## **COMHAIRLE CONTAE ÁTHA CLIATH THEAS** **SOUTH DUBLIN COUNTY COUNCIL**

Minutes of South Dublin County Council May 2020 County Council Meeting held on Monday 11th May 2020.

**PRESENT**

|  |  |  |
| --- | --- | --- |
| **Councillors** |  | **Councillors** |
| Bailey, C. |  | Kinsella-Colman, L. |
| Carey, W. |  | Lawlor, B. |
| Casserly, V. |  | Mahon, K. |
| Edge, A. |  | McMahon, R. |
| Egan, K. |  | Moynihan, S. |
| Gilligan, T. |  | Murphy, E. |
| Hayes, A. |  | O’Brien, E. |
| Hohohan, P. |  | Ó Broin, E. |
| Johansson, M. |  | Priestly, W. |
| Kavanagh, P. |  | Seery-Kearney, M. |
| Kearns, P. |  |  |

As agreed at the Corporate Policy Group meeting on 15th April 2020 the May Council meeting was to be held with proportional representation of the Council due to COVID-19 restrictions and social distancing measures, therefore, the following were deemed to have attended the meeting:

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| |  |  |  | | --- | --- | --- | | **Councillors** |  | **Councillors** | | Collins, Y. |  | O’Connor, C. | | Costello, T. |  | O’Donovan, D. | | Duff, M. |  | O’Hara, S. | | Dunne, L. |  | O’Toole, L. | | Fay, S. |  | Pereppadan, B. | | Gogarty, P. |  | Richardson, D. | | King, C, |  | Sinclair, L. | | McManus, D. |  | Timmons. F. | | O’Byrne, C. |  | Tuffy. J. | | O’Connell, G. |  |  | |  |

**OFFICIALS PRESENT**

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| Chief Executive | D. McLoughlin. |
| Directors/ Heads of Function  Head of Finance | L. Maxwell, F. Nevin, C. Ward.  R. FitzGerald. |
| Administrative Officers | M. Reilly. |
| Staff Officer | L. Abbey. |

The Mayor, Councillor V. Casserly, presided.

### **H1/0520 CONFIRMATION AND REAFFIRMATION OF MINUTES**

### Minutes of Council Meeting 9th March 2020 which had been circulated were submitted and **APPROVED** as a true record and signed in the proposition of Councillor V. Casserly seconded by Councillor P. Kavanagh.

[Minutes of March Council Meeting on 9th March 2020](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=66222)

### **H2/0520 REPORTS OF AREA COMMITTEES**

**a) Rathfarnham-Templeogue-Firhouse-Bohernabreena Committee - 10th March 2020**

*Dealing with Public Realm, Water & Drainage, Housing, Community, Planning Economic Development, Libraries & Arts, Corporate Support, Performance & Change Management*

It was **NOTED** that there was **NO** Business under this Heading.

**b) Clondalkin Area Committee –**

*Dealing with Public Realm, Water & Drainage, Housing, Community, Planning, Economic Development, Libraries & Arts, Corporate Support, Performance & Change Management*

It was **NOTED** that there was **NO** Business under this Heading.

**c) Tallaght Area Committee –**

*Dealing with Public Realm, Water & Drainage, Housing, Community, Planning, Economic Development, Libraries & Arts****,****Corporate Support, Performance & Change Management*

It was **NOTED** that there was **NO** Business under this Heading.

**d)** **Lucan-Palmerstown-Fonthill Area Committee –**

*Dealing with Public Realm, Water & Drainage, Housing, Community, Planning, Economic Development, Libraries & Arts, Corporate Support, Performance & Change Management*

It was **NOTED** that there was **NO** Business under this Heading.

### **H3/0520 STANDING COMMITTEES ORGANISATION, PROCEDURE & FINANCE**

It was **NOTED** that there was **NO** Business under this Heading.

### **H4/0520 STRATEGIC POLICY COMMITTEES**

It was **NOTED** that there was **NO** Business under this Heading.

**H5/0520 REPORTS REQUESTED BY AREA COMMITTEES**

It was **NOTED** that there was **NO** Business under this Heading.

### **H6/0520 DECLARATION OF ROADS TO BE MADE PUBLIC ROADS**

It was **NOTED** that there was **NO** Business under this Heading.

### **H7a/0520 PROPOSED DISPOSAL OF PROPERTIES/SITES**

### The following reports by the Chief Executive, which had been circulated, were presented by Mr. F. Nevin, Director of Economic, Enterprise & Tourism Development.

### S183 Grange Castle West

Lens Media Limited have applied to purchase 48 acres at Grange Castle West Business Park for the purpose of a Media Park.

This will be the first full-service Media Park constructed in Ireland that is designed to cater for major international markets. The main component of the Media Park will be the construction of a full service Film, TV and Digital Content Production Studio/Campus comprising design for 12 State of the Art Sound Stages with 9 Sound Stages under construction from day one totalling an initial 185,000 sq. ft. of Production space. In addition, alongside the Sound Stages, there will be 100,000 sq. ft. of Workshop space to accommodate all the necessary crafts and services needed for modern Production including Construction, Props, Cameras, Lighting, Wardrobe and the many other specialist services needed to service the requirements of Irish and International studios and producers. There will also be 100,000 sq. ft. of Production offices to accommodate local and international producers and the many different digital production and post-production services needed on site.

I recommend that the Council dispose of lands totalling 48 acres or thereabouts at Grange Castle West Business Park to Lens Media Limited in accordance with Section 211 of the Planning and Development Act 2000 and subject to the Provisions of Section 183 of the Local Government Act 2001 by way of a 999 year Lease.

and subject to the following terms and conditions: -

1 (a) That the lands being disposed of in the first instance comprise approximately 48 acres or thereabouts. A formal disposal map shall be prepared in due course by the Council for inclusion with the legal documents but in the interim a draft plan for identification purposes Drawing 17 -129 is attached showing the site outlined in red.

1. The Council will retain a 5-metre wayleave area along the boundaries of the site. These wayleaves will be required within the perimeter of the lands being disposed of to facilitate the existing and future servicing by the Council of this site and any other lands.
2. That the consideration due to the Council shall be calculated on the basis of the sum of €550,000 (five hundred and fifty thousand euro) per acre (the “Purchase Price”), payable, as to the amounts described at (a), (b) and (c) below:-
   1. 10% of the Purchase Price on signing and exchange of a Contract for Sale / an Agreement for Lease in respect of the site. Such amount to be refunded in the event that the development proposed for the site does not receive full planning permission, and/or in the event of any of the terms and conditions of the disposal not having been satisfied.
   2. 80% of the Purchase Price within 15 business days of date of Lens Media Limited entry onto the site for the purpose of commencing construction works on foot of the final grant of planning permission (provided that, for the avoidance of doubt, Lens Media Limited shall be entitled to carry out due diligence and engineering analysis activities (including, but not limited to geotechnical analysis and studies, soils testing, water analysis, site borings, environmental assessments, etc.) prior to the payment of this sum in accordance with any building licence to that effect as described in term no 6.
   3. The remaining 10% of the Purchase Price on the grant of the Master Lease which shall occur at the time and in the manner set out in term no. 11 below.
   4. The Council shall be entitled to charge interest at a rate of eight per cent (8%) per annum on any outstanding sums in the event of failure by Lens Media Limited to pay the foregoing sums on the above dates. This interest rate penalty shall be calculated on a daily basis for any period of time deposits are outstanding without cause.
   5. That utility services infrastructure providing for energy, water, wastewater and fibre installation (responsibility for which rests with Lens Media Limited) are provided to the boundary of the site. Connection to, and supply from the utility providers is a matter for the client.
   6. That Lens Media Limited must apply for full planning permission (and if requested provide an Environmental Impact Statement) for the development the entire site not later than 6 months after the signing of final contracts or such other date as may be approved solely at the discretion of the Council. Lens Media Limited shall forward to the Council within six months of the date of final grant of planning permission, and in any event, no later than one month prior to Lens Media Limited commencing works on foot of the final grant of planning permission, a copy of the outline building programme for such works describing the key construction milestones.
   7. The Planning Application should detail and meet design standards and landscaping appropriate to its location in Grange Castle West Business Park
   8. That: (i) if the construction works (meaning site preparation and shell and core construction) have not commenced within six months of the date of final grant of planning permission for the development, or such later date as may be agreed in writing with South Dublin County Council, such agreement not to be unreasonably withheld; or (ii) if shell and core construction works are not substantially completed in accordance with the final grant of planning permission within thirty (30) months from the date of commencement of such works then either party may by written notification on the other rescind the Agreement for Lease / Contract for Sale. And further that, in the event that the final grant of planning permission is issued containing conditions which Lens Media Limited considers to be onerous, Lens Media Limited may by written notification to the Council rescind the Agreement for Lease / Contract for Sale. In event of rescission on any of the foregoing grounds, any monies paid to the date thereof under term no. 2 above shall be repaid to Lens Media Limited without the payment of interest.
   9. That the Council shall enter into an Agreement for Lease or Contract for Sale in respect of the sale of the site to Lens Media Limited (by way of grant of the Master Lease), based on and to give effect to these heads of terms, and which Agreement / Contract shall contain a Licence authorising Lens Media Limited to enter into the site from the date thereof prior to the grant of the Master Lease, to carry out due diligence and site analysis (including, but not limited to geotechnical analysis and studies, soils testing, water analysis, site borings, environmental assessments, etc.) prior to the grant of final planning permission. The Agreement / Contract shall contain further reasonable obligations upon Lens Media Limited with respect to that construction to ensure the satisfactory completion of the approved development on the site.
   10. Lens Media Limited will be responsible for all planning levies and contributions payable in accordance with the Council’s Development Contribution Scheme made under the Planning and Development Act 2000, as amended, and agrees not to exercise any right to appeal against the financial contributions. The contributions under the Scheme are payable prior to entry on to the site or as otherwise agreed by the Council. Lens Media Limited must satisfy themselves as to the capacity of all services to service the proposed development.

[A special Arts contribution fixed at 50 cent per square foot of gross building areas shall apply and shall be payable no earlier than the grant of the Master Lease.]

10. That all site investigations (including archaeological investigations), groundwork’s, overhead cable diversions, demolitions/site clearance/septic site removal (such works are subject to regulations and to obtaining the relevant statutory licences), services connections, development and associated costs incurred in the delivery of the entire completed development shall be borne by Lens Media Limited

11. That Lens Media Limited shall undertake not to use the site for any purposes other than that of carrying out the proposed development, i.e. as stated at the outset of this document) and subject to the terms of the “Master Lease” (see term no. 11 below). All buildings shall be occupied by the applicants or their tenants, agents, employees, invitees and/or assigns in accordance with the terms of the Master Lease.

12. That Lens Media Limited shall build nothing (except with the prior written approval of the Council) on the site except the buildings shown on the approved drawings and for which Planning Permission has been granted, as outlined in term no. 4. Full ‘as constructed’ drawings shall be appended to the Master Lease. A maintenance Plan for the external areas and buildings shall be submitted to the Council.

13. That as soon as building works have reached eaves level (in other words the “topping-out” phase of construction, meaning that all foundations are in place, the structural system is erected and inspected, and the building is weather-tight with roof complete) in accordance with relevant planning permission(s) in the development on the site, the Council will grant the applicants a Lease of that site. The Lease shall be for a term of 999 years (commencing from a date to be agreed upon, but no earlier than the date of Practical Completion of the buildings thereon) subject to a rent of €500 per annum (exclusive of rates, taxes, and outgoings in respect of the site) which will be reviewed at the end of every 5 years of the term in line with any changes in the Irish Consumer Price Index. The Council’s Solicitors shall draft the Lease for approval by Lens Media Limited solicitors. The Lease granted shall be known as the Master Lease (“Master Lease”). The Master Lease shall provide that the Lessee shall become a member of the management company for the Business Park and shall pay the annual service charge described in accordance with the provisions of the Master Lease and appendices thereto.

1. That the Agreement to Lease or Contract for Sale is not to operate as a Lease and it shall not be transferable save in the case of a financial institution of good standing which has entered into a mortgage with the applicants specifically for the purposes of financing the applicants to undertake the development of the site.
2. That South Dublin County Council reserves the right, only to be exercised by the Council acting reasonably, to re-enter on the site and resume possession thereof should the applicants fail to commence and complete the buildings within the period specified at term no. 5 above or in the event of the dissolution, bankruptcy or insolvency of the applicants save in the case where a Financial Institution which has entered into a mortgage with the applicants for the purposes of financing the development of the site and enforces its security against the site. South Dublin County Council shall provide written notice of any intent to exercise this right and offer a 90-day cure period for rectification of any default on Lens Media Limited part, including use of mediation/arbitration, or similar third-party intercession.
3. That during the building period and pending the grant of the Master Lease, Lens Media Limited will provide all reasonably required evidence of the ‘all risks’, public liability and employer’s liability insurance cover maintained by Lens Media Limited for the construction period. It is acknowledged that following completion of the construction of the Media Park, the building and all insurable risks associated therewith will be included in Lens Media Limited self-insurance programme. All insurance will be subject to the approval of the Councils insurance advisors, acting reasonably.

The insurance shall, be in the joint names of the Lens Media Limited and the Council, or shall contain an indemnity to principals clause, and will be for such an amount as will provide cover for the full Reinstatement Value of so much of the building as is erected at any time together with a sum for Professional Fees and removal of debris charges

Lens Media Limited shall also indemnify South Dublin County Council against any claim for compensation which might / may be made by any party arising out of building works being carried out on the site, or any working areas or on any access points thereto.

1. That the Council is and shall be carrying out extensive construction projects in the Business Park. Both parties shall use their reasonable endeavours to ensure that any interaction between respective contractors employed to carry out any works including, but not limited to building or road works, is carried out in an open and transparent manner with engineers and liaison officers such as to ensure that no additional contract costs accrue to either party.
2. That no uncovered outdoor storage shall be permitted on the subject lands. All processing, packing, waste disposal or recycling and such like operations shall be carried out within suitable structures or equipment such as compactors located on the premises in accordance with any statutory regulations or requirements in that regard.
3. That all car and commercial vehicle parking areas, loading areas and service areas must be suitably landscaped and screened from public view. In this regard Lens Media Limited shall carry out at Lens Media Limited costs such boundary and landscape treatment works as the Council may reasonably require, bearing in mind the nature of the Park and provided that such works are not substantially more than required of any other occupiers of the Park during construction. Such works may, only where reasonable, be in addition to similar works required under a planning permission for development of the subject lands. Lens Media Limited shall submit a copy of its landscaping and security plan to the Council’s Development Department prior to the grant of the Master Lease for approval.
4. That each party shall be responsible for their own professional (i.e. legal, engineering, architects, and other required consultants’) fees in this case.
5. That Lens Media Limited shall pay any V.A.T., stamp duty or taxes arising at any stage in the transactions (except where any lawful exemption or relief therefore applies), including on the creation of a Building Licence (if any), an Agreement to Lease or Contract for Sale, and a Master Lease.
6. That the Councils Solicitor shall draft the Agreements, Contracts and Leases and may include further reasonable terms and conditions as deemed appropriate to give effect to the heads of terms set out herein, including provision for use of an expert or arbitrator process to settle any disputes arising, as appropriate, in order to achieve a reasonable balance in the protection of the parties’ respective interests in the matter. In the case of disputes concerning final measurement and valuation of the site for the purposes of calculating the Purchase Price, an arbitration clause shall refer to the appointment of a Chartered Valuation Surveyor to act as arbitrator. This person to be appointed by agreement of the parties or in default of agreement to be appointed by the President of the Society of Chartered Surveyors in the Republic of Ireland. The costs of any arbitration to be borne equally by the parties.
7. That Lens Media Limited shall satisfy South Dublin County Council (acting reasonably) prior to exchange of the Agreement for Lease/Contract for Sale, that sufficient funds are available for the payment of the sums set out in term no. 2 above, and prior to commencement of construction or the relevant phase thereof as appropriate.
8. That the above proposal is subject to the necessary approvals and consents being obtained – in order to allow full construction activities.
9. No agreement enforceable at law is created or is intended to be created until an exchange of contracts has taken place.

The lands being disposed of form part of lands acquired from The Doble Family in 2018 for the future development of Grange Castle West Business Park.

**Daniel McLoughlin**

**Chief Executive Officer**

[7 a) (ii) S183 Lens Media Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=66243)

[a) (iii) Presentation Lens media](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=66314)

A discussion followed with contributions from Councillors P. Kavanagh, M. Johansson, M. Seery-Kearney, C. Bailey, A. Edge, E Ó Broin, K. Mahon, S. Moynihan, W. Carey and R. McMahon,

Mr. F. Nevin, Director of Economic Enterprise & Tourism Development and Mr. D. McLoughlin, Chief Executive responded to the Members queries.

The report was **NOTED** and it was proposed byCouncillor V. Casserly, seconded by Councillor P. Kavanagh and **RESOLVED:**

“That the proposed disposal of 48 acres of land at Grange Castle West Business Park to Lens Media Limited be **ADOPTED** and **APPROVED**.”

### **H8/0520 CHIEF EXECUTIVE'S REPORT**

### The following reports by the Chief Executive, which had been circulated, were **CONSIDERED:**

[a) Chief Executive's Report](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=66257)

b) Finance Report

**Billing and Collection Statement**





**Use of overdraft facility**

Department approved overdraft facility = €25,000,000

No of days in Overdraft from 1st January to 24th April 2020 = 1

[c) March 2020 Statistics](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=66244)

A discussion followed with contributions from Councillors P. Kavanagh, E Ó Broin, R McMahon, K. Mahon, A. Edge, P. Holohan, P. Kearns, M. Seery-Kearney, C. Bailey, E. O’Brien, S. Moynihan, and V. Casserly,

Mr. D. McLoughlin Chief Executive, responded to the Members queries

The reports were **NOTED**

**H9/0520 ANNUAL FINANCIAL STATEMENT 2019**

### The following report by the Chief Executive, which had been circulated, was presented by Mr. R. FitzGerald, Head of Finance

1. **Unaudited Annual Financial Statement 2019**

[a) AFS 2019](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=66217)  
  
A discussion followed with a contribution from Councillor E Ó Broin.

Mr. R. FitzGerald Head, of Finance and Mr. D. McLoughlin Chief Executive, responded to the Members query.

The Report was **NOTED**.

**b) Authorisation of Additional Expenditure**

[b) Additional Expenditure 2019](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=66209)

A discussion followed with a contribution from Councillor C. Bailey.

Mr. R. FitzGerald Head, of Finance, responded to the Members query.

The report was **NOTED** and it was proposed by Councillor V. Casserly seconded by Councillor M. Seery-Kearney and **RESOLVED**:

“That, in accordance with Section 104 of the Local Government Act 2001, the additional expenditure not provided in the 2019 budget as outlined in the table attached be **ADOPTED** and **APPROVED**.”

### **H10/0520 ANNUAL REPORT 2019**

The following report by the Chief Executive, which had been circulated, was presented by Ms. L. Maxwell, Director of Corporate Services and Change Management, and was **CONSIDERED:**

[Draft Annual Report 2019](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=66295)

A discussion followed with a contribution from Councillor R. McMahon.

Ms. L. Maxwell, Director of Corporate Performance and Change Management responded to the Member’s query.

The report was **NOTED** and it was proposed byCouncillor V. Casserly, seconded by Councillor E. Murphy and **RESOLVED:**

“That the Draft Annual Report 2019 be **ADOPTED and APPROVED.**”

### **H11/0520 AUDIT COMMITTEE ANNUAL REPORT 2019**

The following report by the Chief Executive, which had been circulated, was presented by Ms. L. Maxwell, Director of Corporate Performance and Change Management, and was **CONSIDERED:**

[Audit Committee Annual Report 2019](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=66213)

Ms. L. Maxwell, Director of Corporate Performance and Change Management informed the Members that due to COVID-19 restrictions the Chair of the Audit Committee was unable to attend the meeting. Ms Maxwell informed the Members that she would address any queries on the report by email.

### The report was **NOTED**

### **H12/0520 CALENDAR OF MEETING DATES**

The following report by the Chief Executive, which had been circulated, were presented by Ms. L. Maxwell, Director of Corporate Performance and Change Management, and was **CONSIDERED:**

**Draft Calendar of Meeting Dates**

**\*\*Please Note:- All ACM and SPC meetings will take place remotely**

**This may change dependant on Government announcements.**

**\*\*Physical Meetings are to be of no longer than 2 hours duration and social distancing measures will apply.**

**May 2020**

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| **DATE** | | **MEETING / FUNCTION** | **TIME** | **CLOSING DATE FOR RECEIPT OF BUSINESS** |
| Mon. | 4th May | **May Bank Holiday** |  |  |
| Tue. | 5th May |  |  |  |
| Wed. | 6th May |  |  |  |
| Thur. | 7th May |  |  |  |
| Fri. | 8th May |  |  |  |
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| **Date** | | **MEETING / FUNCTION** | **TIME** | **CLOSING DATE FOR RECEIPT OF BUSINESS** |
| Mon. | 11th May | **Council Meeting** | 3:30pm – 5:30pm |  |
| Tue. | 12th May | **Rathfarnham – Templeogue – Firhouse - Bohernabreena Area Committee**  *Public realm, Environment, Water & Drainage, Community, Housing, Transportation, \*Planning Libraries & Arts, Economic Development, Corporate Support, Performance & change Management* | 3:00pm – 6:00pm |  |
| Wed. | 13th May | ***Economic Enterprise & Tourism Development SPC*** | 5:30pm – 7:00pm |  |
| Thur. | 14th May | ***Housing SPC*** | 5:30pm – 7:00pm |  |
| Fri | 15th May |  |  |  |

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| **Date** | | **MEETING / FUNCTION** | **TIME** | **CLOSING DATE FOR RECEIPT OF BUSINESS** |
| Mon. | 18th May |  |  |  |
| Tue. | 19th May | ***Social, Community & Equality SPC*** | 6:00pm – 7:30pm |  |
| Wed. | 20th May | **Clondalkin Area Committee**  *Public realm, Environment, Water & Drainage, Community, Housing, Transportation, \*Planning Libraries & Arts, Economic Development, Corporate Support, Performance & change Management*  ***Arts, Culture, Gaeilge, Heritage & Libraries SPC*** | 3.00pm - 6.00pm  5:30pm – 7:00pm |  |
| Thur. | 21st May |  |  |  |
| Fri | 22nd May |  |  |  |

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| **Date** | | **MEETING / FUNCTION** | **TIME** | **CLOSING DATE FOR RECEIPT OF BUSINESS** |
| Mon. | 25th May | **Tallaght Area Committee**  *Public realm, Environment, Water & Drainage, Community, Housing, Transportation, \*Planning Libraries & Arts, Economic Development, Corporate Support, Performance & change Management* | 3.00pm - 6.00pm | 11/5/2020 |
| Tue. | 26th May | **Lucan-Palmerstown-Fonthill Area Committee**  *Public realm, Environment, Water & Drainage, Community, Housing, Transportation, \*Planning Libraries & Arts, Economic Development, Corporate Support, Performance & change Management* | 3.00pm - 6.00pm | 12/5/2020 |
| Wed. | 27th May | ***Environment, Water, Climate Change & Biodiversity SPC*** | 5.30pm - 7.00pm |  |
| Thur. | 28th May | ***Land Use, Planning & Transportation SPC*** | 5:30pm – 7:00pm |  |
| Fri | 29th May |  |  |  |

**June 2020**

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| **DATE** | | **MEETING / FUNCTION** | **TIME** | **CLOSING DATE FOR RECEIPT OF BUSINESS** |
| Mon. | 1st June | **June Bank Holiday** |  |  |
| Tue. | 2nd June | **CPG Meeting** | 2:00pm |  |
| Wed. | 3rd June |  |  |  |
| Thur. | 4th June |  |  |  |
| Fri. | 5th June |  |  |  |
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| **Date** | | **MEETING / FUNCTION** | **TIME** | **CLOSING DATE FOR RECEIPT OF BUSINESS** |
| Mon. | 8th June | **Council Meeting** | 3:30pm – 5:30pm | 22/5/2020 |
| Tue. | 9th June | **Rathfarnham – Templeogue – Firhouse - Bohernabreena Area Committee**  *Public realm, Environment, Water & Drainage, Community, Housing, Transportation, \*Planning Libraries & Arts, Economic Development, Corporate Support, Performance & change Management* | 3:00pm – 6:00pm | 25/5/2020 |
| Wed. | 10th June | **Audit Committee** | 8:00am – 9:30am |  |
| Thur. | 11th June |  |  |  |
| Fri | 12th June |  |  |  |

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| **Date** | | **MEETING / FUNCTION** | **TIME** | **CLOSING DATE FOR RECEIPT OF BUSINESS** |
| Mon. | 15th June |  |  |  |
| Tue. | 16th June |  |  |  |
| Wed. | 17th June | **Clondalkin Area Committee**  *Public realm, Environment, Water & Drainage, Community, Housing, Transportation, \*Planning Libraries & Arts, Economic Development, Corporate Support, Performance & change Management* | 3.00pm - 6.00pm | 3/6/2020 |
| Thur. | 18th June |  |  |  |
| Fri | 19th June |  |  |  |

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| **Date** | | **MEETING / FUNCTION** | **TIME** | **CLOSING DATE FOR RECEIPT OF BUSINESS** |
| Mon. | 22nd June | **Tallaght Area Committee**  *Public realm, Environment, Water & Drainage, Community, Housing, Transportation, \*Planning Libraries & Arts, Economic Development, Corporate Support, Performance & change Management* | 3.00pm - 6.00pm | 8/6/2020 |
| Tue. | 23rd June | **Lucan-Palmerstown-Fonthill Area Committee**  *Public realm, Environment, Water & Drainage, Community, Housing, Transportation, \*Planning Libraries & Arts, Economic Development, Corporate Support, Performance & change Management* | 3.00pm - 6.00pm | 9/6/2020 |
| Wed. | 24th June |  |  |  |
| Thur. | 25th June |  |  |  |
| Fri | 26th June | **Annual Meeting** | 3:30pm – 5.30pm |  |

**July 2020**

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| **DATE** | | **MEETING / FUNCTION** | **TIME** | **CLOSING DATE FOR RECEIPT OF BUSINESS** |
| Mon. |  |  |  |  |
| Tue. |  |  |  |  |
| Wed. | 1st July |  |  |  |
| Thur. | 2nd July |  |  |  |
| Fri. | 3rd July |  |  |  |
|  | | | | |
| **Date** | | **MEETING / FUNCTION** | **TIME** | **CLOSING DATE FOR RECEIPT OF BUSINESS** |
| Mon. | 6th July | **CPG Meeting** | 2:00pm |  |
| Tue. | 7th July |  |  |  |
| Wed. | 8th July |  |  |  |
| Thur. | 9th July |  |  |  |
| Fri | 19th July |  |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Date** | | **MEETING / FUNCTION** | **TIME** | **CLOSING DATE FOR RECEIPT OF BUSINESS** |
| Mon. | 13th July | **Council Meeting** | 3:30pm – 5:30pm | 29/6/2020 |
| Tue. | 14th July |  |  |  |
| Wed. | 15th July |  |  |  |
| Thur. | 16th July |  |  |  |
| Fri | 17th July |  |  |  |

**NO FURTHER MEETINGS FOR JULY**

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**No Meetings in August**

A discussion followed with a contribution from Councillors M. Johansson, W. Carey, A. Edge, P. Kavanagh, K. Mahon, E. Murphy and E Ó Broin.

Ms. L. Maxwell, Director of Corporate Performance and Change Management responded to the Members queries.

It was proposed by Councillor V. Casserly seconded by Councillor E. O’Brien and **AGREED**

“That the Draft Calendar of Meetings May – August 2020 be **ADOPTED** and **APPROVED.”**

**H13/0520 CAPITAL PROJECTS PROGRESS REPORT**

The following reports by the Chief Executive, which had been circulated, were **CONSIDERED:**

To: The Mayor and each Member of South Dublin County Council

Re: Three Year Capital Programme Progress Report – May 2020

Dear Member,

This Quarterly Capital Progress Report sets out briefly the current position in relation to Capital Projects in the 2020 – 2022 Capital Programme.

**Housing**

**Social Housing Construction Programme:**

While construction is currently closed down planning of future schemes remains a priority. As of yet no targets have been set for 2020 and completions will be heavily dependent on COVID 19 restrictions. We will continue to pursue purchase/lease options where opportunities arise in the appropriate locations.

|  |  |  |
| --- | --- | --- |
| **Schemes in progress / planning** | | |
| **Location** | **No.** | **Status** |
| Grange PPP | 109 | For completion late summer 2020 |
| Riversdale, Clondalkin | 44 | Tender complete – on site Q2. 2020 |
| Homeville | 16 | Tender complete – on site Q2. 2020 |
| St. Catherine’s | 13 | Tender complete – preparing submission to DHPLG |
| Bradys Field | 12 | Part 8 approved February – detailed design process underway |
| Templegoue Village | 11 | Due to go to tender Q2. 2020 |
| Fernwood/Maplewood | 40 | Cluid / Plans to be onsite – target Q2 2020 |
| Whitestown Way | 81 | Cluid / Currently out to tender – target on site Q3.2020 |
| Nangor Road | 10 | SIMON / Were due to commence on site before Covid-19 restrictions |
| Collinstown Grove | 4 | Tuath / Completed and occupied March 2020 |
| Balgaddy | 69 | Stage 1 approved by DHPLG |
| Greenfort | 2 | Tenders being assessed. Planned to be onsite Q2. 2020 |
| St. Mark Avenue | 41 | Due to go to tender Q2. 2020 |
| Lindisfarne – canal | 31 | Being assessed – going to ACM this summer |
| Eircom Site/Nangor Road | 93 | Stage 1 approved by DHPLG |
| Lucan Road, Palmerstown | 4 | Tuath / Plans circulated to area committee members on 1st May |
| Rossfield | 2 | Plans finalised for discussion at ACM |
| St. Maelruan’s / Belgard Sq. North | 140 | Masterplan near completion – for Council in July |
| Killinarden | 100 | Masterplan finalised – presented to Council in March |
| Rathcoole | 100 | Masterplan being finalised – for Council later in year |
| Clonburris Site 1 | 135 | Masterplan finalised – to be presented to council in May |

The Kilcarbery Grange Joint Venture with Adwood for 1,034 homes (30% social) was due on site in April and will now proceed as soon as restrictions are lifted for sites of this nature.

**Tourism and Enterprise Projects**

Good progress is being made across a range of projects as follows:

* The Dublin Mountains Project – hope to have decision from ABP in the coming weeks.
* Corkagh Park/Camac Valley Tourism Cluster Study – study complete and will now proceed to engagement of consultants to take it to tender stage.
* The Rathfarnham Castle Stables Tourism/Retail Opportunity has been put on hold and will not be put to the market until greater certainty prevails.
* The next phase of the Dodder Valley Greenway is underway, albeit temporarily suspended.
* The Grange Castle lands to the West have been master-planned and the access road is now under construction.
* Grange Castle Pocket Park is practically complete and will open this summer.
* Tallaght Innovation Centre – architects appointed and design options currently being finalised and costed.
  + The Grand Canal Greenway has received Part 8 approval – funding options being pursued.
  + The Grand/Royal Canal Loop Study – the route options report has been presented at ACM and a non-statutory consultation process will commence once restrictions allow.

**Town and Village Enhancement Programme**

* Works in Templeogue village will commence as soon as restrictions allow.
* The final works at Saggart Village will be completed as soon as restrictions allow.
* About to go to tender for design of improvement works to Lucan village green and riverside promenade. This design work will be informed by the “Destination Town“ approval and an associated study to be commissioned on the destination branding of Lucan.
* URDF funding for Tallaght town centre cover a range of projects including:
  + New civic plazas and pedestrian links which will be presented to Council in June;
  + A new Mobility Hub which will go to tender for design mid-summer. The outline area and functionality has been agreed with the Square and the NTA. The scope of the project has increased significantly, with the decision to make this area a transport Hub under the Bus Connects strategy.
* Members agreed as part of the 2019 Budget to commence a Local Neighbourhood Improvement Scheme. This is now ready to be brought before ACMs this month.
* Phase 2 (Avonbeg to just west of the Greenhills Road junction) of the N81 Landscape Scheme has been brought before the area members and will go to tender in the coming weeks.
* Tallaght District Heating project has received funding approval of €4m under the Climate Action Fund. The final design and construction programme are complete to allow contracts to be signed in the coming weeks.

**Roads and Drainage**

* The planned LIHAF funded Cellbridge Link Road is set to start once restrictions are removed.
* The Belgard to Cookstown Link Road is on site. The East West Airton link has been designed, property acquisitions evaluated and offers are currently being made to impacted landowners.
* The Tallaght Transport Hub is advancing as outlined above.
* Dodder Valley improved pedestrian and cycleway works will start back on site once restrictions allow.
* Monastery Road improvement works will start back on site once restrictions allow.
* R136 and Jobstown Junction improvement works will be ready to commence on site once restrictions allow.
* River Poddle Flood Alleviation Scheme is currently with ABP and in extended consultation.
* The design study for the Camac Flood Alleviation Scheme was awarded last October and the detailed design is underway.
* Preliminary design and planning studies in relation to Whitchurch Stream are almost complete and we expect to submit to ABP by the end of June.

**Sport, Recreation and Libraries**

* Rowlagh Library has been handed over and we will progress fit out and stocking in the coming weeks, to facilitate opening as soon as events allow. Tymon Library will also be completed this summer. A library site has been identified as part of the Rathcoole housing masterplan and will be discussed with members in that context.
* Lucan Pool was under construction and with early recommencement, one would hope to be open by spring of 2021.
* The Playspace Programme is be completed with the following – Firhouse, Corkagh and Collinstown contractors appointed, but works on hold – Newcastle awaiting a start date and Waterstown extension nearing completion.
* Teenspace Programme – Collinstown and Kingswood contractors appointed. Esker design underway. Avonbeg and Ballycragh tender complete and under assessment.
* The Ballwall at Griffeen is ready to open.
* The Old Bawn pavillion is almost complete, Griffeen Park pavilion Part 8 is complete and will go onsite as soon as restrictions are lifted. Corkagh Park pavilion Part 8 is underway.
* The LIHAF funded park at Tandy’s lane in Adamstown is under construction while Airlie Park is out to tender.
* Kilinarden Park redesign – consultant tender complete and appointment delayed until public consultation is allowed under Covid 19 restrictions.
* Kiltipper Park – carpark complete, final landscape detail to be competed asap and Phase 2 design and Part 8 documents are being prepared.
* The design of Tallaght Stadium 4th Stand and the West Stand is well advanced with a report to Council expected in June.
* The Sports Pitch Strategy study was adopted by Council and all-weather consultants are being appointed to progress site evaluations for astro pitches. Ecology studies currently underway for astro pitch options in Tallaght.
* The Dodder Valley Mount Carmel pitch and athletics track are under construction in two phases. The Dodder Valley playground is nearing design completion.
* Saggart Community centre is out to Part 8 planning consultation and will be before Council in June.
* Templeogue Intergenerational Facility – sites are currently being evaluated and preliminary options report will be brought to ACM in May or June.

Yours sincerely,



Daniel McLoughlin

Chief Executive

A discussion followed with contributions from Councillors A. Edge, E Ó Broin, E. Murphy, P. Kavanagh, S. Moynihan, R. McMahon and M Johansson.

Mr. D. McLoughlin, Chief Executive responded to the Members queries.

The Report was **NOTED.**

**H14/0520 CLONBURRIS PHASE 1 HOUSING PROPOSAL**

### The following reports by the Chief Executive, which had been circulated, were presented by Mr. C. Ward, Director of Housing, Social & Community Development.

**Clonburris Housing Proposal**

**Context**

In May 2020, An Bord Pleanála approved this Council’s plan to deliver up to 11,000 new homes at the Clonburris Strategic Development Zone. The SDZ lands, comprising approximately 280 hectares, are located between the established communities of Lucan, Clondalkin and Liffey Valley and have been designated by the Government as a Major Urban Housing Development Site that could provide homes for over 21,000 people.

The approved Planning Scheme includes provision for three primary and three post-primary schools while approximately 72% of housing will be located within 500 metres of schools and about 98% of residents will be able to access a bus stop within 400 metres or train station within 800 metres, thereby significantly reducing dependence on the private car, helping to address climate change. The lands will ultimately be serviced by two train stations at Kishogue and Clondalkin/Fonthill, approximately a 15-minute train journey from Dublin City Centre while three Regional Roads, including the Outer Ring Road, connect the lands to the N4 and N7 National Routes.

The South Dublin County Development Plan 2016-2022 identifies Clonburris SDZ as a ‘strategic growth node, offers significant potential for housing and commercial activity as a priority development area. It is clear that Clonburris will have a central role to play in addressing the demand for new housing in Dublin over the next decade while fulfilling its potential as a new sustainable community through the implementation of the approved Planning Scheme.

**Potential**

There is capacity to build more than 2,600 homes on Council owned land within the SDZ divided into six development phases/neighbourhoods. This proposal comprises plans for Phase 1 in the development area known as Kishogue South West (KSW). KSW is located on the south western side of the SDZ lands to the north of the Grand Canal and to the south of the Kildare Rail Line. The subject lands are irregular in shape and comprise 9.69 hectares (outlined in red in figure 1 below)

### 

### Fig. 1 Outline of Phase 1 Proposed Development Area (in red) with Clonburris SDZ

The Phase 1 lands are zoned to provide for new residential communities in the South Dublin County Development Plan 2016-2021 and have been identified through master-planning as having the potential to provide 274 new social and affordable homes in a mixed tenure development. This site has been signalled to the Department of Housing, Planning & Local Government (DPLG) and to the Elected Members of this Council as being one of the few large sites in the Council’s ownership with the potential for delivery of significant numbers of homes to help to meet the housing need in the County. A preliminary master plan has been conducted assessing the urban context, topography and landscape, as well as linkages to transport and infrastructure to create a template for a sustainable and high-quality new neighbourhood to include a public park that will provide a high-quality local amenity area for the residents while also supporting green modes of movement for pedestrians and cyclists. This proposal will also unlock adjoining lands in the Council’s ownership to allow for future development and is therefore the important first step towards the delivery of new housing in Clonburris as an expansion of the established Lucan and Clondalkin areas in the Greater Dublin Area. The successful implementation of this phase of development will create an attractive place for people to live at affordable prices and rents in a sustainable integrated community, linking to transport services, physical and social infrastructure and amenities, emphasising the vision and potential of the wider SDZ.

**Typologies**

Following the development of the masterplan for this location, our Housing and Architectural Services teams have developed a typology mix (figure 2 below) comprising apartments, duplexes and two- and three-story houses. This mix achieves the medium densities required for this sub-sector of KSW determined in the Planning Scheme for the SDZ as well taking account of the housing need/demand and demographics in the County and the site constraints relating to the existing accommodation on site. Architectural work on the home sizes within these typologies having due regard for housing needs is currently arriving at a home size mix of one, two, three and four-bedroom homes of approximately 15%, 28%, 49% and 8% respectively.

### 

### Fig. 2 Site plan showing proposed typologies

**Tenure**

Having regard for various factors including land ownership in the SDZ (78% private ownership) and existing housing need as well as the location, phasing and typologies for this first phase of SDZ development, the proposed tenure mix focuses on social and affordable housing and does not provide for any private housing. Site, location and construction cost challenges as well as the typologies delivered through master-planning also support possible tenure clusters rather than pepper-potting to facilitate cost management of potential affordable rental homes as shown in figure 3 below:

### 

### Fig. 3 Site plan showing proposed tenures

**Affordable Housing:**

It is a policy objective of the DHPLG and the Council to facilitate the delivery of affordable housing and in this regard, the site at Clonburris Phase 1. was the subject of a Council bid for support from DHPLG under the Serviced Sites Fund (SSF) for the delivery of affordable homes that subsequently received provisional approval. This fund provides up to €50k subsidy per affordable home to deliver homes at 10% or more under market price which means that the delivery of affordable housing on this site with the support of the SSF is central to the prompt delivery of housing here. While the original SSF application signalled 133 affordable homes at this location, the updated position, taking account of the potential demand for affordable purchase and rental homes there, an upward revision to an indicative 184 affordable homes has been submitted to DPLG. This maximises support for delivery of the infrastructure for the site as well as providing opportunity for prospective buyers and renters while giving commitment and stability to the proposed new community. This is underpinned by the Council’s most recent update on expressions of interest received for affordable housing whereby approximately 81% of all submissions expressed interest in affordable housing in Clonburris. Of 2,586 expressions of interest received up to the start of April 2020, 2,106 households had indicated a preference for the area, of which 1,028 were first preferences with 666 second preferences and 412 third preferences.

The site location and particularly the clusters of primarily one and two bedroom apartments are also considered potentially suitable for the provision of affordable rental accommodation that could be attractive to the market on the basis that the site will be very well serviced with transport links and close to employment and amenities. However, the proposed development is at an early stage of the SDZ without full connectivity and amenities and equally the affordable rental tenure type is also at a relatively early stage with a national affordable rental scheme also awaited. While up to an approximate 50/50 split between affordable purchase and affordable rental tenures is possible, these considerations mean that the final proposed number of affordable rental homes within the overall 184 affordable homes in this development will have to be finalised at a later stage.

**Social Housing:**

The policy constraints in providing large scale social housing only have been outlined to the Elected members previously. It is not sustainable to provide 274 social homes in one location and in one development. It is also highly unlikely that such a proposal would not be approved for funding by DHPLG having regard for tenure variety and cost benefit analyses.

In delivering an overall capacity of 274 homes on this site while addressing the various constraints outlined in this report, it is considered that 90 social homes in this phase of development will provide for an integrated and inclusive community while meeting some existing social housing need in the local area.

As referenced earlier, it should be noted that there is capacity to deliver in the region of 2,600 homes on Council owned land within Clonburris SDZ which will include further substantial social housing numbers in future development phases. In addition, the development of lands in private ownership in the SDZ will ultimately provide more than 800 additional social homes through Part V requirements.

### Accordingly, the tenure and typology mix proposed for the new development is as follows:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Proposed Tenure Mix** | **1-bed** | **2-bed** | **3-bed** | **4-bed** | **Total** |
| Social | 8 | 15 | 59 | 8 | **90** |
| Affordable | 32 | 62 | 75 | 15 | **184** |
| **Total** | **40** | **77** | **134** | **23** | **274** |

**Affordable Sale Price:**

Projected market values specifically in the KSW sub-sector of Clonburris SDZ for one, two and three bedroom homes in the proposed development area are currently estimated to be €180,000, €240,000 and €290,000 respectively.

In considering a ceiling price for the purposes of tender clarification and buyer certainty, the following factors have been considered:

* The value of the Council’s land holding and utilising it to the greatest extent possible to achieve the affordable home price ceiling required.
* The application of a serviced sites fund subsidy for affordable homes (including weighting of the subsidy to support affordability for smaller, but more expensive to deliver, homes).
* The anticipated terms of a national affordable housing scheme.
* Projected construction costs and various other considerations affecting market demand and projected market prices.

Given the cost challenges Given the cost challenges and potential market fluctuations, at this point the commitment is to ensure the affordable homes will be at least 10% below market values, which at currently projected values means that the indicative maximum affordable purchase prices for one, two and three bedroom homes in this location are €162,000, €216,000 and €261,000 respectively.

Members should note that these projected & indicative prices are based on current market value projections which may fluctuate. The prices are also subject to serviced sites funding being delivered for this development and also a competitive tender process supporting both the current estimated land value and projected building costs.

**Affordable Rents:**

While noting that monthly market rents in the development area are estimated at a range between €1,100 for a one-bed apartment and €1,800 for three-bedroom home, given the early stage of this tenure type, current market uncertainty and the absence of a national affordable rental model, it is not proposed to establish maximum affordable rents for the development at this time. However, it is envisaged that a theoretical affordable rent would be in the region of 20-30% below market rents and a working model for the proposed development will be developed with contractor and AHB partners based on finance, construction, management and maintenance costs as well as SSF and land value subsidies to deliver affordable rents.

**Land Value:**

This proposed development is on Council owned land which is an asset and must be accounted for. Given that the land cannot be used solely for social housing purposes for the reasons outlined above, it requires a mixed tenure development proposal to be fully utilised for prompt delivery of new homes. The land value is factored into the calculations of building costs that have been used to determine the indicative affordable prices outlined but the extent of this is obviously subject to the Elected Members discretion given the Members’ ultimate power of disposal of the land.

In confirming the proposed affordable price ceilings above, most of the value of the land is assumed to be required to support affordable home delivery with some limited contingency provided for in the land value withheld. This is due to various considerations including density requirements, construction costs and projected market values for KSW sub-sector. Further reductions in the maximum affordable price would significantly impact on the viability of the proposal because the withheld land value will not support any further material price reduction although if this assessment of land value changes, prices may be further subsidised where possible and/or necessary.

Given the cost challenges and potential market fluctuations, at this point the commitment is to ensure the affordable homes will be at least 10% below market values, which at currently projected values means that the indicative maximum affordable purchase prices for one, two and three bedroom homes in this location are €162,000, €216,000 and €261,000 respectively.

Members should note that these projected & indicative prices are based on current market value projections which may fluctuate. The prices are also subject to serviced sites funding being delivered for this development and also a competitive tender process supporting both the current estimated land value and projected building costs.

**Affordable Rents:**

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**Existing Accommodation on Site**

The site proposes the development of lands surrounding and adjacent to existing Traveller accommodation at Kishogue Park. This site currently comprises ten group houses and 10 bays as well as a small community facility. While the indicative drawing of the proposed developments shows amendments to the existing site layout and configuration, the final version will be subject to a thorough consultative process with the residents of the existing site and their representatives. This has been communicated to Traveller support groups and elected representatives at a recent meeting of the Local Traveller Accommodation Consultative Committee.

**Delivery**

Having regard for the proposed tenure mix outlined above and the relative scale of the development, it is considered that a design and build procurement is likely to be the most expedient and efficient delivery option. This would involve appointing a contractor to:

* Finance, develop and sell affordable housing on the Council’s behalf, on the understanding that the Council provide an agreed number of pre-approved prospective affordable housing applicants.
* Work with a Council appointed AHB partner on the finance, construction and management of affordable rental homes in the development.
* Construct social housing subject to approval and funding from DHPLG.

On that basis, it is now proposed to appoint a design team to progress the design of this phase of development including to prepare for a public consultation process under Part 8 of the Planning & Development Regulations.

The indicative timeframes for delivery under this model envisage public consultation in late 2020 followed by project commencement in mid-2021, infrastructure delivery by late 2021 followed by handover of the first homes in 2022 and project completion by 2023.

**Key Points & Next Steps**

The Elected Members should note the following:

* The proposal is predicated on the assumption that there will be sufficient market interest for a competitive procurement process to develop the proposal at the proposed tenure mix and affordable home prices.
* The outcome of the procurement process must support the fixed ceiling price for affordable homes having appropriate regard for the SSF and land value subsidies – if a competitive tender process cannot deliver affordable homes at or below the prices stated in this report, the proposal may require amendment.
* The delivery of affordable housing will require a national affordable housing scheme that will deliver sufficient interested and eligible purchasers/renters for the affordable homes - if the affordable homes are not sold/rented after an agreed number of prospective purchasers/renters have been offered them, then a fall-back position may be that those homes revert to an alternative tenure type, probably social homes;
* Foregoing land income to subsidise the delivery of social and affordable homes will lessen the Council’s landbank and resources for the future purchase land for housing – but this is a trade-off for delivering housing now.
* The proposed delivery mechanism will require a disposal of land to the preferred tenderer and/or Approved Housing Body to facilitate the development and onward sale/rent of affordable homes. Any proposed land disposal will require the approval of the Elected Members under Section 183 of the Local Government Act, 2001 and will include conditions to ensure appropriate safeguards such as preceding disposal with a licence to build, and step in rights in the event of the contractor failing to complete the development.

Having regard for various matters outlined above, it is now intended to progress this project as follows:

* to appoint a design team to bring the outline masterplan through to Part 8 public consultation.
* the part 8 proposal will be based on the tenure mix, home-size breakdown and affordable sale price at least 10% below market values, with further information and clarification to be provided on affordable rental pricing in due course.
* To progress both a design and build procurement contract and a proposal for the disposal of land to facilitate the delivery of the homes.

This is subject to the Elected Members’ understanding of the various commitments, assumptions, risks and understandings outlined in this report relating to the various aspects of the proposal.

[HI.14 Clonburris Presentation](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=66328)

A discussion followed with contributions from Councillors C. Bailey, T. Gilligan, V. Casserly, P. Kavanagh, E. O’Brien, V. Casserly, M. Johansson, W. Carey and K. Mahon.

### Mr. C. Ward, Director of Housing, Social & Community Development and Mr. D. McLoughlin, Chief Executive responded to the Members queries.

### The Report was **NOTED**.

### **MAYOR’S BUSINESS - RESOLUTION**

### **M1/0520** It was proposed by Councillor V. Casserly and seconded by Councillor P. Kearns

In accordance with Section 6 of the Standing Orders of South Dublin County Council, which provides “*that the Council may from time to time, by resolution, appoint an alternative location for a particular meeting*” – I require that the following resolution is put to the Elected Members of South Dublin County Council to propose to designate the National Basketball Arena or such other facility to be decided by The Mayor, as the venue for our June Monthly Meeting due to be held on the second Monday in June and the Annual Meeting which will also be held in June, for a vote and decision. The reason for the resolution is recognition of the Covid 19 Emergency and of our obligation to comply with Social Distancing requirements, while at the same time ensuring that the democratic process is preserved. I require the following resolution to facilitate that our statutory June monthly meeting of the Council and Annual Meeting as follows:

**“In accordance with section 6 of the Standing Orders of South Dublin County Council which provides “that the Council may from time to time, by resolution appoint an alternative location for a particular meeting” I propose that the South Dublin County Council designate the National Basketball Arena or such other suitable venue as decided by me in my capacity as Mayor as the venue for our June 2020 monthly meeting due to be held on the second Monday in June and the Annual Meeting.”**

**REPORT:**

Due to social distancing restrictions County Hall cannot facilitate a full Council meeting in a one room location. Essentially there are two options open to the Council to consider in determining how it will conduct the Council meetings:

**Option 1:**

A full Council meeting in County Hall with 20 members in the Chamber and 20 members in another room in the building. This is similar to the proposal that was recommended by the executive to the CPG in April and has been further refined to identify the HR Training Room as the most suitable room to use alongside the chamber. The HR Training Room and adjacent Conference Room can be opened out to comfortably accommodate 20 councillors with social distancing in place and has the advantage of having two Smartboards within the room that can display the Council agenda as seen in the Council chamber. The use of Microsoft Teams software together with headsets will mean all 40 councillors in both rooms, the Chamber and the Training Room, can hear and engage equally in the proceedings, under the chairmanship of the Mayor. It is important to stress that while the meeting would be availing of online meeting technology, it would not be considered a remote meeting it would be a physical meeting in County Hall with all forty members present across two rooms in the one venue.

A variation of this option would be to host the meeting in the Chamber, the gallery within the chamber, and the ante-room. This will also accommodate the 40 members and is recommended as the most suitable option for the Council’s Annual Meeting.

Option 1 is the recommended option by the executive as it means Council business can continue to be conducted within the head office of County Hall and is the most sustainable option for the duration of the social distancing restrictions being in place over an extended period.

**Option 2:**

If the resolution is passed, Corporate Services and Facilities Management have carried out an initial examination of the options available which could accommodate the Council meeting in one room. Various facilities have been considered, i.e. the Tallaght Leisure Centre, the Adamstown Community Centre and the National Basketball Arena. Tallaght Stadium could not be considered as was currently in use as a Covid19 Test Centre, the Civic Theatre and Aras Chronain were deemed to be too small.

All of these external venues would require the hiring of chairs and tables at a minimum, and possibly audio equipment.

The size of the National Basketball Arena allows the meeting layout to mirror the Council Chamber adhering to social distancing regarding both seating and movement around the room. Tallaght Leisure Centre and Adamstown Community Centre can facilitate a theatre setting with reduced movement. The drawings for the two types of layout are attached to this report.

The National Basketball Arena have indicated they would arrange the hire of equipment needed, setting up the venue and included in the hire charge provision for electrical points for all laptops. Cleaning staff would also be on duty for the duration of the meeting to sanitise any common areas.

The following is a breakdown of costs:

|  |  |
| --- | --- |
| Renting of the National Basketball Arena | €1,900.00 |
| Renting of Tallaght Leisure Centre | €720.00 |
| **The following costs were received for the National Basketball Arena only:** | |
| Tables & Chairs | €440.00 |
| Tea, Coffee & biscuits (€1 pp) | €60.00 |
| PA System (4 x podium mics & 4 x tabletop mics) | €2,521.00 |
| PA System (43 x tabletop mics) | €3,874.50 |
| Security | €200.00 |

If the PA system is required it will be necessary to hire the venue for 2 days in order to set up the room and the audio equipment. The National Basketball Arena have indicated they will not charge for the room set up time. The €1,900 cost for their venue hire is per day.

[National Basketball Arena Meeting Layout](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=66310)  
[NBA Photo](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=66312)  
[TLA or AYCC Meeting Layout](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=66311)  
[TLC Photo](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=66313)

A discussion followed with contributions by Councillors E. Murphy, M. Seery- Kearney, M. Johansson, C. Bailey, K. Mahon, P. Kavanagh, P. Kearns, E. O’Brien, E Ó Broin and W. Carey.

### Ms. L. Maxwell, Director of Corporate Performance and Change Management and Mr. D. McLoughlin, Chief Executive responded to the Members queries.

The Mayor Councillor V. Casserly then called for and the Members **AGREED** to, a show of hands vote the result of which was as follows:

**FOR: 16 (SIXTEEN)**

**AGAINST: 5 (FIVE)**

**ABSTAIN: 0 (ZERO)**

The Resolution **PASSED**.

Meeting finished @ 17:35.

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mayor

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_