

Strategic Policy Committee
Planning, International Relations and Property Development
Minutes of Meeting held on 28th June 2016 Council Chamber, City Hall

Attendance

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

Mr. Graeme McQueen
Mr. Odran Reid
Ms. Ozgur Yucel-Finn

Cllr. Mannix Flynn

Apologies

Cllr. Janice Boylan
Cllr. Críona Ní Dhálaigh
Ms. Valerin O'Shea
Mr. John McGrane

Officials

Mr. John O'Hara, A/City Planner
Ms. Máire Igoe, Senior Executive Officer
Ms. Niamh Lambert, Administrative Officer
Ms. Joy Watts, Staff Officer
Mr. Conor O'Hanlon, Clerical Officer

The Chair welcomed **Graeme McQueen**, Dublin Chamber of Commerce, and **Odran Reid**, PPN representative, to the Committee. They are replacing outgoing members, **Patrick King** and **Alex Sproule**, whose past work on the SPC was acknowledged and appreciated.

1. Minutes of Meeting of 26th April 2016

Order: Agreed

2. Matters Arising

Item 8: Any Other Business – Development Plan Motions

Motions were omitted from the amended Draft Development Plan as they had been ruled out of order by the Law Agent. It was requested that the Law Agent's reasons for overruling the elected Members decisions be circulated before next Monday's City Council meeting. Only material alterations have to go on public display at this stage.

Item 6: Enforcement Procedure

Cllr Flynn suggested that a new mechanism is needed to address unauthorised development as much seems to be ignored. John O'Hara said that an enforcement team is in place and there is

no discretion in how enforcement is carried out. All written complaints are investigated and a quarterly report is made to the Members.

3. Housing Task Force

Discussion took place on the housing affordability needs of the city; the potential benefits from more pre planning meetings; the high cost of infrastructure in the city and need to encourage people to buy into civic processes like the Development Plan.

Order: Report Noted

4. dublinbikes: Subscription Payment Options Evaluation

Members raised issues regarding the operations of the scheme. The success of the scheme is evident in the fact that it's difficult to get bikes or to get them back at certain times of the day, so service is critically important. The big issue for dublinbikes is to identify an income stream which will supplement the operational costs and our ability to extend the scheme. It was considered that the fee of €20 is relatively cheap but caution needs to be exercised on any increases.

Order: Further Report to September SPC meeting

5. Timelines in Planning

The City Planner stated that the media focuses on planning as being the hold up in the development process, however from the beginning of a concept it can take many years to assemble a site, garnish sufficient funding, commission consultants, get fire certification and all these issues impact on the timelines and delays. The Planning Authority when dealing with a planning application operates within strict guidelines unlike the UK. Applications can be appealed to An Bord Pleanala and this often causes further delays. A review is going on at the moment of An Bord Pleanala, which may introduce targets for different scales of development. Additional Information requests from the Planning Authority, to get an applicant to clarify important elements of a planning application can take up to 6 months for an applicant to respond. The main point is that there are many timelines outside the planning process that are not considered or mentioned, particularly in the media, as to the cause of delays in development.

Order: Report Noted

6. International Relations

Peter Finnegan is no longer working with the International Relations Unit. That area is being reviewed at the moment by the Chief Executive and there may be a new person responsible for this matter in place for the next meeting.

7. A.O.B.

Cllr. Lacey said the last Minister for the Environment announced his intention to abolish the planning fee for Councillors and TDs to make submissions.

Order: Agreed to write to the new Minister and ask if this is going to be implemented.

Housing Land Initiative

Cllr. Ryan raised the issue of the promised Joint Housing/Planning SPC in mid-May and the Members haven't received any update on the reason for the delay and when it is going to take place.

John O'Hara replied that the Housing Manager is awaiting the new Housing Land Initiatives plan from Minister Coveney which was promised 100 days after the new Dáil began (July 2016). This will feed into the plan for Oscar Traynor Road and other sites, and may give more variation to what can be included in the plan.

Objections were raised by several Members to any meetings taking place in August which would result in less engagement as Councillors generally are on holiday then.

Order: Agreed to ask the Chief Executive to issue a general request that no meetings of any sort happen in August.

Oscar Traynor Road

Odran Reid asked about the position of three different planning applications on this site, what Local Area Plans are planned for this area, and is it possible for him to get a copy of the Development Plan.

John O'Hara replied that he will forward a copy of the Development Plan. Oscar Traynor Road was designated as a Strategic Development Regeneration Area, not as a Local Area Plan, in the draft Development Plan, with key principles attached to it. A plan setting out the main uses on the site, the feasibility of developing 675 units there and other social infrastructure/open space, has been brought to the Joint SPC twice and will be brought back to the SPC as we go forward.

Order: Agreed to send copies of the Development Plan to Graeme McQueen and Odran Reid.

Next meetings: Confirmed for **27th September** and **29th November 2016** @ 3.30 in the Council Chamber, City Hall.