

Strategic Policy Committee
Planning, International Relations and Property Development
Minutes of Meeting held on 23rd February, 2016 Council Chamber, City Hall

Attendance

Cllr. Andrew Montague (chair)
Cllr. Kieran Binchy
Cllr. Cathleen Carney Boud
Cllr. Áine Clancy
Cllr. Daithí De Róiste
Cllr. Dermot Lacey
An tArdmhéara Criona Ní Dhálaigh

Ms. Valerin O'Shea
Ms. Oznur Yucel-Finn

Apologies

Mr. Patrick King
Mr. John McGrane
Mr. Odran Reid

Officials

Mr. Jim Keogan, Assistant Chief Executive
Mr. John O' Hara, A/City Planner
Mr. Peter Finnegan, Executive Manager, Economy & International Relations
Ms. Maire Igoe, Senior Executive Officer
Mr. Mick Ryan, Senior Executive Officer
Ms. Joy Watts, Staff Officer

1. Minutes of Meeting of 3rd November 2015

Order: Agreed

2. Matters Arising

Change of name of the SPC reflects the restructuring in the division of delegations in the Senior Management Team which were approved at the last City Council meeting. Property Development deals with active land management and the acquisition and disposal of land.

New SPC Regulations to be sent to Sectoral Members, the Councillors have already got them.

Item 5: UK Planning Exemptions has been put back to the next SPC because of the number of items on today's Agenda and because attendance was expected to be low because of the Dáil elections.

Item 7: Promoting Dublin as a City of Romance will be updated by Peter Finnegan.

3. New Ministerial Guidelines / Housing Supply and Viability in Dublin

DCC will take cognisance of the Guidelines. The RIAI concerns re the area sizes outlined was raised by Sectoral Members. However it is a matter for the Department to clarify if there is a conflict.

Order: Noted

4. Vacant Land Levy

If a site is capable of development for housing or if in a regeneration area and is in need of renewal to prevent it lying idle then the vacant site levy may apply under the Urban Regeneration and Housing Act 2015. A vacant site register will be established.

Order: Noted.

5. Development Contributions Rebate Scheme

Where a minimum of 50 homes are completed and sold during 2016 and 2017, for a sale price €300,000 or less, the scheme provides for the rebate of Section 48 contributions. The rebate is 100% in respect of sale price less than €275,000 and 80% for sale price of €275,000 - €300,000 and will be paid at the beginning of 2017 and 2018.

Order: Noted.

6. Motions referred by Development Plan Review Process

Motion 1469: The issue of offsets is not generally encouraged, and we have to ensure that the correct audit procedures are carried on in this event.

Order: Falls

Motion 1048: This item has now been superseded by the Vacant Land Levy.

Order: Falls. Report to Brendan Carr.

Motion 1091: There are 17 SDRAs identified in the Development Plan. Area Development Management Teams and Forward Planning Team have the skill set needed and are highly experienced in plan implementation through the Development Management process and work with the Area Office and other Departments to prepare SDRAs. Objective is that a dedicated team be set up.

Order: Agreed

Motion 1320:

Erecting columbarium walls in some of our older cemeteries on North and South sides would allow people to be buried in their local area, providing a service that is needed, and create revenue for the Council for the upkeep of those old cemeteries.

Order: Motion passed, and agreed to Refer to CRA and the Arts, Culture, Leisure and Community SPC to implement.

Motion 1359: Worthwhile that this SPC gets a Report on Enforcement procedures. Conditions are only checked if someone objects. All complaints are checked as statutorily required.

Order: Noted

Motion 1361: This was listed in error on the Agenda as Cllr O'Farrell's Motion. It was clarified that it was a Motion from Cllr Montague. A survey of all Z6 lands to be included in Draft Development Plan. Detailed survey of all industrial lands was carried out about 8 years ago to look at the next layer of development land. We are obliged to have sufficient land zoned to meet our needs re population growth, for housing and office development for the length of the Development Plan.

Order: Agreed that a focussed Survey or Audit of all Z6 lands as provided for in Draft Development Plan will be carried out and regular updates be brought to the SPC.

Motion 1450: To change this would require a change in the Regulations.

Order: Write to the Department on behalf of the SPC recommending these changes.

Motion 1558: There is no definition of adult shop in the Development Plan. A shop can change to an adult shop without planning permission, as there is no change of use. To consider this a

change of use would require a change in the Regulations by the Oireachtas. An area of Special Planning Control can have a derogation from National Regulations eg O'Connell Street and Grafton Street areas of Special Planning Control both provide that the normal exemptions that apply to changes of use in retail category do not apply to this type of shop.

Order: Write to the Department to get clarification on adult shops, and also ask for a change in legislation showing a distinct class use for them.

7. International Relations

An tArdmhéara said it's fantastic to get such an in-depth Report and see the amount of work being done by this Section. She also acknowledged the work that is done within the Lord Mayor's Office, as without Peter Finnegan and his Section her work load would have been a lot heavier this year. She wanted to take the opportunity to thank them for the great assistance they have given to her as an ambassador in speaking with international visitors, ambassadors, and other dignitaries. This was echoed by Cllrs Lacey and Montague.

Order: Noted

8. Motions:

Motion referred from Dublin City Council Monthly Meeting 1st February 2016

"That Dublin City Council deplores the recent installation of bars on the exterior of Gandon House designed specifically to deter rough sleepers from obtaining a modicum of shelter from the rain at night and furthermore supports the introduction of a ban on such devices via building and planning regulations or bye-laws"

Agreement with the sentiments expressed here. However, under the Planning Acts not everything that happens around a building requires planning permission, and a ban cannot be instigated under the current legislation.

Order: Agreed. Write to the Department and also express SPC concern at privatisation of public space in Dublin City area.

9. A.O.B:

Next meeting: Scheduled for 26th April 2016 @ 3.30 in the Council Chamber, City Hall.