



## MINUTES OF THE PLANNING AND URBAN FORM SPC MEETING

HELD ON TUESDAY 23<sup>RD</sup> FEBRUARY 2021

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 24<sup>th</sup> November

**Minutes: Agreed**

### 2. Matters arising

- **PPN** need to nominate a 2<sup>nd</sup> person to the Planning and Urban Form SPC in advance of the next meeting 27<sup>th</sup> 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 1<sup>st</sup> 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.

### 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:**

<b>Stage</b>	<b>Process</b>	<b>Timeframe</b>
<b>Stage 1</b>	<b>Complete Internal Organisation Survey</b>	<b>October 2020</b>
<b>Stage 2</b>	<b>Develop &amp; Deliver Staff Information Sessions</b>	<b>November 2020</b>
<b>Stage 3</b>	<b>Develop European Programme Strategy Document</b>	<b>December 2020</b>

##### **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:

- Capitalise on City's Real Experiences
- City Activity Zones
- Street Hierarchy
- Linkage & Connectivity
- 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/placemaking 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 26<sup>th</sup> February and he hoped to have the first meeting within the month.

**8. A.O.B.**

**None**

**9. Date of next meeting 27<sup>th</sup> April 2021**

**Councillor Ray McAdam**

**Chairperson**

**Tuesday 23<sup>rd</sup> February 2021**

**Attendance:**

**Members:**

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

**Members:**

Patricia Roe  
Sophie NiCoullaud  
Declan Meenagh  
Dearbháil Butler

**Members:**

Odran Reid  
Marian O'Donnell  
Robbie Sinnott  
Jonny McKenna

**Officers:**

Richard Shakespeare  
John O'Hara  
Paul Clegg  
Deirdre Scully  
Helen McNamara

Máire Igoe  
Martina Bracken  
Olga Harney  
David Garvey  
Mary Mac Sweeney

Jonathan Fallon  
Aileen Mac Dermott  
Ciara O' hAodha

**Non-Members:**

Olivia Kelly (Irish Times)  
Neil Bannon

**Apologies:**

Tom Brabazon