.

All thanked welcomed Reports. Cllr Dermot Lacey asked for clarification on affordable rental/affordable. Tony Flynn advised that direction to come from Government week beginning 12th December 2016 regarding scheme on affordable rental model and affordable to buy.

### **O'Devaney Gardens:**

Cllr Cieran Perry said all new builds at O'Devaney Gardens should be for social housing. Part 8 at Infirmary Road due Quarter 2 2017 and he asked why this will not start sooner. He asked for process regarding Community Forum and enquired about participation of neighbouring estates and residents committees. Cllr Christy Burke expressed his support and welcomed mix of affordable and private housing. He also said that remaining residents at O'Devaney Gardens support the development. This was echoed by Cllr Janice Boylan who also welcomed Senior Citizen accommodation, the consultative group and the removal of the large retail element. Cllr Ray McAdam also welcomed Community Forum and asked if letters of comfort issued to previous tenants of O'Devaney Gardens will be honoured. He asked for indicative date of when contractor will be on site. Cllr Éilis Ryan said she does not support plans here believing it is a bad deal for social housing. Cllr Críona Ní Dhálaigh asked if there will be a community benefit clause for all three sites. She asked about apartment sizes and how many units will be accessible for persons with disabilities. Cllr Dermot Lacey welcomed plans and mixed tenure. He asked for total number of units at O'Devaney Gardens and if these include units with Planning Permission. He also asked if social housing will be provided first and enquired about future management of O'Devaney Gardens and asked if private management companies will be managing area.

Tony Flynn advised that a Part 8 for social housing at Infirmary Road will be ready next year and that there are plans to look at using an existing building at Infirmary Road for community use in consultation with residents. Blocks A and B have been purposely designed for social housing. All letters of comfort will be honoured. Preferred option is to have social housing peppered throughout scheme to foster integration. Community benefit clause, piloted at Dolphin House, will be evaluated and considered for other areas. Phasing of scheme provides opportunity to use existing planning permission. Individual blocks will be managed by property company and public spaces will be in charge of DCC. Fiona Cooper advised that decision on use of community building will ideally come from community forum. The layout of the open space shown on the plans is representative of the planning permission granted, but can be re-examined for a MUGA. Kieran Gallagher said that plans are for 75 senior citizen units at Block F and advised that apartment sizes are in accordance with December 2015 directive. Could accommodate units in accordance with tenants needs. Proposal allows for 584 units here in total. Tony Flynn advised of indicative start date for Blocks A and B by October/December 2017.

### **St: Michael's Estate:**

Chair Cllr Daithí Doolan expressed his support for the plan. Lots of past abandoned plans at St Michaels Estate and development needed. Site 1B (senior citizens) should be funded immediately. Cllr Críona Ní Dhálaigh asked for guarantee that three sites will not go to one developer. Asked about additional facilities for Age Friendly pilot at Senior Citizen Accommodation here. Cllr Greg Kelly welcomed plans and how proposal will help the revival of Inchicore village. He asked about details for plans for Tyrone Place. He said consultation is needed with residents. He asked about plans for supermarket here and if parking will be provided. Cllr Daithí DeRoiste welcomed the plan. Asked about start date for site 1B, and queried how the scheme will be financed, and how to ensure it goes ahead. Need for consultation. Cllr Pat Dunne said he is in favour of mixed tenure and social diversity but said he is not confident that this plan can deliver this as private apartments may come back as HAP tenancies. Wants DCC to be the developer. Cllr Tina MacVeigh was disappointed with over reliance on private rental market. She expressed concerns over ground floor retail and potential to remain empty and said that active and ongoing consultation is vital and called for community benefit clause to be included.

Tony Flynn advised that proposal fulfils SDRA for lands and is an opportunity to develop links into Kilmainham/Inchicore and improve connections. Scheme is viable and can be delivered. DCC have shown strong links with Kilmainham/Inchicore Alliance in the past and will continue to consult here regarding developments. Lands will be made available for supermarket at Emmet Road with underground carparking. No start date yet but could have indicative start date in New Year if proposal is approved. Kieran Gallagher advised that senior citizen accommodation here will have a larger bathroom and bedroom, with 18 2 bed units.

### **Oscar Traynor Road:**

Concillors asked for indicative timeframe of when construction will start. Cllr Alison Gilliland said there is a lack of major public transport in the area and welcomed Traffic Audit. Need to liaise with Gaelscoil regarding expansion. She also asked about 20% proposal for green space and if it could be split. She queried future management of the scheme and the need to avoid overlooking from the proposed 3-storey block to Castletimon. Cllr. Edel Moran said the area is in need of housing. She requested that the needs of the Gael Scoil be addressed and whether the green space provision will be phased in keeping with housing provision. Cllr Noeleen Reilly called for a response to the issues raised by the Lorcan Residents Association. She is happy with the social mix and the senior citizen housing option, but said water pressure is an issue here and will need to be addressed. Cllr Micháel MacDonnacha said that Councillors support of plans are not unconditional. However, he said there is a need to deliver housing and comprises need to be made. He asked if 30% of social housing will be delivered in each phase, and future ownership of roads etc. Need to support expansion of Galescoil. Cllr John Lyons said he is not supportive of plans and asked for more time to deliberate. Asked if lands will be disposed of under S. 183. Cllr Áine Clancy welcomes social mix and asked about drainage issues. Expressed concerns over empty retail units and the community benefit. Cllr Cathleen Carney Boud asked about transport links. She welcomed the consultation and asked how soon the scheme can go to tender given the housing crisis. Requested that the senior citizen housing be located close to shopping and bus stops. Cllr Norma Sammon questioned timeframe for EIS and Masterplan. Queried open space provision / split and welcomed community input. Odran Reid questioned impact of Dublin Airport Safety zone and proposals for hotel. Welcomed

Traffic Audit; poor bus provision and what happens with lands reserved for bus if QBC (BRT) does not happen. Asked if swimming pool will stay open. He also asked for clarity on access at Phase 1. Cllr Andrew Montague welcomed local residents to meeting and put forward motion (see 2 below). Also seeking upgrading to roundabout at M1 next to site for cyclists and pedestrians and improvements to public transport.

Fiona Cooper advised that the requirements of the Development Plan under the Z12 zoning is for the 20% open space to be provided as a whole and not split up. Will liaise with Department of Education regarding future needs of schools in the area. A response was issued to the Lorcan Residents Association. The site will likely require an EIS (required for sites of over 500 housing units) – to be carried out at planning application stage. The scheme is proposing local shopping only. The Airport Safety zone requires consultation with the Dublin Airport Authority. Over-looking is an issue to be addressed at planning application stage. Not supportive of linear park here and would favour a central park overlooked by all sides to allow for passive surveillance. Tony Flynn advised that a special meeting will be arranged regarding traffic issues here. Irish Water are aware of the water pressure and drainage issues here. He advised that indicative start date in New Year if proposal is approved. Social housing will be peppered throughout development. Swimming pool will remain open. Intention to facilitate homes at affordable price.

The Manager advised that these are indicative plans and asked for the approval of the Housing and Planning SPCs to move onto the stage. A vote was called. Of the Housing and Planning SPC members present at the time of the vote 16 voted in favour with 4 against.

**Action:** Land Initiative agreed.

**2. Motion in the name of Cllrs Andrew Montague, Noeleen Reilly, Alison Gilliland, Paul McAuliffe, Áine Clancy, Anthony Conaghan, Edel Moran, Cathleen Carney Boud, Micheál MacDonnacha, Sean Paul Mahon, Norma Sammon:**

**That the council respond to the concerns of the local residents about the Oscar Traynor site:**

- **That the proposal for a linear park are given serious consideration**
- **That social housing is not concentrated on one part of the site**
- **That any pedestrian connections are designed in a way that won't allow future use as a road**
- **That the walls of residents that back on to the site are protected**
- **That any new houses that back on to the existing residents have reasonable separation between houses, above minimum standards**

Cllr John Lyons queried admissibility of this Motion. A majority voted in favour of taking the motion, and a majority of Housing and Planning SPC members present voted in favour of the Motion.

**Action:** Agreed.

***Councillor Daithí Doolan & Councillor Andrew Montague***  
**CHAIRPERSON**