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

Minutes of South Dublin County Council Development Plan Adjourned Meeting held on Wednesday 23rd June 2021 remotely via Microsoft Teams

### **PRESENT**

|  |  |  |
| --- | --- | --- |
| **Councillors** |  | **Councillors** |
|  Bailey, C. |  | McCrave, L. |
|  Carey, W. Casserly, V. |  | McEneaney, S.McMahon R. |
|  Collins, Y. |  | McManus, D. |
|  Costello, T. Donaghy, L. |  | Moynihan, S.Murphy, E. |
|  Duff, M. |  | O Brádaigh, D |
|  Dunne, L.  |  | O’Brien, E. |
|  Edge, A. |  | Ó’ Broin, E. |
|  Egan, K. Gilligan, T. |  | O’Connell, G.O’Connor, C |
|  Gogarty, P. |  | O’Donovan, D |
|  Hayes, A. |  | O’Hara, S. |
|  Holohan, P. Johansson, M. Kavanagh, P. Kearns, P. King, C.  Lawlor, B. Mahon. K. |  | O’Toole, L.Pereppadan, B. Richardson, D,Sinclair, L.Timmons, FTuffy, J. |
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### **OFFICIALS PRESENT**

|  |  |
| --- | --- |
| Chief Executive | D. McLoughlin |
| Directors / Heads of Function | M. Mulhern  |
| Senior Executive OfficerSenior Parks Superintendent | M. MaguireS. Furlong |
| Senior Planner | H. Craigie |
| Senior Executive Planners | S. Willoughby, S, Duff, A. Hyland |
| Executive PlannersAssistant Planners  | S. O’Toole, S. Geoghegan. L, Clarke J. Carty, C. Bleytou |
| Administrative OfficerSenior Staff Officer | C. ShanahanE. Colgan |
|  Staff Officer | A. McGee |
|  Assistant Staff Officer | M. Dunne |
| Clerical Officer  | G. Mc Donnell |

The Mayor E. O’Brien presided and outlined the proceedings for the Meeting.

No Apologies were received.

**GREEN INFRASTRUCTURE**

**DPM203/0621 Item ID:71089**

Proposed by Councillor Yvonne Collins, seconded by Councillor by E. O’Brien.

**GI 5 Objective 3**: To add in as a new bullet point “To plant “pocket forests” in tracts of open grassland to act as an oasis for biodiversity”.

**REPORT:**

The Council is trialling Miyawaki planting in Sean Walsh Park and this method is proposed for extensive use in the Poddle Flood Alleviation Scheme. It also has potential for creating stepping stone areas within the overall GI Strategy. However, the extent of the use of this method will be determined by the outcome of the current trials. The subject of this motion has been addressed to some extent in motion ids 70968 and 70968 and 70970. However, this raises the particular issue of pocket forests in open grassland for biodiversity purposes.  It is considered that this is acceptable.

**Recommendation**

It is recommended that this motion is adopted and inserted as a new bullet point into GI 5 Objective 3 to read:

* Plant “pocket forests” in tracts of open grassland to act as an oasis for biodiversity”.

The Motion was **AGREED.**

### **DPM204/0621 Item ID:70930**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh and Councillor S. McEneaney.

Proposed by Councillor L Donaghy, seconded by Councillor by E. O’Brien Motion:

To amend GI 1 Objective 3 to as worded below: To facilitate the development and enhancement of sensitive access to and connectivity between areas of interest for residents, wildlife and biodiversity, and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites and protected habitats outside of Natura 2000 sites.

**REPORT:**

It is considered that the motion, to amend GI 1 Objective 3 from:

“To facilitate the development and enhancement of sensitive access to and connectivity between areas of interest for residents, wildlife and biodiversity, and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites”.

To

*To facilitate the development and enhancement of sensitive access to and connectivity between areas of interest for residents, wildlife and biodiversity, and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites* ***and protected habitats outside of Natura 2000 sites***.

 is consistent with the provisions of biodiversity protection of the CE Draft Plan.

**Recommendation**

It is recommended that the motion be adopted as follows:

*“To facilitate the development and enhancement of sensitive access to and connectivity between areas of interest for residents, wildlife and biodiversity, and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites* ***and protected habitats outside of Natura 2000 sites”****.*

The Motion was **AGREED**

### **DPM205/0621 Item ID:71048**

Submitted by Councillor Alan Edge, Councillor M. Duff and Councillor P. Kearns

Proposed by Councillor Edge, seconded by Councillor E. O’Brien

GI 2 Objective 5, Add the phrase, 'and to take a proactive approach to protection and enforcement.' To read: 'To protect and enhance the county's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries recognising their historic and cultural importance in addition to their ecological importance and increase hedgerow coverage using locally native species including a commitment for no net loss of hedgerows on any development site and to take a proactive approach to protection and enforcement.'

**REPORT:**

It is considered that the content of the motion is consistent with the with the provisions of the CE Draft Plan.

**Recommendation**

It is recommended that the motion be adopted.

*GI 2 Objective 5: ‘*T*o protect and enhance the County’s hedgerow network, in particular hedgerows that form townland, parish and barony boundaries recognising their historic and cultural importance in addition to their ecological importance and increase hedgerow coverage using locally native species including a commitment for no net loss of hedgerows on any development site* ***and to take a proactive approach to protection and enforcement****.’*

The Motion was **AGREED.**

### **DPM206/0621 Item ID:71090**

Submitted by Councillor Alan Edge, Councillor M. Duff and Councillor P. Kearns

Proposed by Councillor Duff, seconded by Councillor E. O’Brien

GF4 appendix 4, p148 Add: 'and open spaces within residential areas'. To read: 'To promote biodiversity friendly parks and open spaces within residential areas'.!

**REPORT:**

The proposed motion seeks the inclusion of additional wording to policy GF-4 within Case Study 5: Ballycullen. It is agreed that the content of the motion should be provided for within the policy for this Case Study area.

**Recommendation**

It is recommended that this motion is adopted.

Appendix 4: GF-4 *“To promote biodiversity friendly parks* ***and open spaces within residential areas***”.

The Motion was **AGREED.**

### **DPM207/0621 Item ID:71071**

Submitted by Councillor Alan Edge, Councillor M. Duff and Councillor P. Kearns

Proposed by Councillor Kearns, seconded by Councillor E. O’Brien

GI 2, Add Objective: ' To take all possible steps to mitigate the impacts on biodiversity of increased recreation within the GI network, bearing in mind the effects of scramblers, dogs, drones, littering and illegal dumping.'

**REPORT:**

The Council has a dual role to enable and provide for recreation within the County but is also responsible for the protection of Green and Ecological Infrastructure. Taking cognisance of the conflicting nature of this dual responsibility, it considered that the content of this is motion consistent with the provisions of the CE Draft Plan.

**Recommendation**

It is recommended that this motion is adopted.

GI 2, Add Objective: *‘****To take all possible steps to mitigate the impacts on biodiversity of increased recreation within the GI network, bearing in mind the effects of scramblers, dogs, drones, littering and illegal dumping.’***

The Motion was **AGREED.**

### **DPM208/0621 Item ID:70596**

Proposed by Councillor F. Timmons, seconded by Councillor P. Kavanagh

That a SLO be put in that the current green wildlife corridor between Saggart and Rathcoole be maintained and the need to preserve this wildlife corridor be incorporated into the design and development plans for Rathcoole park.

**REPORT:**

The proposed motion seeks for the inclusion of an SLO between a stated wildlife corridor between Saggart and Rathcoole.

It is recommended that the motion be amended and a Specific Local Objective (SLO) be included for the lands incorporating Rathcoole masterplan lands and environs, adjacent to the Park. An SLO for this area is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. Such an investigation will have due regard to the biodiversity and amenity value of any wildlife corridors.

**Recommendation:**  It is recommended that this motion is adopted with amendment to insert an SLO into Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read:

“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70596)

A Roll Call Vote followed on Councillor F. Timmons motion, Seconded by Councillor P. Kavanagh the result of which was as follows:

**FOR:** **24 (Twenty-Four)**

**AGAINST: 12 (Twelve)**

**ABSTAIN: 1 (One)**

[Motion 208 Roll Call Vote.pdf](file:///C%3A%5CUsers%5Cmdunne%5CDownloads%5CMotion%20208%20Roll%20Call%20Vote.pdf)

The Motion was **AGREED.**

### **DPM209/0621 Item ID:70875**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh and Councillor S. McEneaney

Proposed by Councillor P. Kavanagh, seconded by Councillor L. Donaghy.

Core Strategy and Settlement Strategy. Motion: That this Council sets a new land use zone, overarching policy and supporting policies for the preservation and protection of Rathcoole Woodlands by incorporating the following into the County Development Plan: New zoning objective, Zoning Objective High Amenity-Rathcoole Woodlands, 'HA - RW', to protect and enhance the outstanding natural character and amenity of Rathcoole Woodlands, including its landscape, visual, recreational, ecological, educational and historical heritage value, as a key element of the County's Green Infrastructure network and implement specific objectives developed in line with preserving and protecting Rathcoole Woodlands recognising the priority Annex Habitat and its high biodiversity value within the lifetime of this Plan.

**REPORT:**

The proposed motion seeks the inclusion of policies and objectives to support and protect Rathcoole Woodlands.

It is recommended that the motion be amended and Specific Local Objective (SLO) be included for Rathcoole MP lands and Environs. An SLO is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access.

**Recommendation**

It is recommended that this motion is adopted with amendment:

***Insert SLO (***Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1) ***for Rathcoole MP lands and environs: “To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”***

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It was **AGREED** to take Motions **216 and 221 in conjunction with 209**

### **DPM216/0621 Item ID:71334**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole and Councillor P. Gogarty

Proposed by Councillor G. O’Connell, seconded by Councillor P. Gogarty

To set a new zoning objective, Zoning Objective High Amenity-Rathcoole Woodlands, 'HA - RW', to protect and enhance the outstanding natural character and amenity of Rathcoole Woodlands, including its landscape, visual, recreational, ecological, educational and historical heritage value, as a key element of the County's Green Infrastructure network and implement specific objectives developed in line with preserving and protecting Rathcoole Woodlands recognising the priority Annex Habitat and its high biodiversity value within the lifetime of this Plan.

[Dev Plan Map of Area](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=70653)
[Land Ownership Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=70656)

**REPORT:**

The proposed motion seeks inclusion of a new zoning objective to protect and enhance Rathcoole Woodland.

It is recommended that the motion be amended and Specific Local Objective (SLO) be included for Rathcoole MP lands and Environs. An SLO is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. Such an investigation will have due regard to the biodiversity and amenity value of the woodland.

**Recommendation:**It is recommended that this motion is adopted with amendment to insert an SLO into Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read:

**“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”**

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[Proposed Zoning Change Map Area outlined in Black](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=70652)
[Rathcoole Park and Woodlands Bing Maps](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=70655)
[sdcc map with Rathcoole Woodland](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=70654)

### **DPM221/0621 Item ID:71551**

Proposed by Councillor F. Timmons, seconded by Councillor P. Kavanagh

That this Council sets a new zoning objective - Zoning Objective High Amenity-Rathcoole Woodlands, 'HA - RW', to protect and enhance the outstanding natural character and amenity of Rathcoole Woodlands, including its landscape, visual, recreational, ecological, educational and historical heritage value, as a key element of the County's Green Infrastructure network and implement specific objectives developed in line with preserving and protecting Rathcoole Woodlands recognising the priority Annex Habitat and its high biodiversity value within the lifetime of this Plan.

**REPORT:**

The proposed motion seeks inclusion of a new zoning objective to protect and enhance Rathcoole Woodland.

It is recommended that the motion be amended and Specific Local Objective (SLO) be included for Rathcoole masterplan lands and environs. An SLO is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. Such an investigation will have due regard to the biodiversity and amenity value of the woodland.

**Recommendation:**It is re**co**mmended that this motion is adopted with **amendment** to insert an SLO into Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read:

***“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”***

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71551)

Following contributions from Councillors P. Kavanagh, M. Johansson, C. King, P. Gogarty, B. Lawlor, J. Tuffy, T. Gilligan, Mr M. Mulhern, Director responded to queries raised.

It was proposed by Councillor L. Dunne, Seconded by Councillor M. Duff to **ACCECPT** the Chief Executive’s Recommendation

The Chief Executive’s recommendation was **AGREED**

### **DPM210/0621 Item ID:70909**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh and Councillor S. McEneaney

Proposed by Councillor Kavanagh, seconded by Councillor L. Sinclair

Natural, Cultural and Built Heritage Motion: (Cross reference with Green Infrastructure): This Development Plan sets objectives relating to the protection and preservation of Rathcoole Woodlands in recognition of its Native Woodland status from rewilding, its biodiversity value and ecosystems services provision including: 1. To protect and preserve Rathcoole Woodland for present and future generations by seeking:

i. its designation as a Nature Reserve

ii. obtaining a Special Amenity Area Order

iii. and if appropriate to nominate it as a candidate Special Area of Conservation

iv. or as a Natural Heritage Area 2.

**REPORT:**

The proposed motion seeks the inclusion of a number of objectives pertaining to the protection of Rathcoole Woodlands.

The full status of the woodlands as an area of biodiversity is being examined. At this time, it is considered that an SLO would be appropriate to allow for examination of the area in combination with other factors and investigate the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access.

It is recommended that the motion be amended and Specific Local Objective (SLO) be included for Rathcoole MP lands and Environs.

**Recommendation**

It is recommended that this motion is adopted with amendment:

***Insert SLO (*Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1) *for Rathcoole MP lands and environs: “To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”***

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Following contributions from Councillors G. O’Connell and P. Kavanagh.

The Chief Executive’s recommendation was **AGREED**

### **DPM211/0621 Item ID:70910**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by P. Kavanagh, seconded by Councillor L. Sinclair

Natural, Cultural and Built Heritage Motion: This Development Plan supports working in collaboration with the owners of lands along the perimeter of Rathcoole Woodlands for its protection and that of the wildlife using it and the ecological services it provides.

**REPORT:**

The proposed motion seeks the Council to work in collaboration with landowners to ensure the protection of Rathcoole Woodlands.

It is recommended that the motion be amended and a Specific Local Objective (SLO) be included for Rathcoole MP lands and Environs. An SLO is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. Such an investigation will have due regard to the biodiversity value of the woodland and will inform any future zonings designations which will be subject to the appropriate public consultation process.

**Recommendation**

It is recommended that this motion is adopted with amendment:

***Insert SLO (***Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1) ***for Rathcoole MP lands and environs: “To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”***

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The Chief Executive’s recommendation was **AGREED.**

### **DPM212/0621 Item ID:70932**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh and Councillor S. McEneaney

Proposed by Councillor P. Kavanagh, seconded by Councillor L. Donaghy

Motion: South Dublin County Council will seek to extend the public owned lands containing Rathcoole Woodlands, either by direct purchase or land swap to incorporate the Woodland in adjacent land, the historical 170 year old double hedged passage to the west, and transitional zone from Woodland to managed park land to the east.

**REPORT:**

The proposed motion seeks the Council to acquire further land at Rathcoole Woodlands.  It is considered that the acquisition of lands is premature pending the outcome of investigations as set out in the proposed amendment. Any decision to purchase or swap lands is not a matter for the County Development Plan.

It is recommended that the motion be amended and Specific Local Objective (SLO) be included for Rathcoole MP lands and Environs. An SLO is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. The SLO will allow for the proper planning and sustainable development of lands in question.

**Recommendation**

It is recommended that this motion is adopted with amendment:

***Insert SLO (***Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1) ***for Rathcoole MP lands and environs: “To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”***

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The Members unanimously **AGREED** to accept the Chief Executive's Recommendation.

### **DPM213/0621 Item ID:70967**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, and Councillor P. Gogarty

Proposed by Councillor P. Gogarty, seconded by Councillor G. O’Connell

To incorporate all of Rathcoole Woodlands as is, into the Green Infrastructure Strategy as a pivotal GI Core with Rathcoole Park along the Camac Valley GI Corridor linking to Slade Valley and Crooksling Glen pNHA, Lugg Woods and the Rural Fringe Corridor, with text to be amended to reflect this.

**REPORT:**

The proposed motion seeks the incorporation of all Rathcoole Woodlands into the Green Infrastructure Strategy.

Rathcoole Woodlands adjoins Rathcoole Park which is included in the L7 Citywest-Saggart Corridor and through this to the Camac and Rural Fringe Primary GI Corridors as set out in Chapter 4 and Appendix 4 of the CE Draft Plan. Given the proximity of the Woodlands to this corridor any future proposals arising from the investigations to be carried out as part of delivery of the SLO can address the relationship of these lands with the GI Corridor.

However, it is considered premature to insert the objective as proposed at this time and that a Specific Local Objective (SLO) be included for Rathcoole MP lands and Environs. An SLO is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access.

**Recommendation**

It is recommended that this motion is adopted with amendment:

***Insert SLO (***Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1) ***for Rathcoole MP lands and environs: “To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”***

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It was **AGREED** to take Motions **214** and **215** **in conjunction** with **213**

### **DPM214/0621 Item ID:70971**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole and Councillor P. Gogarty

Proposed by Councillor P. Gogarty, seconded by Councillor G. O’Connell

In section Corridor 5: Camac River Corridor, under section 'Steppingstones', amend Rathcoole Park to read: Rathcoole Park and Rathcoole Woodlands

**REPORT:**

The proposed motion seeks the amend the text associated with the Core Areas / Steppingstones in Section Corridor 5: Camac River Corridor.

Rathcoole Woodlands adjoins Rathcoole Park which is included in the L7 Citywest-Saggart Corridor set out in Appendix 4 of the CE Draft Plan. Given the proximity of the Woodlands to this corridor any future proposals arising from the investigations to be carried out as part of delivery of the SLO can address the relationship of these lands with the GI Corridor. It is considered premature to insert the objective as proposed. An SLO is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. Such an investigation will also have due regard to the biodiversity value of the woodland.

**Recommendation**

It is recommended that this motion is adopted with amendment to insert an SLO in Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read:

***“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”***

### **DPM215/0621 Item ID:70973**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole and Councillor P. Gogarty

In section Corridor 5: Camac River Corridor, under section 'Objectives associated with the Core Areas / Steppingstone', amend 'To support the development of a masterplan for the zoned lands at Rathcoole and implement the recommendations' to read: To develop a masterplan for the zoned lands at Rathcoole aimed at preserving and protecting the Rathcoole Woodland area, part of which forms the Rural Fringe Corridor, and implement the recommendations.

**REPORT:**

The proposed motion seeks the amend the objectives associated with the Core Areas / Steppingstone in Section Corridor 5: Camac River Corridor.

It is considered that an SLO is more appropriate in this instance which would examine the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. Such an investigation will also have due regard to the biodiversity value of the woodland.

Rathcoole Woodlands adjoins Rathcoole Park which is included in the L7 Citywest-Saggart Corridor set out in Appendix 4 of the CE Draft Plan. Given the proximity of the Woodlands to this corridor any future proposals arising from the investigations to be carried out as part of delivery of the SLO could address the relationship of these lands with the GI Corridor. It is considered premature to insert the objective as proposed however it is considered that a Specific Local Objective (SLO) be included for Rathcoole MP lands and Environs.

**Recommendation**

It is recommended that this motion is adopted with amendment:

***Insert SLO (***Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1) ***f for Rathcoole MP lands and environs: “To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”***

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70973)

Following contributions from Councillor P. Gogarty, G. O’Connell, K. Mahon, C. King, P. Kavanagh and L. Dunne, Mr M Mulhern, Director, responded to queries raised.

The Chief Executive’s recommendation was **AGREED.**

### **DPM217/0621 Item ID:71335**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole and Councillor P. Gogarty

To change the zoning in the area marked on the map to OS, so as to further protect and enhance the outstanding natural character and amenity of Rathcoole Woodlands, including its landscape, visual, recreational, ecological, educational and historical heritage value, as a key element of the County's Green Infrastructure network and implement specific objectives developed in line with preserving and protecting Rathcoole Woodlands recognising the priority Annex Habitat and its high biodiversity value within the lifetime of this Plan.

[Dev Plan Map of Area](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=70658)
[Land Ownership Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=70661)

Councillor P. Gogarty **AGREED** TO **WITHDRAW** the Motion**.**

### **DPM218/0621 Item ID:71542**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh and Councillor S. McEneaney

Proposed by Councillor P. Kavanagh, seconded by Councillor L. Sinclair

Natural, Cultural and Built Heritage Motion: (Cross reference with Green Infrastructure): This Development Plan sets objectives relating to the protection and preservation of Rathcoole Woodlands in recognition of its Native Woodland status from rewilding, its biodiversity value and ecosystems services provision including:

To determine and establish a zone of protection around the perimeter of the Woodlands.

**REPORT:**

The proposed motion seeks for the inclusion of a zone of protection around the perimeter of the Woodlands.

It is recommended that the motion be amended and a Specific Local Objective (SLO) be included for Rathcoole masterplan lands and environs. An SLO for the area of these lands would be more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. Such an investigation will have due regard to the biodiversity and amenity value of the woodland.

**Recommendation**

It is recommended that this motion is adopted with amendment to insert an SLO into Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read:

***“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”***

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71542)

It was **AGREED** to take Motions **219** and **220 in conjunction** with **218**

### **DPM219/0621 Item ID:71543**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh and Councillor S. McEneaney

Proposed by Councillor L. Donaghy, Seconded by Councillor P. Kavanagh

Natural, Cultural and Built Heritage Motion: (Cross reference with Green Infrastructure): This Development Plan sets objectives relating to the protection and preservation of Rathcoole Woodlands in recognition of its Native Woodland status from rewilding, its biodiversity value and ecosystems services provision including

 To designate Rathcoole Woodlands as a space for Nature and Biodiversity

**REPORT:**

The proposed motion seeks for the designation of Rathcoole Woodlands as a space for Nature and Biodiversity.

It is recommended that the motion be amended and a Specific Local Objective (SLO) be included for Rathcoole masterplan lands and environs. An SLO for the lands and environs is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. Such an investigation will have due regard to the biodiversity and amenity value of the woodland.

**Recommendation**:

It is recommended that this motion is adopted with amendment to insert an SLO into Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read:

 “To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”

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### **DPM220/0621 Item ID:71544**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Natural, Cultural and Built Heritage Motion: (Cross reference with Green Infrastructure): This Development Plan sets objectives relating to the protection and preservation of Rathcoole Woodlands in recognition of its Native Woodland status from rewilding, its biodiversity value and ecosystems services provision including:

To incorporate Rathcoole Woodlands into the Green Infrastructure Strategy as a pivotal GI Core with Rathcoole Park along the Camac Valley GI Corridor linking to Slade Valley and Crooksling Glen proposed Natural Heritage Area, Lugg Woods and the Rural Fringe Corridor.

**REPORT:**

 The proposed motion seeks the inclusion of Rathcoole Woodlands into the Green Infrastructure Strategy.

 It is recommended that the motion be amended and a Specific Local Objective (SLO) to be included for Rathcoole masterplan lands and environs. An SLO for the lands and environs is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. Such an investigation will also have due regard to the biodiversity and amenity value of the woodland.

**Recommendation:**

It is recommended that this motion is adopted with amendment to insert an SLO into Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read:

“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71544)

Following contributions from Councillor P. Kavanagh and E. Ó Broin, Mr. M. Mulhern, Director, responded to queries raised.

The Chief Executive’s Recommendation was **AGREED** in respect of all three motions**.**

### **DPM222/0621 Item ID:71552**

Proposed by Councillor F. Timmons, seconded by Councillor M. Duff

That this Council sets objectives in relating to its protection and preservation in recognition of its Native Woodland status from rewilding, its biodiversity value and ecosystems services provision including: 1. To protect and preserve Rathcoole Woodland for present and future generations by seeking: i. its designation as a Nature Reserve ii. obtaining a Special Amenity Area Order iii. and if appropriate to nominate it as a candidate Special Area of Conservation iv. or as a Natural Heritage Area.

**REPORT:**

The proposed motion seeks the inclusion of a number of objectives pertaining to the protection of Rathcoole Woodlands through options for its designation through different mechanisms.   It should be noted that options ii and iii and iv are not within the remit of the local authority as they are national designations.

However, an SLO is considered more appropriate in this instance as it can examine the area of the relevant lands and their environs in combination with other factors, investigating the potential for alternative land uses having regard to the existing habitats, the need for social and affordable housing, community infrastructure and access.

It is recommended that the motion be amended and that a Specific Local Objective (SLO) be included for Rathcoole masterplan lands and environs.

**Recommendation:**  It is recommended that this motion is adopted with amendment to insert an SLO into Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read:

 “To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71552)

The Members unanimously **AGREED** to accept the Chief Executive's Recommendation

### **DPM223/0621 Item ID:71553**

Proposed by Councillor F. Timmons, seconded by Councillor by Councillor Gilligan

To determine and establish a zone of protection around the perimeter of the Rathcoole Woodlands.

**REPORT:**

The proposed motion seeks for the inclusion of a zone of protection around the perimeter of the Woodlands.

It is recommended that the motion be amended and a Specific Local Objective (SLO) be included for Rathcoole masterplan lands and environs. An SLO for the area of the masterplan lands and environs is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. Such an investigation will have due regard to the biodiversity and amenity value of the woodland.

**Recommendation:** It is recommended that this motion is adopted with amendment to insert an SLO into Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read ::

“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71553)

### The Members unanimously **AGREED** to accept the Chief Executive's Recommendation

### **DPM224/0621 Item ID:71554**

Proposed by Councillor F. Timmons, Seconded by Councillor P. Kavanagh

To designate Rathcoole Woodlands as a space for Nature and Biodiversity

**REPORT:**

The proposed motion seeks for the designation of Rathcoole Woodlands as a space for Nature and Biodiversity.

It is recommended that the motion be amended and a Specific Local Objective (SLO) be included for Rathcoole masterplan lands and environs. An SLO for the lands and environs is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. Such an investigation will have due regard to the biodiversity and amenity value of the woodland.

**Recommendation:**  It is recommended that this motion is adopted with amendment to insert an SLO into Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read:

Insert SLO  (Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1) for Rathcoole MP lands and environs: “To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71554)

The Members unanimously **AGREED** to accept the Chief Executive's Recommendation.

### **DPM225/0621 Item ID:71555**

### Proposed by Councillor F. Timmons, seconded by Councillor W. Carney

To incorporate all of Rathcoole Woodlands as is, into the Green Infrastructure Strategy as a pivotal GI Core with Rathcoole Park along the Camac Valley GI Corridor linking to Slade Valley and Crooksling Glen pNHA, Lugg Woods and the Rural Fringe Corridor. 'GI Cores serve as anchors within the network. They are ecological resources of regional / national importance, and / or high levels of outstanding amenity and act as points of origin / destination for wildlife at which essential ecological processes occur'. (Council presentation)

**REPORT:**

 The proposed motion seeks the incorporation of all Rathcoole Woodlands into the Green Infrastructure Strategy.

Rathcoole Woodlands adjoins Rathcoole Park which is included in the L7 Citywest-Saggart Corridor and through this to the Camac and Rural Fringe Primary GI Corridors as set out in Chapter 4 and Appendix 4 of the CE Draft Plan.

It is considered premature at this time to insert the objective as proposed. However, it is considered that a Specific Local Objective (SLO) be included for Rathcoole masterplan lands and environs. An SLO is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access.

Any future proposals arising from the investigations to be carried out as part of delivery of the SLO can address the relationship of these lands with the GI Corridor.

**Recommendation:**It is recommended that this motion is adopted with amendment to insert an SLO into Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read:

“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”

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It was **AGREED** to take Motions 226 In conjunction with Motion 225

### **DPM226/0621 Item ID:71556**

Proposed by Councillor F. Timmons, seconded by Councillor by J. Tuffy

To extend the public owned lands containing Rathcoole Woodlands, either by direct purchase or land swap to incorporate the Woodland in adjacent land, the historical 170 year old double hedged passage to the west, and transitional zone from Woodland to managed park land to the east.

**REPORT:**

The proposed motion seeks the Council to acquire or land swap further land containing Rathcoole woodlands and an historical hedge.  It is considered that the acquisition or land swap of lands is premature pending the outcome of investigations as set out in the proposed amendment to this motion.

It is recommended that the motion be amended and Specific Local Objective (SLO) be included for Rathcoole masterplan lands and environs. An SLO is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. The SLO will allow for the proper planning and sustainable development of lands in question.

**Recommendation:** It is recommended that this motion is adopted with amendment to insert an SLO into Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read: “To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”

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### Following contributions from Councillor F. Timmons, M. Duff, W. Carey and J. Tuffy,

### The Chief Executive’s Recommendation was **AGREED**.

### **DPM227/0621 Item ID:71557**

Proposed by Councillor F. Timmons and Councillor T. Gilligan

To work in collaboration with the owners of lands along the perimeter of Rathcoole Woodlands for its protection and that of the wildlife using it and the ecological services it provides.

**REPORT:**

The proposed motion seeks the Council to work in collaboration with landowners to ensure the protection of Rathcoole Woodlands.

It is recommended that the motion be amended and a Specific Local Objective (SLO) be included for Rathcoole masterplan lands and environs. An SLO is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. Such an investigation will have due regard to the biodiversity value of the woodland and will inform any future zonings, designations or masterplans for the area which will be subject to the appropriate public consultation process.

**Recommendation:** It is recommended that this motion is adopted with amendment to insert an SLO into Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read:

“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”

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The Chief Executive’s Recommendation was **AGREED.**

### **DPM228/0621 Item ID:71558**

Proposed by Councillor F. Timmons, seconded by Councillor by L. Sinclair

To develop Rathcoole Woodlands as part of a wider nature/walking trail from Saggart to Lugg Woods with due regard to the biodiversity and wildlife therein which is of primary importance.

**REPORT:**

The proposed motion seeks the incorporation of Rathcoole Woodlands into a wider nature/walking trail in the area.

It is considered premature to insert the objective as proposed, however it is considered appropriate that a Specific Local Objective (SLO) be included for Rathcoole MP lands and Environs. An SLO is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. The potential for links to the GI strategy of the Plan and any future tourism nature trails can be considered as part of that process.

**Recommendation:**

It is recommended that this motion is adopted with amendment to insert an SLO into Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read:

“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”

It was **AGREED** to take Motion **229 in conjunction** with Motion **228**

### **DPM229/0621 Item ID:70951**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor L. Sinclair, seconded by Councillor F. Timmons

Economic Development and Employment Motion: To develop Rathcoole Woodlands as part of a wider nature/walking trail from Saggart to Lugg Woods with due regard to the biodiversity and wildlife therein which is of primary importance.

**REPORT:**

The proposed motion seeks the incorporation of Rathcoole Woodlands into a wider nature/walking trail in the area.

It is considered premature to insert the objective as proposed, however it is considered appropriate that a Specific Local Objective (SLO) be included for Rathcoole MP lands and Environs. An SLO is more appropriate in this instance as it examines the area in combination with other factors and investigates the potential for alternative land uses having regard to existing habitats, the need for social and affordable housing, community infrastructure and access. The potential for links to the GI strategy of the Plan and any future tourism nature trails can be considered as part of that process.

**Recommendation**

It is recommended that this motion is adopted with amendment to insert an SLO into Chapter 2, Core Strategy (CS) Policy 10: Rathcoole, CS 10 SLO1 and Map 8 to read:

“To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.”

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The Motions were **AGREED**

### **DPM230/0621 Item ID:71049**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge, seconded by Councillor by Councillor M. Duff

GI 5 Objective 3 Add: '- Recognise the value of mature trees over saplings and prioritise the preservation of existing woodlands over the replacement of felled trees'

**REPORT:**

The proposed motion seeks to include a new objective recognising the value of mature trees and prioritising the preservation of exiting woodlands over their replacement. There are a number of strong objectives in the CE Draft Plan that recognise the value and aim to protect trees and woodlands in the County. It is considered the content of the motion is consistent with such objectives and with the overall provisions of the CE Draft Plan.

**Recommendation:**  It is recommended that this motion is adopted with amendment to reflect that the existing objectives NCBH 11 Objective 2 and NCBH Objective 3 as currently set out in the CE Draft Plan are sufficient to provide for the intent of the motion:

NCBH 11 Objective 2: “To identify trees of amenity value within the County and use whatever mechanism is available for their protection.”

NCBH 11 Objective 3: “To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council’s Tree Management Policy (2015-2020) or any superseding document.”

An **Amendment** to the Motion was proposed by Councillor P. Kavanagh and seconded by Councillor R. McMahon as follows:

GI 5 Objective 3 Add: '-**The Council recognises** ~~Recognise~~ **the value of mature trees** ~~over saplings and prioritise the preservation of existing woodlands over the replacement of felled trees'~~ **in terms of carbon sequestration and amenity over saplings’**

The Motion **AS AMENDED** was **AGREED**.

### **DPM231/0621 Item ID:71430**

Proposed by Councillor Carly Bailey, seconded by Councillor by P. Kavanagh

To provide more tree cover across the county, in particular to areas that are lacking trees such as in the Dublin 12 area of the County.

**REPORT:**

 The value of trees in delivering carbon sequestration is undisputed. Section 3.3.6 of the Plan acknowledges their visual, historic (marking ancient field and townland boundaries) and landscape value. The Plan also acknowledges their ecological value and their role in combatting pollution and their role in combatting climate change through carbon sequestration. Tree canopy cover in the County has been assessed based on data provided by UCD, see Fig 4.1. It is highly desirable that the extent of this canopy should be extended during the lifetime of the plan.

GI 5 Objective 3 addresses tree canopy cover as follows:

To ensure compliance with the South Dublin Climate Change Action Plan and the provisions of the Council’s Tree Management Strategy;

-              Increase the County’s tree canopy cover by promoting annual planting, maintenance, preservation and enhancement of trees, woodlands and hedgerows within the County using locally native species and supporting their integration into new development.

-              Identify suitable sites for new urban trees.

-              Support the implementation of a co-ordinated regional approach to the maintenance of trees and support the work of the Regional Steering Group on Tree Management to which South Dublin County Council is a participant.

-              Promote the establishment of tree trails in public parks across the County

 It is considered that the subject of the motion is adequately addressed through Objective GI 5 Objective 3 in the CE Draft Plan and there is no requirement to include objectives for specific areas of the County.

**Recommendation:**It is recommended that this motion is adopted with amendment to reflect that the existing objective GI 5 Objective 3 of the CE Draft Plan adequately address the requirements of the motion.

An **Amendment** to the Motion was proposed by Councillor L. Donaghy, seconded by Councillor P. Kavanagh as follows:

**To provide more tree cover across the county**, **in particular to areas that are lacking trees**. ~~To provide more tree cover across the county, in particular to areas that are lacking trees such as in the Dublin 12 area of the County.~~

Following a contribution from Councillor C. Bailey, Ms. H. Craigie, Senior Planner, responded to queries raised.

The Motion **AS AMENDED** was **AGREED.**

### **DPM232/0621 Item ID:71431**

Submitted by Councillor Carly Bailey

SLO: To provide more tree cover across the county, in particular to areas that are lacking trees such as in the Dublin 12 area of the County.

Councillor C. Bailey **AGREED** to **WITHDRAW** the Motion.

### **DPM233/0621 Item ID:70968**

Submitted by Councillor G. O’Connell, Councillor L. O'Toole, Councillor P. Gogarty.

Proposed by Councillor P. Gogarty, seconded by Councillor L. O’Toole

Amend GI 1 Objective 1 to read: To establish a coherent, integrated and evolving GI network across South Dublin County with parks, open spaces, hedgerows, Miyawaki-style native mini-forests, grasslands, protected areas, and rivers and streams and other green and blue assets forming the strategic links and to integrate the objectives of the GI Strategy throughout all relevant land use plans and these measures to be incorporated into all development in the County. {https://www.weforum.org/agenda/2020/07/tiny-urban-forests-miyawaki-biodiversity-carbon-capture/ https://www.wolfgangreforest.ie/irelands-first-miyawaki-forest-is-flourishing/ }

**REPORT:**

The proposed motion seeks the inclusion of Miyawaki-style native mini-forests in GI 1 Objective. It should be noted that the use of Miyawaki planting is encouraged and promoted and is currently being trialled in Sean Walsh Park and has been proposed for use on the Poddle Flood Alleviation Scheme. It is considered that the content of the motion is appropriate having regard to the current trialling of such planting.

It is considered that a further minor amendment would be appropriate to this motion for clarity to include street trees within the objective.

**Recommendation**

It is recommended that the motion is adopted with amendment.

GI 1 Objective 1: ‘*To establish a coherent, integrated and evolving GI Network across South Dublin County with parks, open spaces, hedgerows, trees* ***including public street trees******and native mini woodlands (Miyawaki -Style)****, grasslands, protected areas and rivers and streams and other green and blue assets forming strategic links and to integrate and incorporate the objectives of the GI Strategy throughout all relevant land use plans and development in the County.’*

It was **AGREED** to take Motions **234 and 235 in conjunction with 233**

### **DPM234/0621 Item ID:70969**

Submitted by Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor L. O’Toole seconded by Councillor P. Gogarty

Add GI 1 Objective 7: To develop linked corridors of small urban 'Miyawaki' forests no bigger than a tennis court to capture carbon in suitable existing built-up areas, in low grade parkland, on REGEN brownfield sites and selected areas of EE lands otherwise designated as landscaped grassy areas.

**REPORT:**

The proposed motion seeks the inclusion of Miyawaki-style linked corridors in urban areas. The intent of the motion is acknowledged and supported at a strategic county level and at a high level for urban areas.

However, it is considered that the motion, as proposed, is overly prescriptive and could be to the detriment of achieving the targets set out in the core strategy for development, particularly where this relates to the REGEN zoned lands.

It is also noted that in order to be successful, Miyawaki style mini woodlands need a minimum of 100sq m.

It is considered that an amended objective would be more appropriate, to read:

***To develop linked corridors of small urban 'Miyawaki' native mini-woodlands, a minimum of 100sqm in size, to capture carbon and encourage biodiversity in suitable existing built-up areas, in low grade parkland, and other areas of zoned lands where deemed suitable and appropriate.***

### **DPM235/0621 Item ID:70970**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by P. Gogarty seconded by Councillor G. O’Connell

Amend GI 5 Objective 3 to read: To ensure compliance with the South Dublin Climate Change Action Plan and the provisions of the Council's Tree Management Strategy; - Increase the County's tree canopy cover by promoting annual planting, maintenance, preservation and enhancement of trees, woodlands and hedgerows within the County using locally native species and supporting their integration into new development, while ensuring that any new developments does not lead to the cutting down of existing or developing woodlands - Identify suitable sites for new urban trees, with an emphasis on rapidly-growing pocket Miyawaki urban forests. - Support the implementation of a co-ordinated regional approach to the maintenance of trees and support the work of the Regional Steering Group on Tree Management to which South Dublin County Council is a participant. - Promote the establishment of tree trails in public parks across the County - Promote the planting of new woodlands and forestry within appropriate open space and park locations within the County.

**REPORT:**

The motion seeks to amend two of the five bullet points within GI 5 Objective 3

Bullet 1 seeks to amend as follows in bold type:

Increase the County's tree canopy cover by promoting annual planting, maintenance, preservation and enhancement of trees, woodlands and hedgerows within the County using locally native species and supporting their integration into new development, **while ensuring that any new developments does not lead to the cutting down of existing or developing woodlands**

The following provisions of the CE Draft Plan are noted.

NCBH 11 Objective 2: “*To identify trees of amenity value within the County and use whatever mechanism is available for their protection.*”

NCBH 11 Objective 3: “*To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council’s Tree Management Policy (2015-2020) or any superseding document”*.

GI 2 Objective 7: *“To enhance the biodiversity value of publicly owned hard infrastructure areas by incorporating the planting of new trees, grasses and other species, thereby integrating this infrastructure into the overall GI network.”*

Section 13.3.2 and Sections 13.3.3 of the Plan contain detailed provisions for the identification, protection and enhancement of existing GI elements including trees on development sites. These provisions require the submission of survey of trees on site and proposals for the retention, and replacement of trees where removal is necessary. It is considered appropriate that the plan should include requirement for the retention of trees of amenity value as provided for in NCBH 11 Objective 2 below. The carrying out of surveys provided and other measures provided for in Sections 13.3.2 and 13.3.3 will enable the delivery of this objective.

It is considered that the motion as worded is too prescriptive and could prevent development land throughout the county reasonably being developed. There are sufficient protections in the Plan to ensure a balanced approach to development which supports the protection of trees of amenity value and a requirement for green infrastructure in every development without stopping development on what could be a significant number of sites.

**Bullet 2 seeks to amend as follows:**

Identify suitable sites for new urban trees, **with an emphasis on rapidly growing pocket Miyawaki urban forests**

The Council is trialling Miyawaki planting in Sean Walsh Park and this method is proposed for extensive use in the Poddle Flood Alleviation Scheme. It also has potential for creating steppingstone areas within the overall GI Strategy.

The bullet point should be amended to read:

Identify suitable sites for new urban trees, **including Miyawaki style mini woodlands where feasible.**

It is noted that the subject of Miyawaki woodlands is also addressed in motions 70968 and 70969.

**Recommendation**

It is recommended that the objective is adopted with amendment to read:

GI 5 Objective 3

*- Increase the County's tree canopy cover by promoting annual planting, maintenance, preservation and enhancement of trees, woodlands and hedgerows within the County using locally native species and supporting their integration into new development*

*- Identify suitable sites for new urban trees* ***including Miyawaki style mini woodlands, where feasible***

*- Support the implementation of a co-ordinated regional approach to the maintenance of trees and support the work of the Regional Steering Group on Tree Management to which South Dublin County Council is a participant.*

*- Promote the establishment of tree trails in public parks across the County*

*- promote the planting of new woodlands and forestry within appropriate open space and park locations within the County.”*

The Chief Executive’s recommendation was **AGREED** for all three motions.

### **DPM236/0621 Item ID:70847**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

Proposed by Councillor Derren Ó Brádaigh, seconded by Councillor William Joseph Carey

Chapter 4 - GREEN INFRASTRUCTURE - Policy 2 - Biodiversity (Page 107) Insert New Objective To exploit the full potential of existing underutilised perimeter and border park spaces, to locate wildflower meadows that facilitate and enhance local area biodiversity in support of the National Pollinator Plan 2021 - 2025.

**REPORT:**

 The intent of the motion is acknowledged and accepted. However, the Public Realm Department of the Council advises that underutilised perimeter and border park spaces populated by wild grass and weeds are in the main more ecologically valuable than managed wildflower meadows. It is recommended that the motion be adopted with amendment.

Policy 2 - Biodiversity (Page 107) Insert New Objective ***‘To exploit the full potential of existing underutilised perimeter and border park spaces******through the augmentation of wild grasses and other naturally occurring vegetation that enhance local area biodiversity and habitats in support of the National Pollinator Plan and to consider wildflower meadows where beneficial to biodiversity’.***

**Recommendation:** It is recommended that the motion is adopted with amendment.

Policy 2 - Biodiversity (Page 107) Insert New Objective ‘To exploit the full potential of existing underutilised perimeter and border park spaces through the augmentation of wild grasses and other naturally occurring vegetation that enhance local area biodiversity and habitats in support of the National Pollinator Plan and to consider wildflower meadows where beneficial to biodiversity’

The Members unanimously **AGREED** to accept the Chief Executive's Recommendation

### **DPM237/0621 Item ID:71045**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge seconded by Councillor M. Duff

GI 1, Add Objective 7 : 'To increase over the lifetime of this plan the percentage of land in the county managed for biodiversity including low-mow and pollinator-friendly areas both in open green space and within residential areas and to ensure that this planned increase is properly resourced.'

**REPORT:**

The intent of the motion is acknowledged and accepted. Trials on use of low mow methods proposed in this motion are scheduled to commence in the County during the summer of 2021. The extent of its future use in the County will be determined by the success of these trials. Pollinator projects in the County are subject to the provisions of the Pollinator Plan which is supported by GI (2) Biodiversity Objective 6 which states as follows *‘To continue to support and expand the County Pollinator Plan through the management and monitoring of the County’s pollinator protection sites as part of the Council’s commitment to the provisions of the National Pollinator Plan 2021-2025.’*

**Recommendation**

It is recommended that the motion is adopted with amendment.

***GI 1 Objective 7: ‘To increase over the lifetime of this plan the percentage of land in the county managed for biodiversity including******supporting the delivery of the objectives of the County Pollinator Plan and to continue to investigate the potential for the use of******low-mow methods during the lifetime of the Plan’.***

An **Amendment** to the Chief Executive’s Report was proposed by Councillor Kavanagh and seconded by Councillor Duff as follows:

To amend the Chief Executive’s Recommendation to read ***‘To increase over the lifetime of this plan the percentage of land, including residential, in the county managed for biodiversity, including******supporting the delivery of the objectives of the County Pollinator Plan and to continue to investigate the potential for the use of******low-mow methods during the lifetime of the Plan’***

The Chief Executive’s recommendation **AS AMENDED** was **AGREED.**

### **DPM238/0621 Item ID:70972**

Proposed by Councillor F. Timmons, seconded by Councillor T. Gilligan

That this Council has an Objective that rivers and riverbeds in the County are to protected and that SDCC work in co-operation with Irish Waterways and Friends of the Camac and other interested/relevant groups in the County on this.

**REPORT:**

GI Policy 3 states- *‘Protect and enhance the natural, historical, amenity and biodiversity value of the County’s watercourses. Require the long-term management and protection of these watercourses as significant elements of the County’s and Regions Green Infrastructure Network.*

*- Accommodate flood waters as far as possible during extreme flooding events and enhance biodiversity and amenity through the designation of riparian corridors and the application of appropriate restrictions to development within these corridors.’*

GI 3 Objective 2  states - ‘*To require development proposals that are within riparian corridors to demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydro morphology. ‘*

GI 3 Objective 3 states- ‘*To promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained/reinstated along all watercourses within any development site.’*

It is considered that the intent of the motion is reasonable. Rivers and river-beds in the County are protected to the greatest extent possible through existing policy and objectives in the Draft Plan and SDCC as part of its function will continue to liaise and work with relevant authorities and stakeholders on matters pertaining to waterways/rivers such as Waterways Ireland and Inland Fisheries.

It is recommended that the wording of GI Policy 3 is amended to reflect this.

**Recommendation**

It is recommended that this motion is adopted with amendment, resulting in GI Policy 3 being revised to state the following:

*GI Policy 3 - Protect and enhance the natural, historical, amenity and biodiversity value of the County’s watercourses. Require the long-term management and protection of these watercourses as significant elements of the County’s and Regions Green Infrastructure Network* ***and liaise with relevant Prescribed Bodies where appropriate****.*

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM239/0621 Item ID:71047**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor P. Kearns, seconded by Councillor M. Duff

GI 2 Objective 4 add the phrase 'including areas managed for biodiversity'. To read: 'Integrate GI including areas managed for biodiversity as an essential component of all new developments in accordance with the requirements set out in Chapter 13 Implementation and the policies and objectives of this chapter'.

**REPORT:**

 The intent of the motion is acknowledged and accepted and subject to rewording is considered consistent with the provisions of the CE Draft.

**Recommendation**:  It is recommended that the motion is amended to state as follows:

GI 2 Objective 4: ‘Integrate GI, **and include areas to be managed for biodiversity**, as an essential component of all new developments in accordance with the requirements set out in Chapter 13 Implementation and the policies and objectives of this chapter.’

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM240/0621 Item ID:71050**

Proposed by Councillor C. King, seconded by Councillor P. Kavanagh

Chapter 4: Green Infrastructure - Corridor 2 M50 Corridor Core areas and Stepping Stones: Where the areas of Ballymount Park and Collinstown Park are identified as 'Stepping Stones' to amend to either incorporate the adjoining Lands of Newlands Farm (Area Zoned RU - Map 5) into the stepping stone identified here as Ballymount park or create a third stepping stone in this section named Newlands Farm (Area zoned RU - Map 5) taking into account its importance as an area of rich biodiversity and a decarbonisation zone.

**REPORT:**

 The content of the motion acknowledges the amenity and GI value of existing rural zoned areas of the County.

While the M50 has been identified as a core corridor with associated stepping stones, the lands in question are more properly identified in Appendix 4, Green Infrastructure - Local Objectives and Case Studies, as a secondary corridor linking to the M50, the L8 Belgard Quarry – M50 Corridor. This corridor links Ballymount Park to Newlands Golf Course to Belgard Quarry and onward towards Citywest via the L7 corridor. The text contained within this corridor description indicates that it is adjacent to Newlands Golf Club and agricultural lands, which are subdivided with trees and hedgerows. These lands are the lands identified in the motion as Newlands Farm. It is indicated that intensified planting on these lands will help improve local biodiversity and placemaking. An objective in the L8 corridor is:

 To ensure no net loss of existing hedgerows in agricultural lands to the east of Belgard Quarry and Belgard Road.

 Should future development of any sort be proposed on these lands it will be required as per the provisions of Section 13.3.2 to provide detailed proposals for the delivery of this corridor, incorporating existing stepping stones and creating new stepping stones where feasible. It considered that the intention of this is motion is adequately addressed under the objectives and requirements of the draft Plan. However, the words ‘Newlands Farm’ could be incorporated into the text to avoid doubt.

**Recommendation:**  It is recommended that the motion is adopted with amendment to include the name ‘Newlands Farm’ in the body of the existing text which describes the rural lands of the L8 corridor to read:

 *It is adjacent to Newlands Golf Club and agricultural lands* ***at Newlands Farm****, which are subdivided with trees and hedgerows.*

Following contributions from Councillor C. King and E. Ó Broin, Ms. H. Craigie, Senior Planner responded to queries raised.

A Roll Call Vote followed on Councillor C. King’s motion, the result of which was as follows: -

**For:** 28 (Twenty-Eight)

**Against:** 2 (Two)

**Abstain:** 9 (Nine)

[Motion 240 Roll Call Vote.pdf](file:///C%3A%5CUsers%5Cmdunne%5CDownloads%5CMotion%20240%20Roll%20Call%20Vote.pdf)

The Motion was **AGREED.**

### **DPM241/0621 Item ID:70848**

Proposed by Councillor Derren Ó Brádaigh, seconded by Councillor William Joseph Carey

Chapter 4 - GREEN INFRASTRUCTURE - Policy 6 - Human Health and Wellbeing (Page 116) Insert Objective To support the provision of outdoor public water drinking fountains along all new and future dedicated cycleways, promoting reusables and actively incentivising transition from single use plastic.

**REPORT:**

The proposed motion seeks the inclusion of an objective to support drinking fountains on cycleways. The detailed design of cycleways is governed by the National Transport Authority (NTA) ‘National Cycle Manual’. However, such initiatives are being investigated and trialled within the County and it would be within the remit of the Council to support the intent of the motion.

The Council’s intention is to deliver a comprehensive cycle network across the entire County. The Council’s agreed Cycle South Dublin programme identifies a total of 65 new cycle routes. It may not be possible to delivery new water fountains as part of each.

It is recommended that the motion be adopted with amendment.

*To support the provision of outdoor public water drinking fountains along all new and future permanent dedicated cycleways, where possible, promoting reusables and actively incentivising transition from single use plastic.*

**Recommendation**:

It is recommended that the motion is adopted with amendment to read as follows;

*T****o support, in agreement with the delivery authority, the provision of outdoor public water drinking fountains along all new and future dedicated cycleways, promoting reusables and actively incentivising transition from single use plastic.***

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM242/0621 Item ID:71077**

Proposed by Councillor F. Timmons, seconded by Councillor M. Duff.

SLO - A desire to have the river Dodder central and more visible to the valley parkland - much is masked and hidden behind a strong, deep barrier of trees and brambles depriving park visitors of an opportunity to view, appreciate or interact with the river from the M50 upwards. Regular 'viewing' spots along the river side that might require sensitive and selective pruning of riverbank growth, particularly at the Old Bawn bridge and waterfall and Balrothery Weir and watercourse.

**REPORT:**

The proposed motion seeks the inclusion of a SLO regarding more visible areas along the River Dodder for visitors. It should be noted that the River Dodder and its adjoining parkland areas are acknowledged as a significant element of the County’s ecological network and Green Infrastructure.  The river supports important populations of protected species including kingfisher, otter, bats, and a range of other key riverine species and habitats.  The riparian fringe of trees, shrubs and bramble therefore provide important screening from disturbance along stretches of the river for nesting kingfisher, dippers, and wagtails, while also providing breeding locations for otter and other creatures.  The Park from the M50 upstream, is a recognised proposed Natural Heritage Area, and as such, it is an objective to keep disturbance to a minimum.

Nonetheless, the council recognises the river, and its parkland areas are also a significant amenity resource. In its management of this significant biodiversity and amenity resource, the Council seeks to balance the provision of public amenity with the need to protect the river’s ecological resource from excessive disturbance by park users and dogs and therefore such a SLO would be contrary to the policies and objective of the County Development Plan.

It is considered that the motion should be amended to ensure appropriate protection of the wider environment and biodiversity while facilitating a suitable and appropriate viewing platform below Old Bawn Bridge in proximity to the Council’s Nature Trail sign.

**Recommendation**

It is recommended that the motion is adopted with amendment to insert an SLO into Policy 15, Views and Prospects which reads:

To facilitate a suitable and appropriate viewing platform, sensitive to surrounding ecological network, at Old Bawn Bridge in proximity to the Council’s Nature Trail sign.

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM243/0621 Item ID:71088**

Proposed by Councillor Yvonne Collins seconded by Councillor R. McMahon

**GI 6 Objective 8**: To plant hedgerows along busy roads including Dodder View Road in Rathfarnham, which are adjacent to estates, to mitigate noise and air pollution, increase visual amenity and enhance biodiversity – **to move this to human health and wellbeing and put it in as a new objective GI 6 Objective 8.**

**REPORT:**

The proposed motion seeks specifically planting on roads in Rathfarnham. It should be noted that the Development Plan is a strategic County wide document. However, recognising the wider merit of this motion it is considered that it should be amended and inserted as a new objective.

**Recommendation**

It is recommended that the motion is adopted with amendment.

GI 6 Objective 8: ***“To investigate the potential to plant hedgerows along roads to help mitigate noise and air pollution, and to increase visual amenity and enhance biodiversity”.***

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71088)

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM244/0621 Item ID:71092**

Proposed by Councillor Yvonne Collins, seconded by Councillor R. McMahon

**GI 6 Objective 9**: To provide for more allotments to meet the considerable demand for them, the resultant public health benefit, and their role in improving local biodiversity.

**REPORT:**

The proposed motion seeks the inclusion of a new objection providing for more allotments. It should be noted that the allotments are encouraged and promoted throughout the Development Plan in Green Infrastructure, Zoning Matrices and Implementation and Monitoring. It is recognised that Allotments provide an opportunity for healthy physical recreation and social engagement and play an important role in local biodiversity. Specifically, it is stated within Section 4.3.4 ‘Recreation and Amenity (Human Health and Wellbeing)’ that the “Council will continue to protect and promote the existing and provide for new allotments in accordance with a review of the provision and management of allotments across the County.” (pg116) While it is considered that the County Development Plan adequately supports the need for Allotments it is noted there is no specific policy to support the same. It is considered that the content of the motion is agreed and the following word is used:

***GI 6 Objective 8****:* ***To continue to protect and promote existing allotments and provide for new allotments where feasible in accordance with a review of the provision and management of allotments across the County.***

**Recommendation**

It is recommended that the motion is adopted with amendment.

***GI 6 Objective 8: ‘To continue to protect and promote existing allotments and provide for new allotments where feasible in accordance with a review of the provision and management of allotments across the County.’***

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM245/0621 Item ID:71326**

Submitted by Councillor C. O’Connor, Councillor D. O'Donovan, Councillor E. Murphy, Councillor E. O'Brien, Councillor Shane Moynihan, Councillor T. Costello, Councillor T. Gilligan, Councillor Yvonne Collins

Proposed by Councillor C. O’Connor, seconded by Councillor O’Donovan.

This motion is submitted as a group motion in the names of Councillors E. O'Brien, C. O'Connor, E. Murphy, T. Gilligan, D. O'Donovan, T. Costello, Y. Collins, S. Moynihan That this Development Plan commits actively encouraging the incorporation of Green Roofs (additions made to the roof of existing buildings for growing flora) on all new Apartment / Industrial builds where possible

**REPORT:**

Section 4.2.2 Sustainable Water Management highlights the role of green roofs as a feature of Sustainable Urban Drainage Systems.

Section 4.2.3 dealing with Climate Resilience addresses the value of green roofs. This section also highlights the potential role of green roofs and walls in the development of a ‘greening factor’ for the County.

Section 13.9.1 requires that ‘I*n general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS).*

*− Sustainable Drainage Systems include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soak ways and green roofs.’*

It is considered that the CE Draft Plan should make a more direct reference to Green Roofs and other appropriate GI interventions in new development and include requirement for evidence based green roof policy to be prepared as part of the preparation of the Council’s ongoing SuDS Guidance document. It is recommended that the motion be adopted with the following amendment.

**RECOMMENDATION:**

It is recommended that the motion is adopted with amendment to insert a new objective in Policy 5: Climate Resilience as follows:

Require the provision of green roofs and green walls, providing benefits for biodiversity and as an integrated part of Sustainable Drainage Systems (SuDS) and Green Infrastructure, in apartment, commercial, leisure and educational buildings, wherever possible and develop an evidence base for specific green roof requirements as part of the Council’s ongoing SuDS strategy development.

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM246/0621 Item ID:71362**

Proposed by Councillor Shane Moynihan, seconded by Councillor Ed. O’Brien

Chapter 4, GI Obj6 to be amended to include 'providing a yearly report to the Council on actions taking to encourage such collaboration'

**REPORT:**

The proposed motion is to amend Objective 6 with additional wording. It is considered appropriate that that the councillors are informed of the outcome of any study or proposed approach that may occur. The motion should be amended and adopted with the following wording:

GI 1 Objective 6: ‘To collaborate with Kildare County Council to identify a common approach to a greenbelt/green spaces between the growing settlements within South Dublin and Kildare County Councils within the lifetime of the Development Plan and to advise the councillors of any such collaboration and proposed study or approach.’

**Recommendation:**  It is recommended that the motion is adopted with amendment.

GI 1 Objective 6:’ To collaborate with Kildare County Council to identify a common approach to a greenbelt/green spaces between the growing settlements within South Dublin and Kildare County Councils within the lifetime of the Development Plan and to advise the councillors of any such collaboration and proposed study or approach.’

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM247/0621 Item ID:71434**

Proposed by Councillor Carly Bailey, seconded by Councillor E. Ó Broin

To insert a new objective GI 2 Objective 8, which aims to enhance biodiversity and the health of pollinator species by banning the use of glyphosate in or close to public parks, public playgrounds, community gardens/allotments and within residential estates, whether by directly employed Local Authority staff or private contractors.

**REPORT:**

 Action 4.2 of the Biodiversity Action Plan states ‘To continue to research methods to further minimise the use of chemical biocides that are harmful to wider biodiversity.

 The County Development Plan is a strategic policy document. The issue raised is more appropriately a matter for the County Biodiversity Action Plan and one for operations. Policy within the Draft Plan supports the Biodiversity Action Plan and the Pollinator Plan which is also relevant to this motion:

 Policy 2 Biodiversity: Strengthen the existing GI network and ensure all new developments contribute towards GI, in order to protect and enhance biodiversity across the County as part of South Dublin County Council’s commitment to the National Biodiversity Action Plan 2021- 2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF)and the East Region Spatial and Economic Strategy (RSES).

And

 GI 2 Objective 6: To continue to support and expand the County Pollinator Plan through the management and monitoring of the County’s pollinator protection sites as part of the Council’s commitment to the provisions of the National Pollinator Plan 2021-2025

It is considered that the existing objectives and policies are sufficient to address this motion and that anything further would be an operational matter not appropriate for the Development Plan.

**Recommendation:** It is recommended that this motion is adopted as amended to reflect that the existing policy 2 Biodiversity and GI 2 Objective 6 sufficiently reflect the intent of the motion.

Following a contribution by Councillor C. Bailey, E. Ó Broin, T. Costello, C. King, P. Kearns, R. McMahon, D. O’Donovan, Ms. H. Craigie, Senior Planner and Mr. M. Mulhern, Director, responded to queries raised. The Executive advised that this is an operational matter outside of the remit of the Development Plan process.

A Roll Call Vote followed on Councillor C. Bailey’s motion, the result of which was as follows: -

**FOR: 19 (NINETEEN)**

**AGAINST: 3 (THREE)**

**ABSTAIN: 13 (THIRTEEN)**

[Motion 247 Roll Call Vote (3).pdf](file:///C%3A%5CUsers%5Cmdunne%5CDownloads%5CMotion%20247%20Roll%20Call%20Vote%20%283%29.pdf)

The Executive reiterated that passing this motion will have no effect.

The Motion was **AGREED.**

### **DPM248/0621 Item ID:70540**

Submitted by Councillor F. Timmons

That this Council adopt a SLO that a third-party reputable company will carry out a tree survey in the next 2 years of all mature trees in the County and to impose Tree Preservation Orders on trees considered by local representatives or the County Council to be under threat for any reason.

Councillor F. Timmons **AGREED** to **WITHDRAW** the Motion.

### **DPM249/0621 Item ID:70541**

Submitted by Councillor F. Timmons

That SDCC adopt a SLO, as advised by SDCC's Environmental Officer in conjunction with local Environmental groups, to adopt in our County Development Plan that a suitable number of native broad-leaved trees to replace any tree(s) that have to be removed or have fallen down. Where mature trees have to be felled (due to developments, old age, inappropriate original placement, danger to people or property), SDCC to hire a reputable, qualified third-party to do so if none exists already in SDCC. A publicly available report, photographic evidence and expert opinion regarding the age of the tree to be made available on SDCC's website and other publications. On the same or other publicly-owned land, a number of native broad-leaved saplings are to be planted, the number of new saplings to be the same as the age of the tree that fell down or had to be felled.

Councillor F. Timmons **AGREED** to **WITHDRAW** the motion.

### **DPM250/0621 Item ID:71246**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Page 111 Green Infrastructure GI 4 Objective 3 To require multifunctional open space provision within new developments to include, as additional space, provision for ecology and sustainable water management, where such a need has been identified. (see page 219 COS Objective 1, in reference to the amendment of 'additional space')

Councillor G. O'Connell, Councillor L. O'Toole and Councillor P. Gogarty **AGREED** to **WITHDRAW** the Motion.

### **DPM251/0621 Item ID:71084**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Re. L10 Tallaght - Dublin Mountain Link, appendix p131: To mitigate the impacts of dumping and pollution by ensuring greater access to large item waste removal in key areas and the provision of trash traps in waterways to protect river habitats, amenity and water quality.

Councillor Alan Edge, Councillor M. Duff and Councillor P. Kearns **AGREED** to **WITHDRAW** the Motion.

### **DPM252/0621 Item ID:71086**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

GF1 Ballycullen, p148: Add SLO: To promote the benefits of local produce through the provision of space for a regular farmers market in OS in the Firhouse area'

Councillor Alan Edge, Councillor M. Duff and Councillor P. Kearns **AGREED** to **WITHDRAW** the Motion.

### **DPM253/0621 Item ID:71180**

Submitted by Councillor T. Costello

Chapter 4 Green Infrastructure To pilot using newly developed asphalt / tarmacadam which is made using non-recyclable waste plastic which would have been destined for landfill ( 1 tonne of the mix contains the equivalent of 80000 plastic bottles) in the product when laying new roads or carparks in the county - examples where this has been rolled out successfully A709 Dumfries & Galloway UK / Jeffery's Bay South Africa/ QE2 WaterBridge London / Smizany Forest Slovakia/ Gleneagles Hotel / Narva Road Estonia

Councillor T. Costello **AGREED** to **WITHDRAW** the Motion.

## **Quality Design Healthy Placemaking**

### **DPM254/0621 Item ID:70849**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

Proposed by Councillor Derren Ó Brádaigh, seconded by Councillor E. O’Brien

Chapter 5 - QUALITY DESIGN & HEALTHY PLACEMAKING - Policy 1- Successful and Sustainable Neighbourhoods (Page 133) Insert New Objective: To build residential neighbourhoods in a manner that aims to provide for adequate numbers of affordable homes in line with provisions set out in Goal 11 of the UN Sustainable Development Goals, the National Planning Framework and the Regional Spatial and Economic Strategy toward delivery of long-term sustainable communities.

**REPORT:**

Goal 11 of the UN Sustainable Development Goals in relation to housing in particular sets out the following target:

“Safe and Affordable Housing – By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums.”

In respect to affordability, the Minister for Housing, Local Government and Heritage published the Affordable Housing Bill in January 2021 which provides for the introduction of three new schemes delivering on the Programme for Governments commitment to put affordability at the heart of the housing system and prioritise the increased supply of affordable homes. Following the publication and enactment of the above into law, the Council shall review this Housing Strategy and Interim HNDA and update, as required.

In accordance with the Planning and Development Act, 2000 (as amended), and in compliance with national and regional policies and objective, a Housing Strategy and Interim Housing Needs Demand Assessment (HNDA) for South Dublin has been prepared and is contained within Appendix 11 of the Draft County Development Plan. This sets out the housing targets for the County. This will be updated as necessary to define the level and type of affordable housing needed in line with guidelines and methodology on HNDA.

**It is considered that the motion is acceptable and reflects wider government policy and the objectives set out in the Development Plan.**

**Recommendation**

It is recommended that this motion is adopted.

Insert new objective under Policy 1- Successful and Sustainable Neighbourhoods (Page 133) to read:

***To build residential neighbourhoods in a manner that aims to provide for adequate numbers of affordable homes in line with provisions set out in Goal 11 of the UN Sustainable Development Goals, the National Planning Framework and the Regional Spatial and Economic Strategy toward delivery of long-term sustainable communities.***

The Motion was **AGREED**

### **DPM255/0621 Item ID:70850**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

Proposed by Councillor Derren Ó Brádaigh, seconded by Councillor E. O’Brien

Chapter 5 - QUALITY DESIGN & HEALTHY PLACEMAKING - Policy 3 - Neighbourhood Context (Page 136) QDP3 Objective 3: Amend From: To promote design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale form and external finishes. Amend To: To promote and adhere to design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale form and external finishes.

**REPORT:**

It is considered that the proposed additional wording is acceptable and therefore Chapter 5, QDP3 Objective 3 would be amended to read as follows:

From:

QDP3 Objective 3: To promote design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale form and external finishes.

To:

**QDP3 Objective 3: To promote *and adhere* to design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale form and external finishes**

**Recommendation**

It is recommended that the motion is adopted.

Amend QDP3 Objective 3 to read as follows:

**QDP3 Objective 3: To promote *and adhere* to design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale form and external finishes**

The Motion was **AGREED**

### **DPM256/0621 Item ID:70934**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor L. Donaghy, seconded by Councillor E. O’Brien

Quality Design and Healthy Placemaking - pg 133 Motion: To amend QDP1 Objective 5 as follows: Promote the re-development of underutilised Local Centres within the County as new mixed use neighbourhood hubs continuing to provide for local retail and services in a manner which respects and consolidates the existing urban character of these areas ensuring quality of design, integration, accessibility and connections to the surrounding areas.

**REPORT:**

The proposed motion seeks to amend QDP1 Objective 5 as follows:

from:

QDP1 Objective 5:

*Promote the re-development of underutilised Local Centres within the County as new mixed use neighbourhood hubs continuing to provide for local retail and services in a manner which respects and consolidates the existing urban character of these areas ensuring quality of design, integration and connections to the surrounding areas.*

To:

QDP1 Objective 5:

*Promote the re-development of underutilised Local Centres within the County as new mixed use neighbourhood hubs continuing to provide for local retail and services in a manner which respects and consolidates the existing urban character of these areas ensuring quality of design, integration,* ***accessibility*** *and connections to the surrounding areas.*

It is considered that the motion is acceptable.

**Recommendation**

It is recommended that the motion is adopted.

Amend QDP1 Objective 5 as follows:

QDP1 Objective 5:

***Promote the re-development of underutilised Local Centres within the County as new mixed use neighbourhood hubs continuing to provide for local retail and services in a manner which respects and consolidates the existing urban character of these areas ensuring quality of design, integration, accessibility and connections to the surrounding areas***

The Motion was **AGREED.**

### **DPM257/0621 Item ID:70935**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor L. Donaghy, seconded by Councillor E. O’Brien

Quality Design and Healthy Placemaking - pg 136 Motion: To amend QDP4 Objective 2 as follows: Promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.

**REPORT:**

The proposed motion seeks to amend QDP4 Objective 2 as follows:

From:

QDP4 Objective 2:

*Promote a high standard of building and urban design, creating public spaces that are distinctive, safe, accessible and facilitate social and cultural diversity and interaction.*

To:

QDP4 Objective 2:

*Promote a high standard of building and urban design, creating public spaces that are distinctive, safe,* ***universally*** *accessible and facilitate social and cultural diversity and interaction.*

***Recommendation***

It is recommended that the motion is adopted.

Amend QDP4 Objective 2 as follows:

QDP4 Objective

*Promote a high standard of building and urban design, creating public spaces that are distinctive, safe,* ***universally*** *accessible and facilitate social and cultural diversity and interaction.*

The Motion was **AGREED**

### **DPM258/0621 Item ID:70953**

Proposed by Councillor Alan Hayes, seconded by Councillor Ed. O’Brien

Chapter 5. P136. QDP3 Objective 2: To protect and conserve the special character of the historic core of the villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of each village informs the design approach to new development and renewal, recognising the particular character context in Architectural Conservation Areas (ACAs). Amend to include infrastructure as per second last line: To protect and conserve the special character of the historic core of the villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of each village informs the design approach to new development, infrastructure and renewal, recognising the particular character context in Architectural Conservation Areas (ACAs).

**REPORT:**

The proposed motion seeks to amend QDP3 Objective 2 as follows:

From:

*To protect and conserve the special character of the historic core of the villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of each village informs the design approach to new development and renewal, recognising the particular character context in Architectural Conservation Areas (ACAs).*

To:

*To protect and conserve the special character of the historic core of the villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of each village informs the design approach to new development,* ***infrastructure and*** *renewal, recognising the particular character context in Architectural Conservation Areas (ACAs).*

It is considered that the proposed additional wording is acceptable.

**Recommendation**

**It is recommended that this motion is adopted.**

The Motion was **AGREED.**

### **DPM259/0621 Item ID:70873**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor L. Donaghy, seconded by Councillor E. O’Brien

Core Strategy and Settlement Strategy Motion: To insert a new Strategic Local Objective (H3 SLO1) Any future development should have regard to the boundary with and protection of the amenity and function of Edmondstown Golf Course.

**REPORT:**

It is recognised that the lands to the east of the golf course are zoned for residential development. The proposal that future development should have regard to the boundary of the golf course to protect its function, but also to ensure the safety of any new residents, is considered appropriate.

However, it is considered that the  motion seeks to insert a SLO under Housing Policy which states ’Any future development should have regard to the boundary with and protection of the amenity and function of Edmondstown Golf Course.’

location for such an SLO, within Policy H3 would not be appropriate as it sets objectives for Housing for Older People.  A more appropriate location for insertion would be in Policy COS 4 which states:

Ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.

And which sets out a number of related objectives.

**Recommendation**

It is recommended that this motion is adopted to insert a new objective within COS 3 to read:

To ensure that any future development has regard to the boundary with and protection of the amenity and function of Edmondstown Golf Course.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70873)

The Motion was **AGREED.**

### **DPM260/0621 Item ID:71381**

Proposed by Councillor Shane Moynihan and seconded by Councillor P. Kavanagh

To amend the Development Plan to include a new objective in Chapter 5 - QDP 6 Objective 6 "to ensure that the installation of utility or junction boxes will not be adjacent to boundary walls which enable unauthorised access to sites or properties and that all utility or junction boxes installed in the county shall have slanted roofs"

**REPORT:**

In Chapter 11, Section 11.4 Information and Communications Technology of the CE Draft Plan, the following provisions are set out which are considered to be particularly pertinent to the motion proposed:

IE 5 Objective 5:

To ensure that above ground utility boxes are sensitively located and finished to reduce their visual impact and promote soft planting around existing and new ones where feasible.

The motion seeks the provision of slanted roofs to all utility boxes. It is understood that this relates to issues of anti-social behaviour and crime in association with utility boxes. It is considered that the appropriate positioning of utility boxes in the first instance may address the issue of anti-social behaviour which is the intent of the existing motion. Notwithstanding this, it is considered that the proposed objective should be amended as follows to address the aim of the motion:

IE 5 Objective 5:

To ensure that above ground utility boxes are sensitively located and finished to reduce their visual impact, designing out anti-social behaviour, and promoting soft planting around existing and new ones where feasible.

**Recommendation: It is recommended that this motion is adopted with amendment to IE 5 Objective 5 to read:**

*IE 5 Objective 5:*

*To ensure that above ground utility boxes are sensitively located and finished to reduce their visual impact, designing out anti-social behaviour, and promoting soft planting around existing and new ones where feasible.*

It was **AGREED** that **Motions 261** would be taken in conjunction **with 260**

### **DPM261/0621 Item ID:71382**

Proposed by Councillor Shane Moynihan, seconded by Councillor Kavanagh

To amend the Development Plan to include a new objective in Chapter 5 - QDP 6 Objective 7 "to ensure that the installation of utility or junction boxes in the county shall have slanted lids/tops"

**REPORT:**

In Chapter 11, Section 11.4 Information and Communications Technology of the CE Draft Plan, the following provisions are set out which are considered to be particularly pertinent to the motion proposed:

IE 5 Objective 5:

*To ensure that above ground utility boxes are sensitively located and finished to reduce their visual impact and promote soft planting around existing and new ones where feasible.*

The motion seeks the provision of slanted roofs to all utility boxes. It is understood that this relates to issues of anti-social behaviour and crime in association with utility boxes. It is considered that the appropriate positioning of utility boxes in the first instance may address the issue of anti-social behaviour which is the intent of the existing motion. Notwithstanding this, it is considered that the proposed objective should be amended as follows to address the aim of the motion:

IE 5 Objective 5:

*To ensure that above ground utility boxes are sensitively located and finished to reduce their visual impact,* ***designing out anti-social behaviour,*** *and promoting soft planting around existing and new ones where feasible.*

Refer also to Item 1D:71381 and 71070.

**Recommendation**

It is recommended that this motion is adopted with amendment such that IE 5 Objective 5 reads:

*IE 5 Objective 5:*

*To ensure that above ground utility boxes are sensitively located and finished to reduce their visual impact, designing out anti-social behaviour, and promoting soft planting around existing and new ones where feasible.*

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation for both Motions.

### **DPM262/0621 Item ID:71070**

Proposed by Councillor F. Timmons, seconded by Councillor P. Kavanagh

Strong design guidelines are needed to protect the residential public realms where above ground utility boxes and masts are being sought to be installed on public land, particularly in established residential areas - they need to place the residential aesthetic at the heart of the design process.

**REPORT:**

The proposed motion requires that strong design guidelines are needed to protect the residential public realms where above ground utility boxes and masts are being sought to be installed on public land, particularly in established residential areas with a particular emphasis on the aesthetics of such infrastructure.

It should be noted that IE 5 Objective 5 within the CE Draft Plan states *“To ensure that above ground utility boxes are sensitively located and finished to reduce their visual impact and promote soft planting around existing and new ones where feasible.”*

It is considered that IE 5 Objective 5 stated above is sufficient and adequately supports the need to sensitively locate utility boxes and reduce visual impact. Furthermore, the Council works in collaboration with the relevant agencies through the Development Management Process when applying for such structures.

In addition, Chapter 5, Section 5.2.5 Public Realm of the CE Draft Plan, sets out provision, policy and objectives relating to development within the public realms generally which are also considered to be relevant to the proposed motion:

QDP Policy 6 Public Realm:

*Promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin County.*

QDP6 Objective 1:

*To require that all development proposals, whether in established areas or in new growth nodes, contribute positively to the creation of new, and the enhancement of existing public realm. To demonstrate how the highest quality in public realm design is achieved and how it can be robustly maintained over time (see also Chapter 13 Implementation and Monitoring - design statements and public realm).*

Chapter 13 further contains a section on section 254 licences under which some telecoms infrastructure make applications. Such applications must take into consideration ‘*Guidance on the Potential Location of Overground Telecommunications and Infrastructure on Public Roads* (2015)

It is considered therefore, that provisions set out in the CE Draft Plan, as outlined above, are sufficient to address this motion as proposed.

Refer also to Item ID: 71190

**Recommendation**

It is recommended that this motion is adopted with amendment *to reflect* that the provisions set out in Chapter 5 Quality Design and Healthy Placemaking are sufficient to provide for the intent of the motion.

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM263/0621 Item ID:71190**

Proposed by Councillor T. Costello, seconded by Councillor Ed. O’Brien

Strong design guidelines are needed to protect the residential public realms where above ground utility boxes and masts re being sought to be installed on public land, particularly in established residential areas - they need to place the residential aesthetic at the heart of the design process

**REPORT:**

The proposed motion requires that strong design guidelines are needed to protect the residential public realms where above ground utility boxes and masts are being sought to be installed on public land, particularly in established residential areas with a particular emphasis on the aesthetics of such infrastructure.

It should be noted that IE 5 Objective 5 within the CE Draft Plan states *“To ensure that above ground utility boxes are sensitively located and finished to reduce their visual impact and promote soft planting around existing and new ones where feasible.”*

It is considered that IE 5 Objective 5 stated above is sufficient and adequately supports the need to sensitively locate utility boxes and reduce visual impact.

In addition, Chapter 5, Section 5.2.5 Public Realm of the CE Draft Plan, sets out provision, policy and objectives relating to development within the public realm generally which are also considered to be relevant to the proposed motion:

QDP Policy 6 Public Realm:

*Promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin County.*

QDP6 Objective 1:

*To require that all development proposals, whether in established areas or in new growth nodes, contribute positively to the creation of new, and the enhancement of existing public realm. To demonstrate how the highest quality in public realm design is achieved and how it can be robustly maintained over time (see also Chapter 13 Implementation and Monitoring - design statements and public realm).*

Chapter 13 further contains a section on section 254 licences under which applications for some telecom infrastructure are made. Such applications must take into consideration ‘*Guidance on the Potential Location of Overground Telecommunications and Infrastructure on Public Roads* (2015)

Chapter 13 contains further considerations that must be taken account of in assessing telecommunications where they come under the remit of planning applications.

It is considered therefore, that provisions set out in the CE Draft Plan, as outlined above, are sufficient to address this motion as proposed.

Refer also to Item ID: 71070.

**Recommendation**

It is recommended that this motion is adopted with amendment *to reflect* that the provisions set out in Chapter 5 Quality Design and Healthy Placemaking as currently set out in the CE Draft Plan are sufficient to provide for the intent of the motion.

Following contributions from Councillor T. Costello, Mr. M. Mulhern, Director responded to queries raised.

The Chief Executive’s recommendation was **AGREED.**

### **DPM264/0621 Item ID:71351**

Proposed by Councillor F. Timmons, seconded by Councillor P. Kavanagh

That a SLO is introduced to have a Clondalkin LAP or to update the Clondalkin Framework plan and that either involves full public consultation with the local Community (https://www.sdcc.ie/en/services/planning/local-area-plans/non-statutory-plans/existing/clondalkin/clondalkin-framework-plan.pdf)

**REPORT:**

This motion seeks to include a new Specific Local Objective for the preparation of a Clondalkin LAP or to update the Clondalkin Framework plan and that either involves full public consultation with the local Community.

Section 5.4 of the CE Draft County Development Plan deals with Plans and Frameworks under Policy 13 – Local Area Plans (LAP)

Prepare Local Area Plans as appropriate, prioritising areas that are likely to experience large scale residential or commercial development or regeneration.

 It is considered that the motion to prepare a Local Area Plan for Clondalkin is acceptable and that the following objective should be included under section 5.4.1 as follows:

To prepare a LAP for Clondalkin, the extent of the boundary to be defined, which will be guided by the Local Area Plans Guidelines for Planning Authorities, 2013 (Department of the Environment, Community and Local Government) or any superseding guidelines and which will incorporate:

* A vision for the development of Clondalkin
* Wider urban design principles
* Framework plans for larger infill sites
* A Conservation Plan
* A local Green Infrastructure strategy derived from the County GI Strategy
* Transport movement study.

As a statutory document, the LAP will include public consultation.

**Recommendation:** It is recommended that the motion is adopted with amendment to insert an objective as follows under section 5.4.1:

*To prepare a LAP for Clondalkin, the extent of the boundary to be defined, which will be guided by the Local Area Plans Guidelines for Planning Authorities, 2013 (Department of the Environment, Community and Local Government) or any superseding guidelines and which will incorporate:*

* *A vision for the development of Clondalkin*
* *Wider urban design principles*
* *Framework plans for larger infill sites*
* *A Conservation Plan*
* *A local Green Infrastructure strategy derived from the County GI Strategy*
* *Transport movement study.*

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71351)

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM265/0621 Item ID:71279**

Proposed by Councillor Eoin Ó Broin, seconded by Councillor M. Duff

It is an objective for the Council to prepare a Local Area Plan for Clondalkin with particular focus on Clondalkin Village.

**REPORT:**

 This motion seeks to include a new Specific Local Objective for the preparation of a Clondalkin LAP or to update the Clondalkin Framework plan and that involves full public consultation with the local Community.

Section 5.4 of the CE Draft County Development Plan deals with Plans and Frameworks under Policy 13 – Local Area Plans (LAP)

Prepare Local Area Plans as appropriate, prioritising areas that are likely to experience large scale residential or commercial development or regeneration.

It is considered that the motion to prepare a Local Area Plan for Clondalkin is acceptable and the following objective should be included under section 5.4.1 as follows:

To prepare a LAP for Clondalkin, the extent of the boundary to be defined, which will be guided by the Local Area Plans Guidelines for Planning Authorities, 2013 (Department of the Environment, Community and Local Government) or any superseding guidelines and which will incorporate:

* A vision for the development of Clondalkin
* Wider urban design principles
* Framework plans for larger infill sites
* A Conservation Plan
* A local Green Infrastructure strategy derived from the County GI Strategy
* Transport movement study.

An LAP is a statutory plan and public consultation will inform the plan making process.

**Recommendation:** It is recommended that the motion is adopted with amendment to insert a new objective under section 5.4.1 to read:

To prepare a LAP for Clondalkin, the extent of the boundary to be defined, which will be guided by the Local Area Plans Guidelines for Planning Authorities, 2013 (Department of the Environment, Community and Local Government) or any superseding guidelines and which will incorporate:

* A vision for the development of Clondalkin
* Wider urban design principles
* Framework plans for larger infill sites
* A Conservation Plan
* A local Green Infrastructure strategy derived from the County GI Strategy
* Transport movement study.

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM266/0621 Item ID:70889**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor G. O’Connell, seconded by Councillor L. O’Toole

It shall be an objective of the County Development Plan 2022 - 2028 to continue to improve the environment and public realm of Palmerstown village in terms of environmental quality, urban design, safety, identity and image.

**REPORT:**

The proposed motion seeks to include an objective that sets out to continue the improvement to the environment and public realm of Palmerstown village in terms of environmental quality, urban design, safety, identity and image.

In Chapter 5, Section 5.2.5 Public Realm of the CE Draft Plan, the following policy and objectives are set out which are considered to be particularly relevant to the proposed motion:

QDP Policy 6 Public Realm:

*Promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin County.*

QDP6 Objective 1:

*To require that all development proposals, whether in established areas or in new growth nodes, contribute positively to the creation of new, and the enhancement of existing public realm. To demonstrate how the highest quality in public realm design is achieved and how it can be robustly maintained over time (see also Chapter 13 Implementation and Monitoring - design statements and public realm).*

QDP6 Objective 2:

*To support public realm improvements under South Dublin County Council’s Village and Centre enhancement initiatives including those proposed within Architectural Conservation Areas having regard to the Architectural Heritage Protection Guidelines for Planning Authorities (DAHG, 2011) or any subsequent guidelines.*

QDP6 Objective 3:

*To promote and implement environmental and public realm improvements in existing town, village, district and local centres to a high standard and finish to address environmental quality, urban design, safety, identity, and image.*

QDP6 Objective 4:

*Pursue all avenues of funding to secure resources for the enhancement, renewal and regeneration of the public realm of the County’s urban areas.*

It is considered, therefore, that provisions, policies and objectives set out in Chapter 5, Section 5.2.5 of the CE Draft Plan are sufficient to provide for the intent of the motion without naming individual areas.

**Recommendation**

It is recommended that this motion is adopted with amendment *to reflect* that the provisions set out under Chapters 5, Section 5.2.5 of the CE Draft Plan are sufficient to provide for the intent of the motion.

QDP Policy 6 Public Realm:

*Promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin County.*

QDP6 Objective 1:

*To require that all development proposals, whether in established areas or in new growth nodes, contribute positively to the creation of new, and the enhancement of existing public realm. To demonstrate how the highest quality in public realm design is achieved and how it can be robustly maintained over time (see also Chapter 13 Implementation and Monitoring - design statements and public realm).*

QDP6 Objective 2:

*To support public realm improvements under South Dublin County Council’s Village and Centre enhancement initiatives including those proposed within Architectural Conservation Areas having regard to the Architectural Heritage Protection Guidelines for Planning Authorities (DAHG, 2011) or any subsequent guidelines.*

QDP6 Objective 3:

*To promote and implement environmental and public realm improvements in existing town, village, district and local centres to a high standard and finish to address environmental quality, urban design, safety, identity, and image.*

QDP6 Objective 4:

*Pursue all avenues of funding to secure resources for the enhancement, renewal and regeneration of the public realm of the County’s urban areas.*

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70889)

**It was AGREED to take 269** in conjunction with **266**

### **DPM269/0621 Item ID:70895**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor G. O’Connell, seconded by Councillor L. O’Toole

It shall be an objective of the County Development Plan 2022 - 2028 that SDCC must co-ordinate the development of the private and public space in Palmerstown Village by ensuring that any project works by third parties are used as an opportunity for SDCC to improve and enhance the streetscape and that SDCC liaise with utility providers so that all unnecessary footpath poles are removes and all Electrical and other overhead cables, currently a blight on the Village landscape, are put underground at the earliest opportunity.

**REPORT:**

In Chapter 11, Section 11.4 Information and Communications Technology of the CE Draft Plan, the following provisions are set out which are considered to be particularly pertinent to the motion proposed:

IE 5 Objective 2:

*To co-operate with the relevant agencies to facilitate the undergrounding of all electricity, telephone and television cables in urban areas wherever possible, in the interests of visual amenity.*

In addition, Chapter 5, Section 5.2.5 Public Realm of the CE Draft Plan, sets out provision, policy and objectives relating to development within the public realms generally which are also considered to be relevant to the proposed motion:

QDP Policy 6 Public Realm:

*Promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin County.*

It is considered therefore, that provisions set out in the CE Draft Plan, as outlined above, are sufficient to address this motion as proposed.

**Recommendation**

It is recommended that this motion is adopted with amendment *to reflect* that provisions set out under Chapters 5 and 11 are sufficient to provide for the intent of the motion.

IE 5 Objective 2:

*To co-operate with the relevant agencies to facilitate the undergrounding of all electricity, telephone and television cables in urban areas wherever possible, in the interests of visual amenity.*

QDP Policy 6 Public Realm:

***Promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin County.***

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70895)

Following contributions from Councillor G. O’Connell. Mr. M. Mulhern, Director responded to queries raised.

The Motions **AS PUT** were **AGREED.**

### **DPM267/0621 Item ID:70886**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor G. O’Connell, seconded by Councillor L. O’Toole

To protect and conserve the special character of the historic core of the traditional village of Palmerstown and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of the village informs the design approach to new development and renewal, in particular in Architectural Conservation Areas (ACAs) and to provide more weight to this objectives than to the policies of third parties and/or to provide that where third party policies are to be given priority the implementation of such policies should identify how this CDP objective is being prioritised and accommodated in the implementation.

**REPORT:**

In Chapter 5, Section 5.2.2 Context of the CE Draft Plan, the following policy and objectives are set out which are considered to be particularly relevant to the proposed motion:

QDP Policy 3 Neighbourhood Context:

*Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.*

QDP3 Objective 1:

*To ensure new development contributes in a positive manner to the character and setting of the*

*immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 13 Implementation and Monitoring in relation to design statements.*

QDP3 Objective 2:

*To protect and conserve the special character of the historic core of the villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of each village informs the design approach to new development and renewal, recognising the particular character context in Architectural Conservation Areas (ACAs).*

QDP3 Objective 3:

*To promote design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale, form and external finishes.*

The CE Draft Plan’s County policies, objectives and provisions, including South Dublin County’s BHDG (Appendix 10), align with national and regional objectives and have regard to and are informed by all relevant Ministerial Guidance documents (and any amendments thereof) and Specific Planning Policy Requirements contained therein.

Provisions relating specifically to increased height in ‘historic environments’ are set out in the Urban Development and Building Heights Guidelines for Planning Authorities (2018) which state:

*2.8 Historic environments can be sensitive to large scale and tall buildings. In that context, Planning Authorities must determine if increased height buildings are an appropriate typology or not in particular settings. An Initial assessment of the existing character and setting of a place will assist in a robust framework for decision-making that will facilitate increases in building height and involve an integrated understanding of place. With regards to large-scale and tall buildings in historic urban areas, an examination of the existing character of a place can assist planning authorities, and others to:*

*establish the sensitivities of a place and its capacity for development or change and;*

*define opportunities for new development and inform its design.*

*2.9 In order to consider proposals in an integrated and informed way, an urban design statement addressing aspects of impact on the historic built environment should be submitted along with a specific design statement on the individual insertion or proposal from an architectural perspective addressing those items outlined above.*

2.10 Notwithstanding the above, the provisions contained within Part (IV) Planning and Development Acts 2000, as amended, regarding architectural heritage and associated character/setting remain in place. Planning Authorities are the primary consent authority in establishing if proposals align with best practice in this area and which design standards are to be used in certain circumstances. Planning Authorities can reference Architectural Heritage Protection – Guidelines for Planning Authorities (DEHLG) and Shaping the Future – Case Studies in Adaptation and Reuse in Historic Urban Environments (DAHG) 2012.

The Building Height Guidelines provisions in relation to ‘historic environments’ clearly set how development proposals in such areas should be dealt with by the Planning Authority.  The Draft County Development Plan’s BHDG and its policies and objectives support the approach outlined in the Section 28 Ministerial Guidelines relating specifically to increased height in ‘historic environments’.

*It is considered, therefore, that provisions, policies and objectives set out in Chapter 5, Section 5.2.2 of the CE Draft Plan, in conjunction with provisions set out under Chapters 3, 4 and 13 are sufficient to provide for the intent of the motion.*

***Recommendation***

***It is recommended that this motion is adopted with amendment to reflect that the provisions set out under Chapters 3, 4 and 13 are sufficient to provide for the intent of the motion.***

[Link to map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70886)

**It was AGREED to take 268** in conjunction with **267**

### **DPM268/0621 Item ID:70887**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor G. O’Connell, seconded by Councillor L. O’Toole

To promote design standards and densities in the traditional village of Palmerstown, that are informed by the historic context and enhance the specific characteristics of the village in terms of design, scale and external finishes and to provide more weight to this objectives than to the policies of third parties and/or to provide that where third party policies are to be given priority the implementation of such policies should identify how this CDP objective is being prioritised and accommodated in the implementation..

**REPORT:**

In Chapter 5, Section 5.2.2 Context of the CE Draft Plan, the following policy and objectives are set out which are considered to be particularly relevant to the proposed motion:

QDP Policy 3 Neighbourhood Context:

Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

QDP3 Objective 1:

*To ensure new development contributes in a positive manner to the character and setting of the*

*immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 13 Implementation and Monitoring in relation to design statements.*

QDP3 Objective 2:

*To protect and conserve the special character of the historic core of the villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of each village informs the design approach to new development and renewal, recognising the particular character context in Architectural Conservation Areas (ACAs).*

QDP3 Objective 3:

*To promote design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale, form and external finishes.*

The CE Draft Plan’s County policies, objectives and provisions, including South Dublin County’s BHDG (Appendix 10), align with national and regional objectives and have regard to and are informed by all relevant Ministerial Guidance documents (and any amendments thereof) and Specific Planning Policy Requirements contained therein.

Provisions relating specifically to increased height in ‘historic environments’ are set out in the Urban Development and Building Heights Guidelines for Planning Authorities (2018) which state:

*2.8 Historic environments can be sensitive to large scale and tall buildings. In that context, Planning Authorities must determine if increased height buildings are an appropriate typology or not in particular settings. An Initial assessment of the existing character and setting of a place will assist in a robust framework for decision-making that will facilitate increases in building height and involve an integrated understanding of place. With regards to large-scale and tall buildings in historic urban areas, an examination of the existing character of a place can assist planning authorities, and others to:*

*2.9 In order to consider proposals in an integrated and informed way, an urban design statement addressing aspects of impact on the historic built environment should be submitted along with a specific design statement on the individual insertion or proposal from an architectural perspective addressing those items outlined above.*

2.10 Notwithstanding the above, the provisions contained within Part (IV) Planning and Development Acts 2000, as amended, regarding architectural heritage and associated character/setting remain in place. Planning Authorities are the primary consent authority in establishing if proposals align with best practice in this area and which design standards are to be used in certain circumstances. Planning Authorities can reference Architectural Heritage Protection – Guidelines for Planning Authorities (DEHLG) and Shaping the Future – Case Studies in Adaptation and Reuse in Historic Urban Environments (DAHG) 2012.

The Building Height Guidelines provisions in relation to ‘historic environments’ clearly set how development proposals in such areas should be dealt with by the Planning Authority.  The Draft County Development Plan’s BHDG and its policies and objectives support the approach outlined in the Section 28 Ministerial Guidelines relating specifically to increased height in ‘historic environments’.

It is considered, therefore, that provisions, policies and objectives set out in Chapter 5, Section 5.2.2 of the CE Draft Plan, in conjunction with provisions set out under Chapters 3, 4 and 13 are sufficient to provide for the intent of the motion.

**Recommendation**

**It is recommended that this motion is adopted with amendment *to reflect* that provisions set out under Chapters 3, 4 and 13 are sufficient to provide for the intent of the motion.**

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70887)

Following contributions from Councillor G. O’Connell. Mr. M. Mulhern, Director and the Chief Executive reiterated the hierarchy of policy documents and that local policy cannot take precedence over national policy and recommended the motions not be passed.

The Motions **AS PUT** were **AGREED.**

### **DPM270/0621 Item ID:70896**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor G. O’Connell, seconded by Councillor O’Toole

It shall be an objective of the County Development Plan 2022 - 2028 to support and promote the redevelopment of the business premises on Lower Kennelsfort Road Palmerstown Village and in doing so to reinforce the village centre as a priority location for new mixed use development and to promote and support new development that consolidates the existing Heritage and Urban character with quality of design, integration and linkage as important considerations.

**REPORT:**

The proposed motion aims to support and promote the redevelopment of the business premises on Lower Kennelsfort Road, Palmerstown Village and in doing so to reinforce the village centre as a priority location for new mixed use development and to promote and support new development that consolidates the existing Heritage and Urban character with quality of design, integration and linkage as important considerations.

In Chapter 5, Section 5.2.2 Context of the CE Draft Plan, the following policy and objectives are set out which are considered to be particularly relevant to the proposed motion:

QDP Policy 3 Neighbourhood Context:

*Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.*

QDP3 Objective 1:

*To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 13 Implementation and Monitoring in relation to design statements.*

QDP3 Objective 2:

*To protect and conserve the special character of the historic core of the villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of each village informs the design approach to new development and renewal, recognising the particular character context in Architectural Conservation Areas (ACAs).*

QDP3 Objective 3:

*To promote design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale, form and external finishes.*

QDP5 Connected Neighbourhoods

*Promote short distance neighbourhoods and strive towards the achievement of 10-minute*

*settlements over the lifetime of the Plan, promoting a more compact development form,*

*sustainable movement, and ease of access to services, community facilities, jobs and amenities.*

In Chapter 9, Section 9.4.4 Additional Retail Floorspace and Sequential Growth, EDE8 Policy Retail – Overarching:

*EDE8 Objective 4:*

*To support the viability and vitality of the existing retail centres in the County, in particular in town, village and district centres and to facilitate a competitive and healthy environment for the retail industry, while reinforcing sustainable development.*

*EDE8 Objective 9:*

*To support place-making enhancements and upgrades to our villages and centres to create vibrant and attractive places for people and businesses.*

The CE Draft Plan’s county-wide policies, objectives and provisions, including South Dublin County’s BHDG (Appendix 10), align with national and regional objectives and have regard to and are informed by all relevant Ministerial Guidance documents (and any amendments thereof) and Specific Planning Policy Requirements contained therein.

Provisions relating specifically to increased height in ‘historic environments’ are set out in the Urban Development and Building Heights Guidelines for Planning Authorities (2018) which state:

*2.8 Historic environments can be sensitive to large scale and tall buildings. In that context, Planning Authorities must determine if increased height buildings are an appropriate typology or not in particular settings. An Initial assessment of the existing character and setting of a place will assist in a robust framework for decision-making that will facilitate increases in building height and involve an integrated understanding of place. With regards to large-scale and tall buildings in historic urban areas, an examination of the existing character of a place can assist planning authorities, and others to:*

* *establish the sensitivities of a place and its capacity for development or change and;*
* *define opportunities for new development and inform its design.*

*2.9 In order to consider proposals in an integrated and informed way, an urban design statement addressing aspects of impact on the historic built environment should be submitted along with a specific design statement on the individual insertion or proposal from an architectural perspective addressing those items outlined above.*

*2.10 Notwithstanding the above, the provisions contained within Part (IV) Planning and Development Acts 2000, as amended, regarding architectural heritage and associated character/setting remain in place. Planning Authorities are the primary consent authority in establishing if proposals align with best practice in this area and which design standards are to be used in certain circumstances. Planning Authorities can reference Architectural Heritage Protection – Guidelines for Planning Authorities (DEHLG) and Shaping the Future – Case Studies in Adaptation and Reuse in Historic Urban Environments (DAHG) 2012.*

The Building Height Guidelines provisions in relation to ‘historic environments’ clearly set how development proposals in such areas should be dealt with by the Planning Authority.  The Draft County Development Plan’s BHDG and its policies and objectives support the approach outlined in the Section 28 Ministerial Guidelines relating specifically to increased height in ‘historic environments’.

It is considered, therefore, that provisions, policies and objectives set out in Chapter 5 Section 5.2 and Chapter 9, Section 9.4.4 Additional Retail Floorspace and Sequential Growth Chapter 13 and the South Dublin County’ BHDG (Appendix 10) are sufficient to provide for the intent of the motion.

**Recommendation**

It is recommended that this motion is adopted with amendment *to reflect* that the existing policies and objectives set out in Chapter 5 Section 5.2 and Chapter 9, Section 9.4.4 Additional Retail Floorspace and Sequential Growth Chapter 13 and the South Dublin County’ BHDG (Appendix 10) are sufficient to provide for the intent of the motion.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70896)

### **It was AGREED to take Motion 277 in conjunction with 270**

### **DPM277/0621 Item ID:70898**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

It was proposed by Councillor G. O’Connell, seconded by Councillor L. O’Toole

It shall be an objective of the County Development Plan 2022 - 2028 to have a Local Area Plan drawn up for Palmerstown during the first three years of the plan.

**REPORT:**

The Draft County Development Plan states that Local Area Plans will be prepared for areas where new development requires a co-ordinated approach and in particular for areas that are likely to experience large scale development or that are in need of regeneration.

The Local Area Plans Guidelines for Planning Authorities (2013) advise that the decision to make a Local Area Plan should take cognisance of the degree to which major development is anticipated such as to justify the preparation of a standalone plan, the resource implications and the need to focus resources in using the local area plan process for areas where major alterations to the built environment are anticipated.

Approximately 16% (9483 people) of the projected population growth in the County up to 2028 is anticipated in the wider neighbourhood area of Lucan / Palmerstown/ Adamstown. With an estimated 2,584 units to be delivered in Adamstown alone up to 2028, it is anticipated that growth in the Palmerstown area, which will be focussed on infill and brownfield sites, will be relatively modest.

Recent planning activity in the Palmerstown area includes a grant of permission with conditions by An Bord Pleanála for a Strategic Housing Development (SHD) consisting of 250 no. Build to Rent apartments at lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown,

While it is considered that an objective to prepare a Local Area Plan is not justified at this time, it is considered appropriate to identify potential development sites within Palmerstown and to prepare site briefs to guide their development should an application for planning permission be received.

**Recommendation**

It is recommended that this motion is adopted with amendment to include additional text as a second paragraph in section 5.4.3 of the Plan and a new related objective to read:

*In certain instances, the preparation of site design briefs will be an appropriate tool to provide a design rationale for site development, building design and landscaping elements, ensuring that the proposed development fits within its context. The design brief will demonstrate how the design is guided and informed by good urban design practices. It will provide a clear direction for how the site should develop, including a set of design principles and how these principles will be achieved.*

***QDP14 Objective 3****: To identify potential development sites within Palmerstown and to prepare site design briefs for these sites in order to provide a framework to guide appropriate development including connectivity.*

Following contributions from Councillor G. O’Connell, Ms. Hazel Craigie, Senior Planner responded to queries raised.

The Chief Executive’s recommendation was **AGREED** for both Motions

### **DPM271/0621 Item ID:71248**

Proposed by Councillor F. Timmons, seconded by Councillor G. O’Connell

South Dublin County Development Plan 2016 - 2022 CS6 SLO 3: To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area with a view to the long term viability of the local community. The planning study to commence within 6 months of the adoption of this County Development Plan in May 2016 and to include an analysis of population and housing data. That the current Specific Local Objective CS6 SLO3 pertaining to Brittas Village be expanded to include a further Specific Objective: 'to facilitate the development of a tourist & leisure facility to include accommodation, associated services and activities at Brittas Ponds and surrounding lands thereby guaranteeing the conservation, upkeep and enhancement the area's amenity potential. This will enhance the tourism potential in the area with a view to sustain the long term viability of the local community and will include permissive access routes and heritage trails under the present HCL16 Objective 2 along with access to historic sites in the county under the present HCL16 Objective 4' This tourist based project submission will be supported by a master plan and a biodiversity study of the ponds and immediate area.

**REPORT:**

The motion seeks to add wording to CS6 SLO3 from the current Local Area Plan as follows:

From:

CS6 SLO 3: *To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area with a view to the long-term viability of the local community. The planning study to commence within 6 months of the adoption of this County Development Plan and to include an analysis of population and housing data.*

To:

*To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area, and to* ***facilitate the development of a tourist & leisure facility to include accommodation, associated services and activities at Brittas Ponds and surrounding lands thereby guaranteeing the conservation, upkeep and enhancement the area's amenity potential,*** *with a view to the long-term viability of the local community. The planning study to commence within 6 months of the adoption of this County Development Plan and to include an analysis of population and housing data.*

The contents of the motion are noted alongside the Specific Local Objective from the 2016 County Development Plan. This SLO is not in the CE draft Plan.

Brittas is located in the Dublin Mountains, on the southwestern fringes and close to the border with County Wicklow and is the largest rural village in the County. The village settlement of Brittas is zoned High Amenity – Dublin Mountains (Objective HA-DM) and is strategically located on the N81 national secondary route and continues to experience development pressure; particularly one-off rural housing within the surrounding rural area.  It is acknowledged that the location of the village at the foothills of the Dublin Mountains presents opportunities for tourism development which could support the local economy.

In this regard the plan under EDE Policy 20 objective 2 seeks;

*To support the development of local tourist and heritage trails at suitable locations*

*including across the Dublin Mountains, and between and within Brittas-Saggart-Rathcoole; Clondalkin; Lucan; Newcastle-Lyons; Rathfarnham; and Tallaght and seek to make such trails interactive through the use of sensitive signage and the further development of application software.*

Having regard to the above objective, recognising the potential for the village to be developed as a tourism asset within the County and in order to maintain and enhance the vitality of this rural village it is considered reasonable to accept the aim of the proposed motion and include new wording and a specific local objective within Chapter 5 under section 5.3 Sustainable Rural Neighbourhoods. It would be premature t this time to incorporate within this SLO specific locations for tourism or leisure development and particular use types prior to a study which take account of any environmental constraints as part of the proper planning and sustainable development of the area.

It is therefore considered that the motion be accepted with amendment to insert a new sub-heading for Brittas into the Plan and a new SLO as follows:

New Wording in Section 5.3 of Chapter 5:

**Brittas**

As the largest rural village in the County, Brittas is located in the foothills of the Dublin Mountains, on the southwestern fringes and close to the border with County Wicklow. The village settlement of Brittas is zoned High Amenity – Dublin Mountains (Objective HA-DM).

*Brittas is strategically located on the N81 national secondary route and continues to experience development pressure; particularly one-off rural housing within the surrounding rural area.  Its*location at the Dublin Mountains presents opportunities for tourism development which could support the local economy.

To maintain and enhance the vitality of this rural village it is an aim of this plan to prepare a planning study for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area with a view to the long-term viability of the local community.

And a new objective to be inserted:

***QDP 12 Objective 6:*** *To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism* ***and leisure*** *potential in the area  with a view to* ***maintaining and protecting existing assets and*** *the long-term viability of the local community. The planning* ***and tourism*** *study* ***shall******be prepared within the lifetime*** *of this County Development Plan and* ***shall*** *include an analysis of population and housing data.*

***Recommendation***

It is recommended that the motion be adopted with amendment to read as follows:

**New Section under section 5.3 Sustainable Rural Neighbourhoods:**

**Brittas**

As the largest rural village in the County, Brittas is located in the is located in the foothills of the Dublin Mountains, on the southwestern fringes and close to the border with County Wicklow. The village settlement of Brittas is zoned High Amenity – Dublin Mountains (Objective HA-DM).

Brittas is strategically located on the N81 national secondary route and continues to experience development pressure; particularly one-off rural housing within the surrounding rural area.  Its location at the Dublin Mountains presents opportunities for tourism development which could support the local economy.

To maintain and enhance the vitality of this rural village it is an aim of this plan to prepare a planning study for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area with a view to the long-term viability of the local community.

And to insert a new objective as follows:

***QDP 12 Objective 6:*** *To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism* ***and leisure*** *potential in the area  with a view to* ***maintaining and protecting existing assets and*** *the long-term viability of the local community. The planning* ***and tourism*** *study* ***shall******be prepared within******the lifetime*** *of this County Development Plan and* ***shall*** *include an analysis of population and housing data.*

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71248)

### **It was AGREED to take Motion 274 in conjunction with 271**

### **DPM274/0621 Item ID:71269**

Submitted by Councillor D. Richardson, Councillor Eoin Ó Broin, Councillor F. Timmons, Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor D. Richardson seconded by Councillor A. Edge

That the current (2016 - 2022) Specific Local Objective CS6 SLO3 pertaining to Brittas Village be expanded to include the following: 'to facilitate the development of a tourist & leisure facility to include accommodation, associated services and activities at Brittas Ponds and surrounding lands thereby guaranteeing the conservation, upkeep and enhancement the area's amenity potential. This will enhance the tourism potential in the area with a view to sustain the long-term viability of the local community and will include permissive access routes and heritage trails under the present EDE23 Objective 4 along with access to historic sites in the county under the present EDE23 Objective 6 and public rights of way'. This tourist-based project submission will be supported by a master plan and a biodiversity study of the ponds and immediate area. South Dublin County Development Plan 2016 - 2022 CS6 SLO 3: To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area with a view to the long term viability of the local community. The planning study to commence within 6 months of the adoption of this County Development Plan in May 2016 and to include an analysis of population and housing data.

**REPORT:**

The motion seeks to add wording to CS6 SLO3 from the current County Development Plan as follows:

From:

CS6 SLO 3: *To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area with a view to the long-term viability of the local community. The planning study to commence within 6 months of the adoption of this County Development Plan and to include an analysis of population and housing data.*

To:

*To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area,* ***facilitate the development of a tourist & leisure facility to include accommodation, associated services and activities at Brittas Ponds and surrounding lands thereby guaranteeing the conservation, upkeep and enhancement the area's amenity potential,*** *with a view to the long-term viability of the local community. The planning study to commence within 6 months of the adoption of this County Development Plan and to include an analysis of population and housing data.*

The contents of the motion are noted alongside the Specific Local Objective from the 2016 County Development Plan. This SLO is not in the CE Draft as submitted to Councillors.

Brittas is located in the Dublin Mountains, on the southwestern fringes and close to the border with County Wicklow and is the largest rural village in the County. The village settlement of Brittas is zoned High Amenity – Dublin Mountains (Objective HA-DM) and is strategically located on the N81 national secondary route and continues to experience development pressure; particularly one-off rural housing within the surrounding rural area.  It is acknowledged that the villages location in Dublin Mountains presents opportunities for tourism development which could support the local economy.

In this regard the plan under EDE Policy 20 objective 2 seeks to;

*To support the development of local tourist and heritage trails at suitable locations*

*including across the Dublin Mountains, and between and within Brittas-Saggart-Rathcoole; Clondalkin; Lucan; Newcastle-Lyons; Rathfarnham; and Tallaght and seek to make such trails interactive through the use of sensitive signage and the further development of application software.*

Having regard to the above objective, recognising the potential for the village to be developed as a tourism asset within the County and in order to maintain and enhance the vitality of this rural village it is considered reasonable to accept the aim of the proposed motion and include new wording and a specific local objective within Chapter 5 under section 5.3 Sustainable Rural Neighbourhoods.

It is therefore considered that the motion be accepted with amendment to read as follows:

New Wording:

**Brittas**

As the largest rural village in the County, Brittas is located in the foothills of the Dublin Mountains, on the southwestern fringes and close to the border with County Wicklow. The village settlement of Brittas is zoned High Amenity – Dublin Mountains (Objective HA-DM).

Brittas is strategically located on the N81 national secondary route and continues to experience development pressure; particularly one-off rural housing within the surrounding rural area.  Its location at the Dublin Mountains presents opportunities for tourism development which could support the local economy.

To maintain and enhance the vitality of this rural village it is an aim of this plan to prepare a planning study for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area with a view to the long-term viability of the local community.

**QDP 12 SLO 1:** To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism ***and leisure*** potential in the area  with a view to ***maintaining and protecting existing assets and*** the long-term viability of the local community. The planning ***and tourism*** study ***shall*** ***be prepared within*** ***the lifetime*** of this County Development Plan and ***shall*** include an analysis of population and housing data.

**Recommendation**

It is recommended that the motion be adopted with amendment to read as follows:

**New Section under section 5.3**

**Brittas**

As the largest rural village in the County, Brittas is located in the foothills of the Dublin Mountains, on the southwestern fringes and close to the border with County Wicklow. The village settlement of Brittas is zoned High Amenity – Dublin Mountains (Objective HA-DM).

Brittas is strategically located on the N81 national secondary route and continues to experience development pressure; particularly one-off rural housing within the surrounding rural area.  Its location at the Dublin Mountains presents opportunities for tourism development which could support the local economy.

To maintain and enhance the vitality of this rural village it is an aim of this plan to prepare a planning study for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area with a view to the long-term viability of the local community.

**QDP 12 SLO 1:** To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism ***and leisure*** potential in the area  with a view to ***maintaining and protecting existing assets and*** the long-term viability of the local community. The planning ***and tourism*** study ***shall*** ***be prepared within*** ***the lifetime*** of this County Development Plan and ***shall*** include an analysis of population and housing data.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71269)

Following contributions from Councillor Edge, Timmons and Richardson, Mr. M. Mulhern, Director, responded to queries raised. An **Amendment** to the Motion was proposed by Councillor D. Richardson and seconded by Councillor M. Duff as follows:

QDP 12 SLO 1: A Specific Local objective to support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village and to development of a tourist & leisure facility to include accommodation, associated services and activities at Brittas Ponds and surrounding lands with a view to maintaining and protecting existing assets and the long-term viability of the local community. The planning and tourism study shall be **COMMENCED** within 12 months of the adoption of this County Development Plan and shall include an analysis of population and housing data.

The Chief Executive’s Recommendations **AS AMENDED** were **AGREED.**

### **DPM272/0621 Item ID:71295**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor P. Gogarty and seconded by Councillor G. O’Connell

Insert Policy NCBH 22 SLO: To support, enhance and protect Brittas as a rural village of outstanding natural beauty and to develop its tourism and recreational potential in a sustainable way that will secure the long-term viability of the local community.

**REPORT:**

The motion seeks to add a new SLO to support, enhance and protect Brittas as a rural village and develop it tourism potential for the long-term viability of the local community.

Brittas is located in the foothills of the Dublin Mountains, on the southwestern fringes and close to the border with County Wicklow and is the largest rural village in the County. The village settlement of Brittas is zoned High Amenity – Dublin Mountains (Objective HA-DM) and is strategically located on the N81 national secondary route and continues to experience development pressure; particularly one-off rural housing within the surrounding rural area.  It is acknowledged that the location of the village at the Dublin Mountains presents opportunities for tourism development which could support the local economy.

In this regard the plan under EDE Policy 20 objective 2 seeks to;

*To support the development of local tourist and heritage trails at suitable locations including across the Dublin Mountains, and between and within Brittas-Saggart-Rathcoole; Clondalkin; Lucan; Newcastle-Lyons; Rathfarnham; and Tallaght and seek to make such trails interactive through the use of sensitive signage and the further development of application software.*

Having regard to the above objective, recognising the potential for the village to be developed as a tourism asset within the County and in order to maintain and enhance the vitality of this rural village it is considered reasonable to accept the aim of the proposed motion and include new wording and a specific local objective within Chapter 5 under section 5.3 Sustainable Rural Neighbourhoods.

It is therefore considered that the motion be accepted with amendment to read as follows:

New Wording to be inserted in section 5.3 Sustainable Rural Neighbourhoods of Chapter 5:

**Brittas**

As the largest rural village in the County, Brittas is located in the foothills of the Dublin Mountains, on the southwestern fringes and close to the border with County Wicklow. The village settlement of Brittas is zoned High Amenity – Dublin Mountains (Objective HA-DM).

*Brittas is strategically located on the N81 national secondary route and continues to experience development pressure; particularly one-off rural housing within the surrounding rural area.  Its*location at the Dublin Mountains presents opportunities for tourism development which could support the local economy.

To maintain and enhance the vitality of this rural village it is an aim of this plan to prepare a planning study for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area with a view to the long-term viability of the local community.

And a new objective be inserted in the same section;

***QDP 12 Objective 6:*** *To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism* ***and leisure*** *potential in the area  with a view to* ***maintaining and protecting existing assets and*** *the long-term viability of the local community. The planning* ***and tourism*** *study* ***shall******be prepared within******the lifetime*** *of this County Development Plan and* ***shall*** *include an analysis of population and housing data.*

***Recommendation***

It is recommended that the motion be adopted with amendment to read as follows:

**New Section under section 5.3 Sustainable Rural Neighbourhoods**

**Brittas**

As the largest rural village in the County, Brittas is located in the foothills of the Dublin Mountains, on the southwestern fringes and close to the border with County Wicklow. The village settlement of Brittas is zoned High Amenity – Dublin Mountains (Objective HA-DM).

Brittas is strategically located on the N81 national secondary route and continues to experience development pressure, particularly one-off rural housing within the surrounding rural area.  Its location at the Dublin Mountains presents opportunities for tourism development which could support the local economy.

To maintain and enhance the vitality of this rural village it is an aim of this plan to prepare a planning study for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area with a view to the long-term viability of the local community.

***QDP 12 Objective 6: To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism and leisure potential in the area  with a view to maintaining and protecting existing assets and the long-term viability of the local community. The planning and tourism study shall be prepared within the lifetime of this County Development Plan and shall include an analysis of population and housing data***

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71295)

### The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM273/0621 Item ID:70922**

Submitted by Councillor B. Lawlor, Councillor S. O'Hara

Proposed by Councillor B. Lawlor, seconded by Councillor S. O’Hara

To amend the Draft County Development Plan to provide for a Tourism Study for Brittas

**REPORT:**

Brittas is located in the foothills of the Dublin Mountains, on the southwestern fringes and close to the border with County Wicklow and is the largest rural village in the County. The village settlement of Brittas is zoned High Amenity – Dublin Mountains (Objective HA-DM) and is strategically located on the N81 national secondary route and continues to experience development pressure; particularly one-off rural housing within the surrounding rural area.  It is acknowledged that the location of the village at the Dublin Mountains presents opportunities for tourism development which could support the local economy.

In this regard the plan under EDE Policy 20 objective 2 seeks to;

To support the development of local tourist and heritage trails at suitable locations

including across the Dublin Mountains, and between and within Brittas-Saggart-Rathcoole; Clondalkin; Lucan; Newcastle-Lyons; Rathfarnham; and Tallaght and seek to make such trails interactive through the use of sensitive signage and the further development of application software.

Having regard to the above objective and motion, recognising the potential for the village to be developed as a tourism asset within the County and in order to maintain and enhance the vitality of this rural village it is considered reasonable to accept the aim of the proposed motion and include new wording and a specific local objective within Chapter 5 under section 5.3 Sustainable Rural Neighbourhoods.

It is therefore considered that the motion be accepted with amendment to read as follows:

New Wording to be inserted in section 5.3 Sustainable Rural Neighbourhoods of Chapter 5:

Brittas

As the largest rural village in the County, Brittas is located in the foothills of the Dublin Mountains, on the southwestern fringes and close to the border with County Wicklow. The village settlement of Brittas is zoned High Amenity – Dublin Mountains (Objective HA-DM).

Brittas is strategically located on the N81 national secondary route and continues to experience development pressure, particularly one-off rural housing within the surrounding rural area.  Its location at the Dublin Mountains presents opportunities for tourism development which could support the local economy.

To maintain and enhance the vitality of this rural village it is an aim of this plan to prepare a planning study for Brittas Village, in consultation with local residents, landowners and local

representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area with a view to the long-term viability of the local community.

And a new objective be inserted in the same section;

To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism and leisure potential in the area  with a view to maintaining and protecting existing assets and the long-term viability of the local community. The planning and tourism study shall be prepared within the lifetime of this County Development Plan and shall include an analysis of population and housing data.

**Recommendation**

It is recommended that the motion be adopted with amendment to read as follows:

New Section under section 5.3 Sustainable Rural Neighbourhoods

Brittas

As the largest rural village in the County, Brittas is located in the foothills of the Dublin Mountains, on the southwestern fringes and close to the border with County Wicklow. The village settlement of Brittas is zoned High Amenity – Dublin Mountains (Objective HA-DM).

Brittas is strategically located on the N81 national secondary route and continues to experience development pressure; particularly one-off rural housing within the surrounding rural area.  Its location at the Dublin Mountains presents opportunities for tourism development which could support the local economy.

To maintain and enhance the vitality of this rural village it is an aim of this plan to prepare a planning study for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area with a view to the long-term viability of the local community.

And to insert a new objective:

**QDP 12 Objective 6:** To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism and leisure potential in the area  with a view to maintaining and protecting existing assets and the long-term viability of the local community. The planning and tourism study shall be prepared within the lifetime of this County Development Plan and shall include an analysis of population and housing data.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70922)

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM275/0621 Item ID:70852**

Proposed by Councillor Derren Ó Brádaigh, seconded by Councillor P. Kavanagh

Chapter 5 - QUALITY DESIGN & HEALTHY PLACEMAKING - Policy 7 - Adaptability and Inclusivity (Page 142) Insert New Objective: To support and facilitate local need for adequate numbers of accessible and affordable childcare facilities that promote the '10 Minute Town Concept' providing for services to meet local community need, whilst reducing car dependency and encouraging active travel.

**REPORT:**

The Draft County Development plan includes policies and objectives in relation to childcare services and provision in the County including the following:

“COS 7 Objective 1: To support and facilitate the provision of childcare facilities on well located sites within or close to existing built-up areas, including adjacent to school sites, and within employment areas where the environment is appropriate, consistent with NPO 31 of the NPF.”

In Chapter 5, QDP Policy 5: Connected Neighbourhoods, it is policy to:

“Promote short distance neighbourhoods and strive towards the achievement of 10-minute settlements over the lifetime of the Plan, promoting a more compact development form, sustainable movement, and ease of access to services, community facilities, jobs and amenities.”

It is considered that the policy and objectives outlined above capture the overall aim of the proposed motion and therefore it is considered that the Motion can be adopted with amendment whereby the existing objectives COS 7 Objective 1 and QDP Policy 5 are sufficiently applicable

**Recommendation**

It is recommended that this motion is adopted with amendment *to reflect* that the existing objectives COS 7 Objective and QDP Policy 5 as currently set out in the CE Draft Plan are sufficient to provide for the intent of the motion:

“COS 7 Objective 1: To support and facilitate the provision of childcare facilities on well located sites within or close to existing built-up areas, including adjacent to school sites, and within employment areas where the environment is appropriate, consistent with NPO 31 of the NPF.”

And

COS 5 Objective 7

***“*Promote short distance neighbourhoods and strive towards the achievement of 10-minute settlements over the lifetime of the Plan, promoting a more compact development form, sustainable movement, and ease of access to services, community facilities, jobs and amenities”**

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM276/0621 Item ID:70733**

Proposed by Councillor M. Johansson, seconded by Councillor P. Kavanagh

In Quality Design and Placemaking (5.2.8) to add a new objective QDP10 Objective 3: To recognise the urgent need for increased provision of social and affordable housing to ensure that all residents in South Dublin County have access to a home.

**REPORT:**

It is considered that the proposed objective outlined in this motion is more relevant to Chapter 6 Housing.

In Chapter 6 there are objectives relating to the provision of social and affordable housing such as H1 Objective 4 that states:

“H1 Objective 4: *To provide for social and affordable housing accommodation through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy.*”

It is recommended that the objective proposed in this motion be amalgamated with H1 Objective 4 with this objective to read as follows:

**H1 Objective 4: *To recognise the urgent need for the increased provision of social and affordable housing to ensure that all residents in South Dublin County have access to a home. Such provision shall be made to provide for social and affordable housing accommodation through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy.***

***Recommendation***

It is recommended that this motion is adopted with amendment.

It is recommended that the proposed objective be amalgamated with H1 Objective 4 as follows:

***H1 Objective 4: To recognise the urgent need for the increased provision of social and affordable housing to ensure that all residents in South Dublin County have access to a home. Such provision shall be made through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy***

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM278/0621 Item ID:70933**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor P. Kavanagh, seconded by Councillor L. Donaghy

Quality Design and Healthy Placemaking Motion: Further to a Council Motion passed in July 2017 (Item ID: 54375) this Development Plan reaffirms South Dublin County Council's commitment to a Wood-First policy on publicly-funded buildings and will ensure that new buildings funded or part-funded by the Council will adhere to said policy.

**REPORT:**

The Item ID referred to relates to the following motion which was passed at the Council meeting in July 2017:

*That this Council adopts a ‘Wood First Policy’ to facilitate a culture of wood, by requiring the use of wood as the primary building material where practical in all new and modified South Dublin County Council funded buildings. In a manner, consistent with the Irish Building Regulations, and National / EU sustainability policy objectives that substantially reduce embodied energy and CO2 emissions, which in turn protect our environment. Similar policies exist across the globe, some include the Wood First Act in British Columbia, Japan’s Law No. 36 of 2010 promoting the use of Wood materials for Public Buildings, and closer to home in 2012 Hackney in London became the first Local Authority to promote timber construction in its planning policy.*

In regard to the above the CE Draft Plan sets out provisions in relation to materials, colours and textures as follows in Chapter 5, Section 5.2.9 Materials, Colours and Textures:

QDP Policy 11 Materials, Colours and Textures:

*Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.*

QDP11 Objective 1:

*Require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.*

QDP11 Objective 2:

*Promote the use of structural materials that have low to zero embodied energy and CO2 emissions.*

QDP11 Objective 3:

*Promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.*

Further provisions are set out in Chapter 10, Section 10.2.2 Energy Performance in New Buildings which are also relevant to the proposed motion including the following objectives:

E3 Objective 3:

*To require all new development be designed to take account of the impacts of climate change, and that energy efficiency, energy provision and renewable energy measures are incorporated in accordance with national building regulations and relevant policy and guidelines.*

E2 Objective 4:

*To support and facilitate the actions and targets of the National and South Dublin Climate Action Plans where they relate to private and public buildings in the County.*

The provisions within the draft plan recognise, acknowledge and support the overarching aim of the proposed motion which is to advocate energy efficiency in buildings and promote the use of low-carbon embodied building materials. However, it is considered that QDP11 Objective 2:

*Promote the use of structural materials that have low to zero embodied energy and CO2 emissions* can be amended to read:

*Promote the use of structural materials that have low to zero embodied energy and CO2 emissions* ***and ensure a wood-first*** ***policy on publicly funded buildings funded or part-funded by the Council***

**Recommendation**

It is recommended that this motion is adopted with amendment to QDP11 Objective to read:

***Promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first* *policy on publicly funded buildings funded or part-funded by the Council***

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM279/0621 Item ID:70966**

Proposed by Councillor Alan Hayes, seconded by Councillor G. O’Connell

Chapter 5. P136. Section 5.2.2: Include an objective: QDP3 Objective 4: To ensure that project works by third parties are used as an opportunity to improve the streetscape through joined-up thinking and collaborative approaches on land use, transport and climate action in an effort to maximise benefits with minimum duplication and disruption.

**REPORT:**

In Chapter 5, Section 5.2.5 Public Realm of the CE Draft Plan, the following policy and objectives are set out which are considered to be particularly relevant to the proposed motion:

QDP Policy 6 Public Realm:

*Promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin County.*

QDP6 Objective 1:

*To require that all development proposals, whether in established areas or in new growth nodes, contribute positively to the creation of new, and the enhancement of existing public realm. To demonstrate how the highest quality in public realm design is achieved and how it can be robustly maintained over time (see also Chapter 13 Implementation and Monitoring - design statements and public realm).*

QDP6 Objective 2:

*To support public realm improvements under South Dublin County Council’s Village and Centre enhancement initiatives including those proposed within Architectural Conservation Areas having regard to the Architectural Heritage Protection Guidelines for Planning Authorities (DAHG, 2011) or any subsequent guidelines.*

QDP6 Objective 3:

*To promote and implement environmental and public realm improvements in existing town, village, district and local centres to a high standard and finish to address environmental quality, urban design, safety, identity, and image.*

QDP6 Objective 4:

*Pursue all avenues of funding to secure resources for the enhancement, renewal and regeneration of the public realm of the County’s urban areas.*

It is considered, therefore, that provisions, policies and objectives set out in Chapter 5, Section 5.2.5 of the CE Draft Plan are sufficient to provide for the intent of the motion

**Recommendation**

It is recommended that this motion is adopted with amendment *to reflect* that the provisions set out under Chapters 5, Section 5.2.5 of the CE Draft Plan are sufficient to provide for the intent of the motion.

QDP Policy 6 Public Realm:

*Promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin County.*

QDP6 Objective 1:

*To require that all development proposals, whether in established areas or in new growth nodes, contribute positively to the creation of new, and the enhancement of existing public realm. To demonstrate how the highest quality in public realm design is achieved and how it can be robustly maintained over time (see also Chapter 13 Implementation and Monitoring - design statements and public realm).*

QDP6 Objective 2:

*To support public realm improvements under South Dublin County Council’s Village and Centre enhancement initiatives including those proposed within Architectural Conservation Areas having regard to the Architectural Heritage Protection Guidelines for Planning Authorities (DAHG, 2011) or any subsequent guidelines.*

QDP6 Objective 3:

*To promote and implement environmental and public realm improvements in existing town, village, district and local centres to a high standard and finish to address environmental quality, urban design, safety, identity, and image.*

QDP6 Objective 4:

*Pursue all avenues of funding to secure resources for the enhancement, renewal and regeneration of the public realm of the County’s urban areas.*

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM280/0621 Item ID:71053**

Proposed by Councillor C. King, seconded by Councillor F. Timmons

Chapter 5: Quality Design and Healthy Placemaking - 5.2.2 To amend to include new objective QDP3 Objective 4: "To ensure that higher Buildings in established areas respect the surrounding context and take account of Heights and their impact on Light and the negative impact that may have on existing Communities and their mental Health to ensure we are consistent with regard to Healthy Placemaking (5.2.3)".

**REPORT:**

The Draft County Development Plan has regard to, and is informed by, national and regional objectives and guidance including Section 28 Ministerial guidance and Specific Planning Policy Requirements (SPPRs).

The Development Management Criteria set out in the Urban Development and Building Heights Guidelines for Planning Authorities (2018) states the following:

“At the scale of the Site/ Building:

* The form, massing and height of proposed developments should be carefully modulated so as to ‘maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light’;
* Where a proposal may not be able to fully meet all the requirements of the daylight provisions set out above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out.”

The Building Height and Density Guide for South Dublin, Appendix 10 of Draft County Development Plan, is informed by and aligns with the provisions, guidance and Specific Planning Policy Requirements set out in the Urban Development and Building Heights Guidelines for Planning Authorities (2018) and other relevant Ministerial guidance documents.

The BHDG’s Contextual Analysis Toolkit (Pages 27-42) in relation to ‘Setting’ set out the following requirement for all proposed developments demonstrating increased heights and/or densities:

“The proposal should provide relevant studies addressing any specific requirements that pertain to the development. These studies should illustrate and evaluate the effects of the proposal on the local environment and microclimate (wind tunnel studies, sun path studies, shadowing, privacy and overlooking, pedestrian comfort analysis, etc); address heritage or conservation concerns; etc.”

In respect to ‘Privacy and Amenity’ the BHDG’s Contextual Analysis Toolkit sets out the following key consideration for all proposed developments demonstrating increased heights and/or densities:

“Has the proposal addressed recognised potential impacts of increased height and densities?

* These impacts include view loss, over-shadowing of the street and adjoining properties, monotony of streetwall, and decreased daylight access to adjacent sites. Form, massing and height strategies should be demonstrated that carefully modulate the proposal so as to maximise access to natural daylight, ventilation and views and minimise adverse impacts.”

In the Draft County Development Plan, QDP3 Objective 1 states:

“QDP3 Objective 1: To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 12 Implementation in relation to design statements.”

It is recommended that the wording of QDP3 Objective 1 be amended to include reference to guidance, principles and requirements set out in the South Dublin County’s Building Height and Density Guide (Appendix 10) in order to address the overall aim of this motion.  It is considered that QDP3 Objective 1 should therefore read as follows;

To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in *Chapter 123, Implementation* ***and Monitoring in relation to design statements and to the guidance, principles and requirements set out in the South Dublin County Building Height and Density Guide (Appendix 10).***

**Recommendation**

It is recommended that this motion is adopted with amendment.

To add the following text to QDP3 Objective 1:

**To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in *Chapter 13, Implementation and Monitoring in relation to design statements and to the guidance, principles and requirements set out in the South Dublin County Building Height and Density Guide (Appendix 10).***

Following contributions from Councillor C. King, Mr. M. Mulhern, Director responded to queries raised. An **Amendment** to the Motion was proposed by Councillor L. Dunne and seconded by Councillor M. Duff as follows:

Chapter 5: Quality Design and Healthy Placemaking - 5.2.2 To amend to include new objective QDP3 Objective 4: "To ensure that higher Buildings in established areas respect the surrounding context and take account of Heights and their impact on Light and the negative impact that may have on existing Communities ~~and their mental Health~~ to ensure ~~we are consistent~~ consistencies with regard to Healthy Placemaking (5.2.3)".

The Motion **AS AMENDED** WAS **AGREED.**

### **DPM281/0621 Item ID:71054**

Proposed by Councillor C. King and seconded by Councillor M. Duff

Amend to include additional Objective: QDP6 Objective 5: To ensure that all new Developments but particularly Apartment Developments were gardens don't form part of the home, make provision for sufficient Public Realm space to enable the Community to enjoy a healthy living environment outdoors but within the boundaries of the Development and that no new Development whether it be private or social creates a Development that downgrades the Public Realm to an extent that it is insufficient to serve as a Healthy place to live mentally and physically.

**REPORT:**

Standards in relation to the quality of residential development including private open space, dwelling unit sizes, privacy and aspect are set out under Chapter 6 Housing and Chapter 13, Implementation and Monitoring of this Plan. Public open space requirements and standards are dealt with in Chapter 8, Community Infrastructure and Chapter 13, Monitoring and Implementation.

In Chapter 5, Section 5.2.5 it states:

“A primary aim of this plan is to promote the provision of a high-quality public realm identifying the need for the enhancement of existing and provision of new additional civic and public spaces and parks, through a hierarchy of spaces (See Chapter 8 section 8.7.1).”

Furthermore, QDP6 Objective 1 states:

“*To require that all development proposals, whether in established areas or in new growth nodes, contribute positively to the creation of new, and the enhancement of existing public realm. To demonstrate how the highest quality in public realm design is achieved and how it can be robustly maintained over time* (see also Chapter 13 Implementation and Monitoring - design statements and public realm).”

In respect to open spaces associated with residential developments or ‘Smaller Residential Open Spaces’ Chapter 8, Table 8.1 states:

“These smaller open spaces are up to 0.2ha (2000sq m) in size. They are usually provided as the smaller areas of public open space within a residential development but do not include grass verges, narrow strips of planting or incidental or ‘left over’ open space. They provide informal play/ recreation activities usually for smaller children and have a visual and social function also. ‘Amenity Green Spaces’ as defined in the Parks and Open Space include smaller residential open spaces. All homes should be within 100m of this or another type of accessible open space. No contributions in lieu will be acceptable.”

Therefore, it is considered that the motion is addressed by provisions set out in the Draft County Development

**Recommendation**

It is recommended that this motion is adopted with amendment *to reflect* that the provisions set out in Chapter 5 Quality Design and Healthy Placemaking section 5.2.5, QDP6 Objective 1 and the provisions set out in Chapter 8 table 8.1 relating to smaller open space areas as currently set out in the CE Draft Plan are sufficient to provide for the intent of the motion:

The Motion **AS PUT** was **AGREED.**

### **DPM282/0621 Item ID:71068**

Proposed by Councillor F. Timmons, seconded by Councillor M. Duff

All 9 Traditional village centres should be vibrant and sustainable neighbourhood centres. Request for a village design statement for Tallaght village, in the County Town.

**REPORT:**

The motion as proposed seeks the following:

(i) Calls for all 9 Traditional village centres to be vibrant and sustainable neighbourhood centres.

(ii) Request for a village design statement for Tallaght village, in the County Town.

In relation to part (i), the following policies and objectives as set out in Chapter 5, in particular Section 5.2 Successful and Sustainable Neighbourhoods, Section 5.2.2 Context and Section 5.3.2 Healthy Placemaking of the CE Draft Plan, relate to creating vibrant and sustainable neighbourhood centres while also protecting the unique character and setting of an area:

QDP1 Objective 3:

*Protect the quality, ambiance, vibrancy and vitality of urban centres by promoting an appropriate mix of complementary and compatible day and night-time uses, including commercial, recreational, civic, cultural, leisure and residential uses.*

QDP1 Objective 4:

*Reinforce the network of urban centres as the appropriate locations for new mixed-use development, ensuring that the existing context including identified built and natural assets, urban design, integration and potential for connectivity fully inform development.*

QDP1 Objective 5:

*Promote the re-development of underutilised Local Centres within the County as new mixed use neighbourhood hubs continuing to provide for local retail and services in a manner which respects and consolidates the existing urban character of these areas ensuring quality of design, integration and connections to the surrounding areas.*

Policy QDP3 Neighbourhood Context:

*Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.*

QDP3 Objective 1:

*To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 13 Implementation and Monitoring in relation to design statements.*

Policy QDP4 Healthy Placemaking:

*Promote the delivery of neighbourhoods that are attractive, connected, vibrant and well functioning places to live, work, visit, socialise and invest in.*

QDP4 Objective 1:

*To deliver successful and sustainable neighbourhoods that are attractive, connected, vibrant and well-functioning through high quality design and healthy placemaking in a manner which reduces the need to travel, facilitates a mix of uses and the efficient use of land and infrastructure in line with the provisions of NPO 4 and 26 of the NPF and RPO’s 6.12, 9.10 and 9.11 of the RSES.*

In relation to part (ii), the CE Draft Plan does not include any specific objectives to carry out a Village Design Statement in respect to Tallaght village or any other village/urban centres with the policies and objectives set out in regard to quality design and healthy placemaking being applicable to all areas in the County.

The CE Draft Plan places a significant focus on Quality Design and Healthy Placemaking including comprehensive guidance, policies, objectives and provisions in Chapter 5 including the following:

QDP6 Objective 1:

*To require that all development proposals, whether in established areas or in new growth nodes, contribute positively to the creation of new, and the enhancement of existing public realm. To demonstrate how the highest quality in public realm design is achieved and how it can be robustly maintained over time (see also Chapter 13 Implementation and Monitoring - design statements and public realm).*

QDP6 Objective 2:

*To support public realm improvements under South Dublin County Council’s Village and Centre enhancement initiatives including those proposed within Architectural Conservation Areas having regard to the Architectural Heritage Protection Guidelines for Planning Authorities (DAHG, 2011) or any subsequent guidelines.*

QDP6 Objective 3:

*To promote and implement environmental and public realm improvements in existing town, village, district and local centres to a high standard and finish to address environmental quality, urban design, safety, identity, and image.*

QDP6 Objective 4:

*Pursue all avenues of funding to secure resources for the enhancement, renewal and regeneration of the public realm of the County’s urban areas.*

In addition, the CE Draft Plan sets out guidance and principles to support quality design and health placemaking within the public realm at both ‘Site Level’ and ‘Neighbourhood Level’ (Chapter 13, Section 13.4.4).

Furthermore, Chapter 12 Neighbourhoods collates the key objectives relevant to each particular neighbourhood area which when combined will contribute towards the achievement of compact and sustainable neighbourhoods within the County of South Dublin in line with the provisions of Chapter 5, Section 5.3 Delivering Sustainable Neighbourhoods ‘The Plan Approach’.

In addition, it should be noted that the Tallaght Town Centre Local Area Plan adopted in 2020 sets out provisions, policies and objectives specifically relating to Tallaght village, in particular Chapter 3.0 Neighbourhoods, Section 3.4 The Village.

It is considered, therefore, that provisions, policies and objectives set out in Chapter 5 of the CE Draft Plan, in particular Section 5.2 Successful and Sustainable Neighbourhoods, Section 5.2.2 Context and Section 5.3.2 Healthy Placemaking are sufficient to provide for the intent of the part (i) of the motion as proposed.

It is considered, therefore, that provisions, policies and objectives set out in Chapter 5, Section 5.2.5 and Section 5.3, Chapter 12 and Chapter 13, Section 13.4.4 of the CE Draft Plan and the adopted Tallaght Local Area Plan are sufficient to provide for the intent of part (ii) of the motion as proposed.

**Recommendation**

It is recommended that this motion is adopted with amendment *to reflect* that:

(i) Provisions, policies and objectives set out in Chapter 5 of the CE Draft Plan, in particular Section 5.2 Successful and Sustainable Neighbourhoods, Section 5.2.2 Context and Section 5.3.2 Healthy Placemaking are sufficient to provide for the intent of the part (i) of the motion as proposed which calls for all 9 Traditional village centres to be vibrant and sustainable neighbourhood centres.

(ii) Provisions, policies and objectives as currently set out under Chapter 5, Section 5.2.5 and Section 5.3, Chapter 12 and Chapter 13, Section 13.4.4 of the CE Draft Plan are sufficient to provide for the intent of the motion which is a request for a village design statement for Tallaght village, in the County Town.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71068)

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation

### **DPM283/0621 Item ID:71081.**

Proposed by Councillor F. Timmons, seconded by Councillor M. Duff

SLO in the County Development Plan to ensure that high quality design is deployed in all County Town projects (public and private). The design should acknowledge the historic profile of Tallaght and it's geography. The design should not become overly monotonous and uniform rows of overly urban massed block buildings. It should be broken up by use of materials, shapes, architectural features and interest.

**REPORT:**

The proposed motion is for a Specific Local Objective (SLO) in the County Development Plan to ensure that high quality design is deployed in all County Town projects (public and private).

In respect to this motion, Chapter 5, Section 5.2.2 Context of the CE Draft Plan and the provision, policy and objectives set out therein are considered to be particularly relevant:

QDP Policy 3 Neighbourhood Context:

*Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.*

QDP3 Objective 1:

*To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the*

*provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 13 Implementation and Monitoring in relation to design statements.*

QDP3 Objective 2:

*To protect and conserve the special character of the historic core of the villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of each village informs the design approach to new development and renewal, recognising the particular character context in Architectural Conservation Areas (ACAs).*

QDP3 Objective 3:

*To promote design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale, form and external finishes.*

QDP Policy 7 High Quality Design – Development General

*To promote and facilitate development which incorporates exemplary standards of high-quality,*

*sustainable and inclusive urban design, urban form and architecture.*

QDP7 Objective 1: *To actively promote high quality design through the policies and objectives which form the ‘The Plan Approach’ to creating sustainable and successful neighbourhoods and through the implementation of South Dublin’s Building Height and Density Guide.*

The CE Draft Plan’s County policies, objectives and provisions, including South Dublin County’s BHDG (Appendix 10), align with national and regional objectives and have regard to and are informed by all relevant Ministerial Guidance documents (and any amendments thereof) and Specific Planning Policy Requirements contained therein.

The Building Height Guidelines provisions in relation to ‘historic environments’ set out how development proposals in such areas should be dealt with by the Planning Authority. The Draft County Development Plan’s BHDG and its policies and objectives support the approach outlined in the Section 28 Ministerial Guidelines relating specifically to increased height in ‘historic environments’.

In respect to implementation of policy relating to quality design and health placemaking, Chapter 13, Section 13.4.2 Design Considerations and Statements, sets out the following requirements:

‘The Plan Approach’ Compliance Report:

Applications for new development shall be accompanied by a statement from a suitably qualified person detailing how ‘the plan approach’ has been taken into consideration and incorporated into the design of the development, including the materials and finishes proposed, and demonstrating how the eight overarching principles for the achievement of successful and sustainable neighbourhoods have been addressed which are:

* The Context of an area (Character/Infrastructure –GI/Natural/Physical)
* Healthy Placemaking
* Connected Neighbourhoods
* Public Realm
* The Delivery of High-Quality and Inclusive development
* Appropriate Density and Building Heights
* Mix of dwelling types
* Materials, Colours and Textures.

The principles set out above shall be demonstrated through the submission of a report clearly detailing how careful consideration has been given to each element within the context and character of a site including analysis and integration in so far as possible of natural, cultural and built heritage and key green infrastructure elements in line with the policies and objectives set out in Chapters 3 and 4 of this Plan. In addition, all planning applications for development must demonstrate how the proposal constitutes a positive urban design response to the local context and how it contributes to placemaking and the identity of an area.

Design Statements:

In line with the provisions of Policy QDP7 Objective 1, all medium to-large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq.m. or as otherwise required by the Planning Authority) shall be accompanied by a Design Statement. The Design Statement should address contextual and urban design issues and clearly explain the design process, the design options considered and the rationale behind the adopted design development strategy.

* It is considered, therefore, that provisions, policies and objectives s A detailed analysis of the proposal and statement based on the 12 design criteria set out in the ‘Urban Design Manual’ (2009) and reflected in the South Dublin County Council’s Building Height and Design Guide [as follows:]
* Detailed design including materials and external finishes should have regard to the policy, objectives and provisions of the South Dublin County Development Plan 2022-2028. In particular the guidance, and performance-based design criteria set out in the South Dublin County Height and Density Guide must be incorporated with due regard being had to relevant Ministerial Guidelines including the ‘Urban Design Manual’ (2009); ‘Sustainable Residential Development in Urban Areas’ (2009); ‘Urban Development and Building Height – Guidelines for Planning Authorities’ (2018); and ‘Design Standards for New Apartments – Guidelines for Planning Authorities’ (2018).
* A statement or Quality Audit addressing street design as outlined within the Design Manual for Urban Roads and Streets.

All planning applications for development must demonstrate how the proposal constitutes a positive urban design response to the local context and how it contributes to placemaking and the identity of an area. This should form part of ‘The plan approach’ statement demonstrating how the eight principles for sustainable and successful neighbourhood development have been addressed and responded to in the development proposal.

It is recommended that this motion is adopted with amendment to reflect that the provisions set out under Chapter 5, in conjunction with the South Dublin County’s BHDG (Appendix 10) and Chapters 13, Section 13.4.2 4 are sufficient to provide for the intent of this motion

**Recommendation**

It is recommended that this motion is adopted with amendment *to reflect* that the provisions, policies and objectives as currently set out under Chapter 5, in conjunction with the South Dublin County’s BHDG (Appendix 10) and Chapters 13, Section 13.4.2 4 are sufficient to provide for the intent of this motion.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71081)

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation

### **DPM284/0621 Item ID:71101**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

It was proposed by Councillor A. Edge, seconded by Councillor M. Duff

Re Height Guide Appendix 10: In respect of any proposed development in which this Council is not the planning authority but is invited to prepare a report, any departures within the proposed development from the guidance set out in Appendix 10 shall be clearly highlighted in the report.

**REPORT:**

The proposed motion seeks to ensure that reports prepared as part of any development proposal clearly highlight how the proposed development deviates from the guidance set out in Appendix 10 ‘The South Dublin Building Height and Density Guide’.

The submission of a Design Statement is required with all applications for development consisting of 30 + residential units, commercial development over 1,000 sq.m. or as otherwise required by the Planning Authority. The Design Statement must address certain requirements which are set out in the Draft County Development Plan. It is considered that the proposed motion would be an appropriate addition to the provisions set out in the Draft Plan.

**Recommendation**

It is recommended that this motion is adopted with amendment.

Insert additional wording (in italics/underlined) to the following objectives:

(5.2.7 Density and Building Heights)

QDP8 Objective 1:

*Assess development proposals in accordance with the Building Height and Density Guide set out in Appendix 10 of this Development Plan and associated planning guidelines. In this regard, all medium to large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq.m. or as otherwise required by the Planning Authority) shall be accompanied by a ‘Design Statement’. The Design Statement shall include, inter alia, a detailed analysis of the proposal and statement based on the guidance, principles and performance-based design criteria set out in the South Dublin County’s Height and Density Guide.* ***Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement.***(See Chapter 13 Implementation and Monitoring)

13.4.2 Design Considerations and Statements

Design Statements:

In line with the provisions of Policy QDP7 Objective 1, all medium to-large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq.m. or as otherwise required by the Planning Authority) shall be accompanied by a Design Statement. The Design Statement should address contextual and urban design issues and clearly explain the design process, the design options considered and the rationale behind the adopted design development strategy. A Design Statement should consist of:

A detailed analysis of the proposal and statement based on the 12 design criteria set out in the ‘Urban Design Manual’ (2009) and reflected in the South Dublin County Council’s Building Height and Design Guide [as follows:]

Detailed design including materials and external finishes should have regard to the policy, objectives and provisions of the South Dublin County Development Plan 2022-2028. In particular the guidance, and performance-based design criteria set out in the South Dublin County Height and Density Guide must be incorporated with due regard being had to relevant Ministerial Guidelines including the ‘Urban Design Manual’ (2009); ‘Sustainable Residential Development in Urban Areas’ (2009); ‘Urban Development and Building Height – Guidelines for Planning Authorities’ (2018); and ‘Design Standards for New Apartments – Guidelines for Planning Authorities’ (2018).

A statement or Quality Audit addressing street design as outlined within the Design Manual for Urban Roads and Streets.

* **Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement.**

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation

### **DPM285/0621 Item ID:71102**

Submitted by Councillor C. O'Connor, Councillor D. O’Donovan, Councillor E. Murphy, Councillor E. O'Brien, Councillor Shane Moynihan, Councillor T. Costello, Councillor T. Gilligan, Councillor Yvonne Collins

Proposed by Councillor Y. Collins, Seconded by Councillor C. O’Connor

**QDP 8 Objective 2**Noting that there is no longer a numerical restriction on height, the criteria now being what is “contextually appropriate” to be decided on a case by case basis, that what is contextually appropriate in terms of height should not be determined or affected in any way by the location of a nearby SHD – **to take this out and move it to Quality Design and Healthy Placemaking QDP 8 as a new objective 2, with the rest of the objectives there renumbered accordingly.**

**REPORT:**

It is taken that as an objective the motion would read ‘To ensure that what is contextually appropriate in terms of height should not be determined or affected in any way by the location of a nearby SHD’.

Issues relating to precedent are referred to in the South Dublin County’s BHDG in Section 3.1 Building height terminology. It states:

(Section 3.1)

“Amplified Heights:

There may be existing buildings or parts of buildings within the streetscape or neighbourhood that deviate from the prevailing height but not to such an extent as to be considered a significant, or non-thematic, variation. Often, these amplified heights reflect design strategies by which the buildings seek to make a positive contribution to the variety and visual interest of the streetscape. In some instances, parts of the building may be vertically expressed or ‘popped-up’ to aid in legibility and wayfinding at the local level. Such instances of amplified height do not necessarily denote a contextual precedent to which new developments can respond in kind with increased heights.”

It i**s** further stated in Section 3.1: Contextual Heights

While the prevailing height is the general measure of heights in the surrounding area, the analysis of contextual height will include and identify all of the variations in apparent height and amplified heights that are relevant to any rationale for or justification of increased building heights in a new development. From such an analysis, it might be seen that there are buildings present that are significantly taller than the prevailing heights. Some of these buildings will likely be the result of historical accidents; equally, some might be performing an intended role within the local environment. These will require careful consideration within the urban analysis as their presence alone does not connote an emerging context of increased heights or a precedent for individual increase of development heights. A comprehensive analysis of prevailing and thematic heights and the function and location of variations to these within the urban area will result in an understanding of the contextual height of the receiving environment of the proposed development.”

The Context Driven approach to height, as set out in the Draft Plan, relates to the existing built form only.

Planning reports must include a review of the relevant site history and any relevant planning activity within the surrounding area as part of any assessment. The Contextual Analysis Toolkit is based on the receiving environment for the development and existing surrounding built form, taking into account the prevailing height, thematic height, contextual height and any existing instances of amplified height within an area. In addition, the BHDG sets out criteria in relation to the provision of landmark buildings which are separated into three categories – Primary Landmarks, Secondary Markers and Local Markers.

Having regard to the above, it considered that the proposed motion be amended to read as follows:

Insert the following paragraph after the paragraph ending “…taller or high/ higher buildings.” on page 146:

***The context driven approach to height in the County will be based on and informed by the receiving environment and surrounding built form having regard to the provisions of the South Dublin County’s BHDG and in particular the Contextual Analysis Toolkit***

 **Recommendation**

It is recommended that this motion is adopted with amendment.

Insert the following paragraph after the paragraph ending “…taller or high/ higher buildings.” on page 146:

***The context driven approach to height in the County will be based on and informed by the receiving environment and surrounding built form having regard to the provisions of the South Dublin County’s BHDG and in particular the Contextual Analysis Toolkit.***

Following contributions from Councillor Y. Collins, Mr. M. Mulhern, Director, responded to queries raised. An Amendment to the Motion was proposed by Councillor S. Moynihan and seconded by Councillor E. Murphy as follows:

**The context driven approach to height in the County will be based on and informed by the receiving environment and surrounding built form having regard to the provisions of the South Dublin County’s BHDG and in particular the Contextual Analysis Toolkit. The presence of permitted development(s) in the surrounds, whilst a planning consideration, does not on its own, connote an emerging context of increased heights or a precedent for individual increases of development heights**

The Motion **AS AMENDED** was **AGREED.**

### **DPM286/0621 Item ID:71115**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge and seconded by Councillor M. Duff

Any development on the two yellow RES lands abutting the Rural Zone at Map 9 shall be designed, located, scaled and serviced in a manner that does not detract from the character and landscape of the receiving environment bearing in mind it's proximity to the HA DM zone.

**REPORT:**

The motion as proposed is that the two yellow RES lands abutting the Rural Zone at Map 9 shall be designed, located, scaled and serviced in a manner that does not detract from the character and landscape of the receiving environment bearing in mind it's proximity to the HA DM zone.

It is understood that the lands referred to in this motion relate to Killinarden and the lands within the western part of the Ballycullen-Oldcourt LAP.

The lands at Killinarden were the subject of an approved Council bid for support from the Department of Housing, Planning and Local Government under the Serviced Sites Fund for the delivery of an indicative 300 affordable homes. Housing provision within identified lands at Killinarden will accommodate up to 500 homes in South Dublin on Local Authority lands. The scheme will provide up to 300 affordable houses and the development will also include a new community centre and sports pavilion to meet the community and sporting needs of residents.

The Killinarden housing and community facilities project at Killinarden is currently out to tender until 12th July 2021. Evaluation of Tenders to be completed and awarded by the end of August 2021. Presentation of preferred bidder to Councillors in September / October 2021. Following agreement, the proposal to be submitted for planning.

The lands at Ballycullen-Oldcourt are part of an existing LAP. The LAP contains strong policy in relation to the design and density of development relative to the contours of the lands. recognising their location at the lower levels of the Dublin Mountains.

The CE Draft Plan, Chapter 5, Section 5.2.7 Density and Building Heights in conjunction with the South Dublin County Building Height and Density Guide (BHDG) set out in Appendix 10 support a ‘Context Driven Approach to Height’ and sets out best practice guidance and principles including a comprehensive and detailed Contextual Analysis Toolkit.  The Plan also contains policy and objectives, in particular QDP13 Objective 1 in Chapter 5 which supports a plan led approach ensuring that development conforms to LAPs.

In addition, Chapter 13, Section 13.1.1 Land-Use Zoning Tables of the Draft County Development Plan states:

*(iv) Transitional Areas*

*Abrupt transitions in scale and use should be avoided adjacent to the boundary of land use zones. Development proposals in transition areas should seek to avoid development that would be detrimental to the amenities of the contiguous zone. For example, regard should be had to the use, scale and density of development proposals in zones abutting residential or rural areas in order to protect residential or rural amenity, as appropriate.*

***Recommendation***

*It is recommended that this motion is adopted with amendment to reflect that the provisions set out in the CE Draft Plan, in particular under Chapter 5 in conjunction with the South Dublin County BHDG (Appendix 10) and Chapter 13, Section 13.1.1 Land-Use Zoning Tables of the CE Draft Plan are sufficient to provide for the intent of the motion.*

Following contributions from Councillors A. Edge, C. King, G. O’Connell, Ms. H. Craigie, Senior Planner responded to queries raised.

The Motion was **AGREED**

### **DPM287/0621 Item ID:71120**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge, seconded by Councillor M. Duff

That the portions of those lands zoned yellow RES between Stocking Avenue, Ballycullen Rd and the M50 (Map 10) which lie above the 120m contour be considered not suitable for high density development.

**REPORT:**

The subject lands referred to in the proposed motion are currently zoned RES-N in the 2016-2022 CDP and form part of the Ballycullen – Oldcourt Local Area Plan (2014) which has been extended to June 2024.

The Ballycullen – Oldcourt Local Area Plan, adopted by the Council, sets out provisions relating to the LAP lands.  Due to major constraints presented by utility line wayleaves, extant planning permissions and steep areas of topography, the LAP lands are categorised into three types of development areas: Highly Constrained, Partially Constrained or Relatively unconstrained.

Partially constrained areas are described in Section 4.3.3 as follows:

(4.3.3 Partially Constrained Areas)

*The partially constrained areas relate largely to the upper slopes along the southern fringe of the Dublin Mountains where there is a relatively steep topography and the lands become visually prominent. Gradients range between 1:16 and 1:6 and would be difficult to develop at standard densities without the use of extensive engineering solutions such as retaining walls, shoring, embankments and cut platforms. Development of these lands could therefore have a significant impact on the context, landscape and setting of the Dublin Mountains including panoramic views, the transition between countryside and suburbs, heritage features and the natural slope and drainage of the area. On the western side of the Plan Lands the partially constrained areas occur mostly above the 108 metre contour to the south of the watermains with the exception of a steep section of lands located just above the 100 metre contour along Oldcourt Road to the south-west of Beechdale and lands adjacent to Bohernabreena Road. On the eastern side of the Plan Lands such areas occur largely above the 100 metre contour to the south of Stocking Avenue with the exception of a steep area of land to the north and south of the Stocking Hill Traveller Accommodation Site.*

A map (Fig 4.1 Development Areas Rationale/ page 20 of the LAP) indicates the three development areas.

The LAP also denotes three types of ‘Character’ or ‘Landscape’ areas within the LAP lands.  They are: Lower Slope Lands; Mid Slope Lands; Upper Slope Lands.

Upper Slope Lands are described in Section 4.6.3 of the LAP as follows:

(4.6.3 Upper Slope Lands)

*The upper slopes generally correspond with the Partially Constrained Areas described in the Development Areas Rationale. These lands comprise the most elevated and visually prominent areas of the Plan Lands, which rise towards and beyond the 120 metre contour.*

Table 5.4 of the LAP sets out Required Densities under each Landscape Area:

*Lower Slope Lands – 32-38 dwellings (Net Average Density per Ha)*

*Mid Slope Lands – 22-28 dwellings (Net Average Density per Ha)*

*Upper Slope Lands – 12-18 dwellings ((Net Average Density per Ha)*

A description of the required density is also provided as summarised below:

5.4.4 Lower Slope Lands

*The dwelling mix within the Lower Slope Lands should reflect nearby residential development and consist of medium to low density suburban housing.*

5.4.5 Mid Slope Lands

*The density of development in this area should reflect the transition towards the upper slopes and mountain fringe. Residential development should comprise lower density dwelling types on larger plots that reduce the potential impact on the topography of the landscape.*

5.4.6 Upper Slope Lands

*The density of development in this area should be greatly reduced in order to protect the landscape and setting of the Dublin Mountains including its rural hinterland and maintain a suitable transition from the suburbs to the countryside. Development should comprise low-rise dwellings situated on relatively large plots. Very low density development akin to rural housing should allow for flexible design solutions and layouts that minimise visual and topographical impacts.*

*In Section 5.4.3 Dwelling Mix of the LAP it also explicitly states the following:*

*(Section 5.4.3 Dwelling Mix)*

*Apartment and duplex units are not permissible on the Upper Slopes of the Plan Lands.*

 With regard to the above, the Planning Authority considers that the adopted LAP is an appropriate land use plan for the area and that the identified densities is an appropriate response to the context.

 In this regard, it is considered that the proposed motion – which is to include provision in the CE Draft Plan that the portions of those lands zoned yellow RES between Stocking Avenue, Ballycullen Rd and the M50 (Map 10) which lie above the 120m contour be considered not suitable for high density development – would be inconsistent with the provisions set out in the LAP which has been subject to a detailed analysis and allows for *very low density development* but explicitly states that *apartment and duplex units are not permissible on the Upper Slopes of the Plan Lands.*

 Section 5.4.1 of the draft Plan contains objectives on LAPs. It is considered that QDP 13 Objective 1 which reads:

*To support a plan led approach through Local Area Plans in identified areas by ensuring that development complies with the specific local requirements of the Local Area Plan, having regard to the policies and objectives contained in the Development Plan and ministerial guidelines.*

 It is considered that, given the detail of the relevant Ballycullen-Oldcourt LAP that the above objective reflects the intent of the motion.

**Recommendation**

It is recommended that this motion is adopted with amendment to reflect that Objective QDP 13 Objective 1 allows for the intent of the motion:

*To support a plan led approach through Local Area Plans in identified areas by ensuring that development complies with the specific local requirements of the Local Area Plan, having regard to the policies and objectives contained in the Development Plan and ministerial guidelines*

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71120)

Following contributions from Councillor A. Edge, C. King and G. O’Connell, Ms. H. Craigie, Senior Planner, responded to queries raised. An Amendment to the Motion was proposed by Councillor P. Kavanagh and seconded by Councillor T. Gilligan as follows:

**That the provisions of the Oldcourt Area Plan in respect of the steep topography in those lands zones yellow RES between Stocking Lane, Ballycullen Rd and the M50 (Map 10) remain in force during the lifetime of this Plan having regard to ministerial guidelines.**

The Motion as **AMENDED** was **AGREED**.

### **DPM288/0621 Item ID:71312**

Submitted by Councillor C. O'Connor, Councillor D. O’Donovan, Councillor E. Murphy, Councillor E. O'Brien, Councillor Shane Moynihan, Councillor T. Costello, Councillor T. Gilligan, Councillor Yvonne Collins

Proposed by Councillor C. O’Connor, seconded by Councillor T. Costello

To amend the Development Plan at Chapter 5, QDP1 to include a new objective 'Audit the existing urban centres and neighbourhoods in the County with a view to ensuring that they meet the eight key design principles outlined in this Chapter'

**REPORT:**

While the aim of motion is welcomed, to carry out an audit of all urban centres and neighbourhoods in the County with a view to ensuring that they meet the eight key design principles outlined in Chapter 5 would require significant resourcing. The proposed motion is an operations matter which is beyond the scope of the County Development Plan.

 Section 5.2.1 The Delivery of Sustainable Neighbourhoods ‘The Plan Approach’ is to ensure that all development is designed and developed around the eight principles so that every opportunity is harnessed to drive and support the vision for South Dublin to create attractive, connected and functional places to live, work, visit, socialise and invest in. Such provisions are applicable to all Urban Centres within the County with QDP1 Objective 5: Promote the re-development of underutilised Local Centres within the County as new mixed use neighbourhood hubs continuing to provide for local retail and services in a manner which respects and consolidates the existing urban character of these areas ensuring quality of design, integration and connections to the surrounding areas.

 Having regard to the aim of the proposed motion it is considered that it could be adopted with amendment whereby QDP1 Objective 5 would be amended as follows:

 From:

 QDP1 Objective 5:

*Promote the re-development of underutilised Local Centres within the County as new mixed use neighbourhood hubs continuing to provide for local retail and services in a manner which respects and consolidates the existing urban character of these areas ensuring quality of design, integration and connections to the surrounding areas.*

To:

 QDP1 Objective 5:

*Promote the re-development of underutilised Local Centres within the County as new mixed use*

*neighbourhood hubs continuing to provide for local retail and services in a manner which respects and consolidates the existing urban character of these areas ensuring* ***adherence to the eight key design principles in ‘The Plan Approach’ including*** *quality of design, integration and connections to the surrounding areas.*

***Recommendation***

*It is recommended that this motion is adopted with amendment to QDP1 Objective 5 to read:*

 QDP1 Objective 5:

*Promote the re-development of underutilised Local Centres within the County as new mixed use neighbourhood hubs continuing to provide for local retail and services in a manner which respects and consolidates the existing urban character of these areas ensuring* ***adherence to the eight key design principles in ‘The Plan Approach’ including*** *quality of design, integration and connections to the surrounding areas.*

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM289/0621 Item ID:71328**

Proposed by Councillor L. Dunne, seconded by Councillor P. Kavanagh

Chapter 5: 5.5.2 Context: New Objective QDP3 Objective 4: To ensure that the naming of any new residential development will reflect the local & historical area while also incorporating the Irish Language.

**REPORT:**

The motion seeks to ensure that the naming of any new residential development will reflect the local & historical area while also incorporating the Irish Language.

In this regard Chapter 3 Policy 17 Objective 3 should be noted which read as follows:

NCBH 17 Objective 3: To continue to promote use of the Irish language in the naming of new residential developments.

It is considered that the policy and objectives outlined above capture the overall aim of the proposed motion and therefore it is considered that the Motion can be adopted with amendment to reflect the existing objectives NCBH 17 Objective 3.

It is also noted that motion 71628 sought and was recommended to amend NCBH 17 Objective 4 to read as follows: ‘To promote local heritage by supporting names for new residential developments that reflect the local and historical context of their siting and include the Irish Language’

**Recommendation:** It is recommended that this motion is adopted with amendment to reflect that the existing objective NCBH 17 Objective 3 as currently set out in the CE Draft Plan is sufficient to provide for the intent of the motion:

NCBH 17 Objective 3: To continue to promote use of the Irish language in the naming of new residential developments.

And

NCBH 17 Objective 4 to read as follows: ‘To promote local heritage by supporting names for new residential developments that reflect the local and historical context of their siting (as may be amended)

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation**.**

### **DPM290/0621 Item ID:71383**

Proposed by Councillor Shane Moynihan, seconded by Councillor M. Duff

To amend the Development Plan to include a new objective in Chapter 5 - QDP 6 Objective 7 "to ensure that all boundary walls will be of similar height where they are bordered on either side by a public footpath or an area that is taken-in-charge"

**REPORT:**

The motion seeks to include a new objective under Policy QDP 6 which would read as follows:

"To ensure that all boundary walls will be of similar height where they are bordered on either side by a public footpath or an area that is taken-in-charge"

It should be noted that the Planning and Development Regulations 2001 (as amended) sets out exempted development provisions in relation to boundary treatments within the curtilage of a house including maximum overall height. Any such exemptions would take precedent over CE Draft Plan policy in this regard. In addition, certain development sites may require slight variations in boundary walls due to topographic issues. Nevertheless, the aim of the motion is noted, and it is considered that an amended version of the motion would be acceptable to read as QDP 6 Objective 7:

To ensure, in so far as is practical, that all boundary walls in new residential developments are of a similar height where they are bordered on either side by a public footpath or an area that has been or is due to be taken-in-charge.

**Recommendation:**

It is recommended that this motion is adopted with amendment to **add the following objective as amended under Chapter 5, Section 5.2.5 Public Realm:**

QDP6 Objective 7

To ensure, in so far as is practical, that all boundary walls in new residential developments are of a similar height where they are bordered on either side by a public footpath or an area that has been or is due to be taken-in-charge.

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM291/0621 Item ID:71386**

Proposed by Councillor Shane Moynihan, seconded by Councillor M. Duff

To amend the Development Plan to include a new objective in Chapter 5 - QDP 6 Objective 9 "to ensure that all Public Realm works planned or undertaken consider an Anti-Social behaviour Audit (understanding current patterns of anti-social behaviour and how this will be impacted by proposed works) before work commences and that the results of that audit are included in the planning of said works"

**REPORT:**

The motion as proposed is to include an objective under Chapter 5, Section 5.2.5 Public Realm as follows:

Note section 5.2.5 includes QDP 6 objectives 1-4 and any proposed new objective would be referenced as QDP 6 objective 5 as follows:

*QDP 6 Objective 5:*

*To ensure that all Public Realm works planned or undertaken consider an Anti-Social behaviour Audit (understanding current patterns of anti-social behaviour and how this will be impacted by proposed works) before work commences and that the results of that audit are included in the planning of said works.*

In respect to the motion as proposed, the following guidance and principles relating to safety in the public realm are considered to be particularly relevant as set out Chapter 5 section 5.2.5.

*As a minimum, safe and secure public spaces should be:*

* *Welcoming and Inviting: Public spaces should be designed and constructed with all members of the community in mind. Public spaces that are attractive, feel safe and are easy to access encourages people from different ages and backgrounds to be more physically active in outdoor spaces.*
* *Well-lit: Particular consideration should be given to how spaces are experienced at night and how the design can improve this experience. As well as boosting safety, lighting can influence the flow of movement, as pedestrians will favour following a path of light over risking the darker pathways.*
* *Well Designed: Public spaces should be attractive, with a distinct sense of place and high-quality public realm. Good-quality local greenery such as tree and shrub planting, urban and pocket parks, playgrounds, and urban meadows, improve the look, feel and ambience of a space.*
* *Well Connected: Public spaces which form part of the wider network of safe and appealing routes for walking and cycling can ensure day and night time use with people traversing  the space regularly to walk or cycle to local shops, schools and workplaces, or to access public transport links.*
* *Well-maintained: Public spaces should always have a well-maintained appearance. The full lifetime costs of materials, including maintenance and replacement, needs to be properly identified at design and selection stage and resourced in practice.*

The aim of the proposed motion is noted and it considered that the motion can be adopted subject to amendment whereby existing objective QDP6 Objective 3 would be amended to read as follows:

From:

QDP6 Objective 3:

*To promote and implement environmental and public realm improvements in existing town, village, district and local centres to a high standard and finish to address environmental quality, urban design, safety, identity, and image.*

To:

QDP6 Objective 3:

*To promote and implement environmental and public realm improvements in existing town, village, district and local centres to a high standard and finish to* ***ensure that the design addresses*** *environmental quality, urban design, safety* ***including the potential for anti-social behaviour,*** *identity, and image.*

***Recommendation***

It is recommended that this motion is adopted with amendment as follows:

QDP6 Objective 3:

*To promote and implement environmental and public realm improvements in existing town, village, district and local centres to a high standard and finish* ***to ensure that the design addresses*** *environmental quality, urban design, safety* ***including the potential for anti-social behaviour****, identity, and image.*

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM292/0621 Item ID:71396**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

It was proposed by Councillor L. Donaghy, seconded by Councillor L. Sinclair

To amend QDP11 Objective 2 as follows: Promote the use of structural materials that have low to zero embodied energy and CO2 emissions, such as CEM-III eco-cement and promotion of a wood-first approach.

**REPORT:**

The CE Draft Plan sets out provisions in relation to materials, colours and textures as follows in Chapter 5, Section 5.2.9 Materials, Colours and Textures:

QDP Policy 11 Materials, Colours and Textures:

Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

QDP11 Objective 1:

Require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.

 QDP11 Objective 2:

Promote the use of structural materials that have low to zero embodied energy and CO2 emissions.

 QDP11 Objective 3:

Promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.

 Further provisions are set out in Chapter 10, Section 10.2.2 Energy Performance in New Buildings which are relevant to the proposed motion including the following objectives:

 E3 Objective 3:

To require all new development be designed to take account of the impacts of climate change, and that energy efficiency, energy provision and renewable energy measures are incorporated in accordance with national building regulations and relevant policy and guidelines.

 E2 Objective 4:

To support and facilitate the actions and targets of the National and South Dublin Climate Action Plans where they relate to private and public buildings in the County.

 Such provisions recognise, acknowledge and support the overarching aim of the proposed motion which is to advocate energy efficiency in buildings and promote the use of low-carbon embodied building materials without naming a particular product or favouring one type of solution over another.

**Recommendation:** It is recommended that this motion is adopted with amendment to reflect that the policies, objectives and provisions set out under Chapter 5, Section 5.2.9 Materials, Colours and Textures and Chapter 10, Section 10.2.2 Energy Performance in New Buildings are sufficient to provide for the intent of the motion.

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM293/0621 Item ID:71420**

Proposed by Councillor Carly Bailey, seconded by Councillor P. Kavanagh

To begin the process of a statutory plan such as an LAP for the areas that fall under the Naas Road Framework, once the masterplan phase. which should include public consultation, has been completed.

**REPORT:**

The Draft County Development Plan includes the following objective in Chapter 2:

“CS2 Objective 1: To prepare a Local Area Plan or other appropriate mechanism for the zoned Regeneration (REGEN) lands at Naas Road/Ballymount to include the Local Centre zoning (LC) at Walkinstown. The LAP or equivalent will provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The spatial planning of the area will be informed by the Naas Road Framework until such time as a Statutory Plan is in place.”

It is considered that CS2 Objective 1 outlined above captures the overall aim of the proposed motion and therefore it is considered that the Motion can be adopted with amendment whereby existing objective CS2 Objective 1 would satisfy the requirements of the motion.

**Recommendation:** It is recommended that this motion is adopted with amendment to reflect that existing objective CS2 Objective 1 as currently set out in the CE Draft Plan sufficiently addresses the intent of the motion.

To prepare a Local Area Plan or other appropriate mechanism for the zoned Regeneration (REGEN) lands at Naas Road/Ballymount to include the Local Centre zoning (LC) at Walkinstown. The LAP or equivalent will provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The spatial planning of the area will be informed by the Naas Road Framework until such time as a Statutory Plan is in place”.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71420)

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM294/0621 Item ID:71422**

Proposed by Councillor Carly Bailey, seconded by Councillor P. Kavanagh

That the SDCC County Development Plan will ensure the front loading of social, community, economic and sustainable transportation infrastructure for all new housing developments and will able to respond quickly as communities needs change over time.

**REPORT:**

The County Development Plan, Local Area Plans, Planning Schemes for SDZ lands and framework/masterplans are the primary mechanisms for identifying the infrastructure requirements for an area and planning for the timely provision and delivery of same in tandem with development by working closely with all infrastructure providers.

Infrastructure providers include state departments, states bodies and national utility providers such as Irish Water, TII, NTA, DES, as well as the Local Authority and private developers.

The Draft County Development Plan includes the following policies, objectives and provisions that acknowledge and support this:

(Chapter 11)

“IE 2 Objective 1:

To work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote the ongoing upgrade and expansion of water supply and wastewater services to meet the future needs of the County and the Region.”

(Chapter 7)

“SM1 Objective 7:

To engage with relevant agencies including the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII) in relation to strategic and local transportation issues including delivery of transport projects.”

(Chapter 4)

“The Council will also continue to proactively engage with developers and other stakeholders to secure the provision of community and social facilities required as part of the phasing of Local Area Plans and Planning Schemes within the County.”

(Chapter 4)

“In addition, the Council has engaged extensively with the Department [of Education and Skills (DES)], as part of the preparation of this Plan, to identify school need in each neighbourhood area based on the population growth identified in the core strategy. This engagement involved the review of school reservations on the 2016 Development Plan maps and within LAPs to ascertain whether they should be retained as part of this Plan and an assessment, based on the core strategy, of whether new schools would be required. This is reflected in the objectives contained within the Development Plan maps, and are also identified in Chapter 12, Neighbourhood Areas.

Demand for school provision will continue to inform the preparation of any LAPs, SDZ Planning Schemes and framework/masterplans.”

Having regard to above and the aim of the proposed motion it is considered acceptable that the motion be accepted subject to amendment such that a new Policy would be included under section 5.4 Plans and Frameworks to read as follows:

Quality Design and Healthy Placemaking (QDP) Policy 13 – Plans and Frameworks

Continue to work closely with all infrastructure providers to ensure the timely delivery of social, community, economic and sustainable transportation infrastructure in tandem with new residential development and in accordance with the provisions of the County Development Plan or any Local Area Plan, SDZ Planning Scheme or framework/masterplan in place in the area.

And to renumber the policies and objectives under sections 5.4.1 Local Area Plans Policy 14, 5.4.2 Strategic Development Zones Policy 15 and 5.4.3 Framework/Masterplans Policy 16 accordingly.

**Recommendation:** It is recommended that this motion is adopted with amendment to insert a new policy under Section 5.4. to read:

QDP Policy 13 Plans/Frameworks – General

Continue to work closely with all infrastructure providers to ensure the timely delivery of social, community, economic and sustainable transportation infrastructure in tandem with new residential development and in accordance with the provisions of the County Development Plan or any Local Area Plan, SDZ Planning Scheme or framework/masterplan in place in the area.

And to renumber the policies and objectives under sections 5.4.1 Local Area Plans Policy 14, 5.4.2 Strategic Development Zones Policy 15 and 5.4.3 Framework/Masterplans Policy 16 accordingly.

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM295/0621 Item ID:71435**

Submitted by Councillor Carly Bailey, Councillor Eoin Ó Broin

Proposed by Councillor E. Ó Broin, Seconded by Councillor C. Bailey

QDP7 Objective12: To develop a network of pedestrian footpaths and public spaces, which include public toilets, accessible outdoor seating and facilities for people with disabilities and/or mobility impairments and based on the principles of universal design.

**REPORT:**

The motions seeks to include additional wording to QDP7 Objective12 as follows:

From:

QDP7 Objective12: *To develop a network of pedestrian footpaths and public spaces which include facilities for people with disabilities and/or mobility impairments based on the principles of universal design.*

To:

QDP7 Objective12: *To develop a network of pedestrian footpaths and public spaces, which include* ***public toilets, accessible outdoor seating and*** *facilities for people with disabilities and/or mobility impairments and based on the principles of universal design.*

In respect the provision of public toilets, in ‘Being Age Friendly in the Public Realm Guidelines and Good Practice’ guidance document, it states the following:

*Providing dedicated standalone public toilets may not necessarily be the answer. Creative solutions to make existing toilets in public or semi-public places available might be a better solution. Supporting and encouraging businesses and public buildings to make their toilets available can contribute to a solution.*

It further states in the guidelines the following:

*Toilets in public buildings that are accessible both from inside and outside can be very convenient for older people. A balance between the provision and potential abuse of the service needs to be considered prior to the development. Some public toilets have opening hours, which need to be consistent to maximise use’.*

The guidelines provide an example of public toilets in the People’s Park which are easily accessible, located in an area frequented by older people. The maintenance programme is managed by the local authority.

Having regard to the above, it is considered that the proposed motion should be adopted with amendment as follows:

QDP7 Objective12:

*To develop a network of pedestrian footpaths and public spaces, which includes* ***access to public toilets, accessible outdoor seating and*** *facilities for people with disabilities and/or mobility impairments and based on the principles of universal design.*

**RECOMMENDATION:**

It is recommended that this motion is adopted with amendment.

*QDP7 Objective* *12:*

*To develop a network of pedestrian footpaths and public spaces, which includes* ***access to public toilets, accessible outdoor seating and*** *facilities for people with disabilities and/or mobility impairments and based on the principles of universal design.*

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM296/0621 Item ID:71438**

Proposed by Councillor Carly Bailey, seconded by Councillor M. Duff

SLO for all areas where higher density residential living is deemed appropriate in SDCC region - that new measures are adopted to enable periods of 'stay at home', 'work at home' and safe individual outdoor exercise is designed into all schemes of >50 apartments.

**REPORT:**

In respect to all apartments schemes, the Draft County Development Plan is required to adhere to Section 28 Ministerial Guidelines such as Design Standards for New Apartments – Guidelines for Planning Authorities (2018) and Specific Planning Policy Requirements contained therein such as ‘Required Minimum Floor Areas and Standards’ for non-Build-To-Rent and Build-To-Rent apartment units. This includes minimum aggregate/total floor areas and minimum areas for bedrooms, living/dining/kitchen, storage areas and private amenity areas such as patios/terraces and balconies. This means that Draft County Development Plan cannot set alternative minimum standards in relation to internal floor areas to support ‘stay at home’ or ‘work from home’ practices.

Notwithstanding, the Draft Plan has a number of objectives promoting workspace in apartment and mixed-use development including:

EDE 4 Objective 6: To support the provision of ground floor work-live units as part of mixed-use and residential developments in appropriate locations, as a means of enlivening streets and to provide flexible accommodation for small business.

EDE3 Objective 7: To seek the provision of workspace as part of any mixed-use development on REGEN zoned lands.

It also supports work hubs and enterprise centres near homes within the County:

“EDE4 Objective 12: To support the Government’s *Making Remote Work National Remote Work Strategy* and the provision of appropriate IT infrastructure and facilities (including hubs at neighbourhood level) that enable a better life-work balance enabling people to live near their place of work.”

In relation to external areas, the Draft County Development Plan sets out standards in respect to public open space provision to serve residential developments. Table 8.1 Open Space Hierarchy Chapter Community Infrastructure and Open Space, sets out the distances that each type of open space is to be from homes.

The Draft County Development Plan also contains policies and objectives to promote and encourage connected neighbourhoods where amenities such as parks and open space are within walking distance of homes, including apartment schemes. For example:

“QDP Policy 5 Connected Neighbourhoods: Promote short distance neighbourhoods and strive towards the achievement of 10-minute settlements over the lifetime of the Plan, promoting a more compact development form, sustainable movement, and ease of access to services, community facilities, jobs and amenities.”

“SM2 Objective 2: To create a comprehensive and legible County-wide network of safe cycling and walking routes that link communities to key destinations, amenities and leisure activities through implementation of the Cycle South Dublin project, the recommendations of the Sustainable Movement Studies and other permeability measures.”

“COS Policy 5 Parks and Public Open Space – Overarching: Provide a well-connected, inclusive and integrated public open space network through a multifunctional high-quality open space hierarchy that is accessible to all who live, work and visit the County.”

Such policies recognise and acknowledge and support more flexible working trends, enabling periods of 'stay at home' or 'work at home' together with improved accessibility to suitable open space for safe individual outdoor exercise.

**Recommendation**

It is recommended that this motion is adopted with amendment *to reflect* that the existing policies and objectives including QDP Policy 5; SM2 Objective 2; COS Policy 5 and EDE3 Objective 7; EDE4 Objectives 6 and 12 and Table 8.1 of Chapter 8 as currently set out in the CE Draft Plan are sufficient to provide for the intent of the motion

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM297/0621 Item ID:71545**

Proposed by Councillor Joanna Tuffy, seconded by Councillor M. Duff

Chapter 6 Add H7 objective 6 that for villages there be guidance provided for developments within villages and taken into account in relation to planning applications for developments in those villages the objective of which is to reflect local character of villages, such as that outlined in the Lucan Village Design Statement 2006.

**REPORT:**

QDP3 Objective 1:

*To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 13 Implementation and Monitoring in relation to design statements.*

Chapter 13, following on from policy in Chapter 5, requires all applications for new development to be accompanied by a statement outlining how their approach has taken appropriate account of the areas context, public realm, density and height, connectedness etc. More detailed design statements are required for medium and larger developments.

QDP3 Objective 2:

*To protect and conserve the special character of the historic core of the villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of each village informs the design approach to new development and renewal, recognising the particular character context in Architectural Conservation Areas (ACAs).*

QDP3 Objective 3:

*To promote design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale, form and external finishes.*

The CE Draft Plan’s County policies, objectives and provisions, including South Dublin County’s BHDG (Appendix 10), align with national and regional objectives and have regard to and are informed by all relevant Ministerial Guidance documents (and any amendments thereof) and Specific Planning Policy Requirements contained therein.

Provisions relating specifically to increased height in ‘historic environments’ are set out in the Urban Development and Building Heights Guidelines for Planning Authorities (2018) which state:

*2.8 Historic environments can be sensitive to large scale and tall buildings. In that context, Planning Authorities must determine if increased height buildings are an appropriate typology or not in particular settings. An Initial assessment of the existing character and setting of a place will assist in a robust framework for decision-making that will facilitate increases in building height and involve an integrated understanding of place. With regards to large-scale and tall buildings in historic urban areas, an examination of the existing character of a place can assist planning authorities, and others to:*

* *establish the sensitivities of a place and its capacity for development or change and;*
* *define opportunities for new development and inform its design.*

*2.9 In order to consider proposals in an integrated and informed way, an urban design statement addressing aspects of impact on the historic built environment should be submitted along with a specific design statement on the individual insertion or proposal from an architectural perspective addressing those items outlined above.*

*2.10 Notwithstanding the above, the provisions contained within Part (IV) Planning and Development Acts 2000, as amended, regarding architectural heritage and associated character/setting remain in place. Planning Authorities are the primary consent authority in establishing if proposals align with best practice in this area and which design standards are to be used in certain circumstances. Planning Authorities can reference Architectural Heritage Protection – Guidelines for Planning Authorities (DEHLG) and Shaping the Future – Case Studies in Adaptation and Reuse in Historic Urban Environments (DAHG) 2012.*

The Building Height Guidelines provisions in relation to ‘historic environments’ clearly set out how development proposals in such areas should be dealt with by the Planning Authority.  The Draft County Development Plan’s BHDG and its policies and objectives support the approach outlined in the Section 28 Ministerial Guidelines relating specifically to increased height in ‘historic environments’.

It is considered, therefore, that provisions, policies and objectives set out in Chapter 5, Section 5.2.2 of the CE Draft Plan, in conjunction with provisions set out under Chapters 3, 4 and 13 are sufficient to provide for the intent of the proposed motion.

**Recommendation**

It is recommended that this motion is adopted with amendment to reflect that provisions set out under Chapter 5, Section 5.2.2 Context, in conjunction with provisions set out under Chapters 3, 4 and 13 are sufficient to provide for the intent of the proposed motion.

The Members unanimously **AGREED** to **ACCEPT** the Chief Executive's Recommendation.

### **DPM298/0621 Item ID:70591**

Proposed by Councillor L. Dunne, seconded by Councillor A. Edge

Specific local Objective: This Development Plan will support the sustainable long-term growth of Citywest that promotes & facilitates the development of the Citywest/Fortunestown area in accordance with the Fortunestown Local Area Plan that ensures that phasing is not contravened and appropriate levels of services, social & sports infrastructure, facilities & economic activity is met to meet the needs of the current & future population growth.

**REPORT:**

The aim of the motion is noted which seeks to ensure the sustainable long-term growth of Citywest that promotes and facilitates the development of the Citywest/ Fortunestown area in accordance with the Fortunestown Local Area Plan and its phasing requirements. This is to ensure that appropriate levels of services, social & sports infrastructure, facilities & economic activity is met to meet the needs of the current & future population growth.

A new objective is proposed under Chapter 2 Corey Strategy and Settlement Strategy Item ID 71143 which proposes to include a new objective to ensure new development in the County is delivered in a phased manner in tandem with new physical and social infrastructure.

It is proposed that this objective would read as follows:

CS3 Objective 6: *To ensure the phased development of new housing areas with the delivery of physical and social infrastructure provision as identified within Local Area Plans or as informed by assessments carried out by the Planning Authority.*

However, there is further merit for the inclusion of a new objective within Chapter 5 under section 5.4.1 Local Area Plans as follows:

*QDP13 Objective 3*

***To support the sustainable long-term growth of the Citywest/Fortunestown Area whereby new development is phased with the delivery of physical and social infrastructure provision as identified within the Fortunestown Local Area Plan or as may be informed by assessments carried out by the Planning Authority in order to meet the needs of the current and future population growth.***

**Recommendation**

It is recommended that the motion is adopted with the following amendment.

*Insert new objective QDP13 Objective 3 to read as follows:*

*To support the sustainable long-term growth of Citywest that promotes & facilitates the development of the Citywest/Fortunestown area in accordance with the Fortunestown Local Area Plan that ensures that phasing is not contravened and appropriate levels of services, social & sports infrastructure, facilities & economic activity is met to meet the needs of the current & future population growth*

Following contributions from Councillors L. Dunne, A. Edge, M. Duff, an amendment to the Chief Executive’s Recommendation was proposed Councillor M. Duff, seconded by Councillor W. Carey as follows:

*To ~~support~~* ***ensure*** *the sustainable long-term growth of Citywest that promotes & facilitates the development of the Citywest/Fortunestown area in accordance with the Fortunestown Local Area Plan that ensures that phasing is not contravened and appropriate levels of services, social & sports infrastructure, facilities & economic activity is met to meet the needs of the current & future population growth*

The Chief Executive’s Recommendation **AS AMENDED** WAS **AGREED.**

### **DPM299/0621 Item ID:70532**

Submitted by Councillor F. Timmons

That this County Development plan commits to an LAP for Saggart

**REPORT:**

The Draft County Development Plan states that Local Area Plans will be prepared for areas where new development requires a co-ordinated approach and in particular for areas that are likely to experience large scale development or that are in need of regeneration.

The Local Area Plans Guidelines for Planning Authorities (2013) advise that the decision to make a Local Area Plan should take cognisance of the degree to which major development is anticipated such as to justify the preparation of a standalone plan, the resource implications and the need to focus resources in using the local area plan process for areas where major alterations to the built environment are anticipated.

The Draft County Development Plan states that 7% of new homes are planned within the three settlements of Saggart, Newcastle and Rathcoole which will develop at an incremental pace based on the delivery of social, physical and transport infrastructure and services. As part of the deliverability analysis for the Core Strategy, it is estimated that approximately 7% of the total units will be within three settlements of Saggart, Newcastle and Rathcoole totalling 746 units approximately. In respect to Saggart, there is a projected population growth from 3,133 (2016 Census) to 3,531 (increase of 398) up to 2028 providing for a further 96 units over the life of the Plan or 0.5% of the total units for the County.

As major development is not anticipated within the settlement of Saggart during the lifetime of the Draft Plan, it is considered that an objective to prepare a Local Area Plan is not justified at this time.

Item ID 70924 relates

**Recommendation**

It is recommended that this motion is not adopted.

[Link to map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70532)

The Motion **FELL. (By virtue of decision on Motions 61, 63 and 64)**

**DPM300/0621 Item ID:70924**

Submitted by Councillor B. Lawlor, Councillor S. O'Hara

To amend the Draft County Development Plan to include the provision of a Local Area Plan for Saggart

**REPORT:**

The Draft County Development Plan states that Local Area Plans will be prepared for areas where new development requires a co-ordinated approach and in particular for areas that are likely to experience large scale development or that are in need of regeneration.

The Local Area Plans Guidelines for Planning Authorities (2013) advise that the decision to make a Local Area Plan should take cognisance of the degree to which major development is anticipated such as to justify the preparation of a standalone plan, the resource implications and the need to focus resources in using the local area plan process for areas where major alterations to the built environment are anticipated.

The Draft County Development Plan states that 7% of new homes are planned within the three settlements of Saggart, Newcastle and Rathcoole which will develop at an incremental pace based on the delivery of social, physical and transport infrastructure and services. As part of the deliverability analysis for the Core Strategy, it is estimated that approximately 7% of the total units will be within three settlements of Saggart, Newcastle and Rathcoole totalling 746 units approximately. In respect to Saggart, there is a targeted population growth from 3,133 (2016 Census) to 3,531 (increase of 398) up to 2028 providing for a further 96 units over the life of the Plan or 0.5% of the total units for the County.

As major development is not anticipated within the settlement of Saggart during the lifetime of the Draft Plan, it is considered that an objective to prepare a Local Area Plan is not justified at this time.

**Recommendation**

**It is recommended that this motion is not adopted.**

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70924)

The Motion **FELL. (By virtue of decision on Motions 61, 63 and 64)**

 **DPM301/0621 Item ID:70531**

Submitted by Councillor F. Timmons

That this County Development plan commits to an LAP for Rathcoole.

**REPORT:**

The Draft County Development Plan states that Local Area Plans will be prepared for areas where new development requires a co-ordinated approach and in particular for areas that are likely to experience large scale residential or commercial development or regeneration.

The Draft County Development Plan states that 7% of new homes are planned within the three settlements of Saggart, Newcastle and Rathcoole which will develop at an incremental pace based on the delivery of social, physical and transport infrastructure and services. As part of the deliverability analysis, the Core Strategy Table 10 identifies that approximately 7% of the total units to be constructed over the plan period will be located within three settlements of Saggart, Newcastle and Rathcoole totalling 1,314 units approximately.

In regard to the area of Rathcoole Table 10 provides for a growth of 580 units over the plan period (averaging less than 100 units/year over the plan period). Rathcoole is not an area that will experience significant large-scale development, therefore it is not considered appropriate to include a specific objective as outlined in the above motion.

It should be noted that SM6 SLO 1 in the draft Plan seeks ‘*To Investigate the need to carry out a traffic and transport study for Rathcoole, Saggart and Newcastle and the surrounding areas following the publication of the GDA Strategy review to 2042 which will clarify the context within which the road network in the area will function’*.

In line with the provisions of Chapter 5 Quality Design and Healthy Placemaking policy QDP13 it is a policy of the plan to prepare Local Area Plans as appropriate, prioritising areas that are likely to experience large scale residential or commercial development or regeneration. Having regard to the quantum of development planned for Rathcoole, to the various policies and objectives in the Plan to ensure sensitive development and to the provisions of SM6 SLO 1 to investigate the need for a traffic and transport study, it is not considered that the proposed motion should be adopted.

**Item ID 70925 relates**

**Recommendation**

It is recommended that this motion is not adopted.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70531)

The Motion **FELL. (By virtue of decision on Motions 61, 63 and 64)**

### **DPM302/0621 Item ID:70925**

Submitted by Councillor B. Lawlor, Councillor S. O'Hara

To amend the Draft County Development Plan to include the provision of a Local Area Plan for Rathcoole.

**REPORT:**

The Draft County Development Plan states that Local Area Plans will be prepared for areas where new development requires a co-ordinated approach and in particular for areas that are likely to experience large scale residential or commercial development or regeneration.

The Draft County Development Plan states that 7% of new homes are planned within the three settlements of Saggart, Newcastle and Rathcoole which will develop at an incremental pace based on the delivery of social, physical and transport infrastructure and services. As part of the deliverability analysis, the Core Strategy Table 10 identifies that approximately 7% of the total units to be constructed over the plan period will be located within three settlements of Saggart, Newcastle and Rathcoole totalling 1,314 units approximately.

In regard to the area of Rathcoole Table 10 provides for a growth of 580 units over the plan period (averaging 100 units/year over the plan period). Rathcoole is not an area that will experience significant large-scale development, therefore it is not considered appropriate to include a specific objective as outlined in the above motion.

It should be noted that SM6 SLO 1 in the draft Plan seeks ‘*To Investigate the need to carry out a traffic and transport study for Rathcoole, Saggart and Newcastle and the surrounding areas following the publication of the GDA Strategy review to 2042 which will clarify the context within which the road network in the area will function’*.

In line with the provisions of Chapter 5 Quality Design and Healthy Placemaking policy QDP13 it is a policy of the plan to prepare Local Area Plans as appropriate, prioritising areas that are likely to experience large scale residential or commercial development or regeneration. Having regard to the quantum of development planned for Rathcoole, to the various policies and objectives in the Plan to ensure sensitive development and to the provisions of SM6 SLO 1 to investigate the need for a traffic and transport study, it is not considered that the proposed motion should be adopted.

Refer to Motion ID 70531, 70532

**Recommendation**

**It is recommended that this motion is not adopted**

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70925)

The Motion **Fell. (By virtue of decision on Motions 61, 63 and 64)**

**DPM303/0621 Item ID:70646**

Proposed by Councillor F. Timmons, seconded by Councillor C. O’Connell

That this council agrees that there be a reasonable height restriction in our heritage villages and that this is in line with current buildings and is sympathetic to the makeup of these heritage villages

**REPORT:**

The motion seeks to include a reasonable height restriction in heritage villages and that this is in line with current buildings and is sympathetic to the makeup of these heritage villages.

The National Planning Framework (NPF) articulates a set of shared goals for every community across the country to deliver a programme of compact urban growth. Achieving these goals requires significant change to planning policy in Ireland at national and regional level. The Urban Development and Building Height Guidelines describes the planning criteria relevant to the consideration of increased building heights to achieve greater densities in our urban areas as part of this delivery of compact growth and prohibits the use of explicit numerical height limits.

In regard to Building Height Restrictions the Urban Development and Building Heights Guidelines for Planning Authorities (2018) state:

*SPPR 1*

*In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies* ***and shall not provide for blanket numerical limitations on building height****.*

In response to such policy provisions and guidelines, in particular SPPR1, this plan is accompanied by South Dublin County’s Building Height and Density Guide (Appendix 10).

The South Dublin County BHDG sets out important terminology to assist in the assessment of building heights in the County and discussions around height. Recognising that there should be no blanket numerical limitations on building heights, height in the BHDG is considered thematically in relation to its context. The Guide provides a toolkit for the assessment of proposed increased building heights in development application and development management scenarios.

Having regard to the above it is considered that the proposed motion cannot be adopted as it would be contrary to Specific Planning Policy Requirements.

The Urban Development and Building Heights Guidelines for Planning Authorities (2018) are issued by the Minister for Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000 (as amended). Planning Authorities and An Bord Pleanála are required to have regard to the guidelines and apply any specific planning policy requirements (SPPRs) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended), in carrying out their functions.

Accordingly, where SPPRs are stated, they take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes.

**Recommendation**

It is recommended that this motion is not adopted.

An **Amendment** to the Motion was proposed by Councillor P. Kavanagh and seconded by Councillor M. Duff as follows:

That this Council agrees that there be ~~a reasonable height restriction~~ only buildings of a reasonable height will be considered appropriate in our heritage villages and that this is in line with current buildings and is sympathetic to the makeup of these heritage villages.

The **Motion** as **AMENDED** was **AGREED**

### **DPM304/0621 Item ID:70885**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

That any future development in Palmerstown Village and environs (i.e. all north of the R148 down to the River Liffey including Lower Kennelsfort Road and the Old Lucan Road from the cul de sac at Holliville to the Service Station) not exceed three stories in height and architecturally be in keeping with the existing built environment and in terms of design quality must prioritise and promote the special character of the Village..

[Link To Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70885)

Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty **AGREED** to **WITHDRAWN** the Motion

### **DPM305/0621 Item ID:70539**

Submitted by Councillor F. Timmons

That SDCC adopt an SLO in our County Development Plan that shop fronts and other business premises (including commercial and industrial premises) in Clondalkin ACA be of wood, be properly maintained by the business owners, and be of a limited number of sympathetic designs; the same to be applied to over-the-door shop signs; that SDCC ask Clondalkin History Society for their input when drawing up the limited number of sympathetic designs and SDCC to take into account such input.

Councillor F. Timmons **AGREED** to **WITHDRAWN** the Motion

### **DPM306/0621 Item ID:70747**

Submitted by Councillor Eoin Ó Broin

Insert, 'outside of Architectural Conservation Areas that are' between words, 'lands' and 'zoned' in QDP8 Objective 2. (Page 144)

Councillor Eoin Ó Broin **AGREED** to **WITHDRAWN** the Motion

### **DPM307/0621 Item ID:71015**

Submitted by Councillor D. O'Donovan, Councillor E. Murphy, Councillor E. O'Brien, Councillor Shane Moynihan, Councillor Yvonne Collins

That the Manager amends Chapter 5, QDP10 Objective 2 to include: 'Through the introduction of a minimum of 10% 'Step Down' housing units in all future housing developments.'

Councillor D. O’Donovan **AGREED** to **WITHDRAW** the Motion

### **DPM308/0621 Item ID:71127**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge, seconded by Councillor M. Duff

QDP13: SLO: To prepare a new Local Area Plan for Ballyboden.

**REPORT:**

The Draft County Development Plan states that Local Area Plans will be prepared for areas where new development requires a co-ordinated approach and in particular for areas that are likely to experience large scale development or that are in need of regeneration.

The Local Area Plans Guidelines for Planning Authorities (2013) advise that the decision to make a Local Area Plan should take cognisance of the degree to which major development is anticipated such as to justify the preparation of a standalone plan, the resource implications and the need to focus resources in using the local area plan process for areas where major alterations to the built environment are anticipated.

Approximately 9% (7098 people) of the projected population growth in the County up to 2028 is anticipated in the wider neighbourhood area of Templeogue / Rathfarnham / Walkinstown which includes Ballyboden. Recent planning activity in the Ballyboden area includes a grant of permission with conditions by An Bord Pleanála for a Strategic Housing Development (SHD) consisting of 496 no. apartments and a creche on a site at Taylors Lane and Edmondstown Road, Ballyboden. There is an SHD application currently with An Bord Pleanála for 131 no. residential units (21 no. houses, 110 no. apartments) and a creche at Stocking Lane, Ballyboden.

 Excluding the permitted and live applications in this area, no further major development is anticipated within the Ballyboden area during the lifetime of the Draft Plan 2022-2028.   It is considered therefore that an objective to prepare a Local Area Plan is not justified at this time

**Recommendation**

It is recommended that this motion is not adopted.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71127)

Following contributions from Councillors A. Edge and C. King. Ms. H. Craigie, Senior Planner responded to queries raised

The Motion was **AGREED.**

### **DPM309/0621 Item ID:71380**

Submitted by Councillor Shane Moynihan

To amend the Development Plan to include a new objective in Chapter 5 - QDP 6 Objective 5 "to ensure that waste or derelict ground or unused ground in the ownership of the Council is secured and restricts access to prevent anti-social and criminal behaviour"

Councillor S. Moynihan **AGREED** to **WITHDRAW** the motion.

### **DPM310/0621 Item ID:71417**

Submitted by Councillor Carly Bailey

To amend: H13 Objective 4: To promote and encourage 'Living-Over-The-Shop' residential uses on the upper floors of appropriate buildings located in Town, District, Local and Village Centres within the County save for public houses and nightclubs and other inappropriate places where similar business is conducted and to provide incentives to property owners that will translate in rent reductions to tenants that take up such tenancies.

Councillor C. Bailey **AGREED** to **WITHDRAW** the motion.

**HOUSING**

**DPM311/0621 Item ID:70936**

Submitted by Councillor D. O'Donovan, Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor D. O’ Donovan, Seconded by E. O’Brien

Housing - pg. 158 Motion:  To amend H1 Objective 1 as follows: To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy, to deliver sustainable development, and to meet forecast future housing need in the County over the life of the Plan as identified by the Housing Strategy and Interim HNDA.

**REPORT:**

The motion seeks to replace wording and add words to H1 Objective 1. The motion proposes to change this paragraph as follows

From: ‘To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy, to deliver sustainable development, and to meet likely future housing need in the County as identified by the Housing Strategy and Interim HNDA.’

To: ‘To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy, to deliver sustainable development, and to meet forecast future housing need in the County over the life of the Plan as identified by the Housing Strategy and Interim HNDA.’

Should Motion Item ID 71402 be agreed alongside this motion the combined amendments would read as follows;

‘To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy, to deliver affordable sustainable development, and to meet forecast future housing need in the County over the life of the Plan as identified by the Housing Strategy and Interim HNDA.’ .

**Recommendation:** It is recommended that the motion be adopted such that H1 Objective 1 reads:

‘To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy, to deliver sustainable development, and to meet forecast future housing need in the County over the life of the Plan as identified by the Housing Strategy and Interim HNDA.’

The Motion was **AGREED**

**DPM312/0621 Item ID:70938**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor L. Sinclair, Seconded by Cllr E. O’Brien

Motion: To amend H1 Objective 4 as follows: To provide for social and affordable housing accommodation through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy, with priority given to new builds and renovations whenever available.

**REPORT:**

This motion seeks to amend H1 Objective 4 to read as follows:

From: ‘To provide for social and affordable housing accommodation through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy.’

To: ‘To provide for social and affordable housing accommodation through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy, with priority given to new builds and renovations whenever available.’

It is considered that the proposed changes in this motion are acceptable.

Should this be agreed with motion 71404 the combined effect to H1 Objective 4 would be:

To work with Approved Housing Bodies and Co-Operative and provide for social and affordable housing accommodation through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, cost rental, leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy, with priority given to new builds and renovations whenever available.’

**Recommendation**

It is recommended that the motion be adopted as follows:

H1 Objective 4:

To provide for social and affordable housing accommodation through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy, with priority given to new builds and renovations whenever available.’

The Motion was **AGREED**

**DPM313/0621 Item ID:70941**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor L. Sinclair, Seconded by Councillor E. O’Brien

Housing - pg. 162 Motion: To amend H3 as follows: H3 Objective 1: To support housing that is designed for older people in residential and mixed-use areas, at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks and public transport. H3 Objective 6: Promote 'ageing in place' and opportunities for right sizing within communities and to minimise where possible the development of nursing homes in areas already well served by these facilities.

**REPORT:**

This motion seeks to amend H3 Objective 1 by removing ‘(including independent, semi-independent or nursing home accommodation)’ in between ‘people’ and ‘in residential’ for the objective to read as:

‘To support housing that is designed for older people (including independent, semi-independent or nursing home accommodation) in residential and mixed-use areas, at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks and public transport.’

While it is considered that the wording of the objective as currently proposed in the CE Draft Plan is appropriate the removal of the explicit mention of certain types of housing for older people is acceptable.

**Recommendation**

It is recommended that this motion is adopted.

The Motion was **AGREED**

**DPM314/0621 Item ID:70942**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor L. Sinclair, Seconded by Councillor E. O’Brien

Housing - pg. 163 Motion: To amend H4 Objective 2 as follows: To ensure that Traveller Accommodation is located in proximity to services, including public transport, schools, GPs, shops, playgrounds and sports clubs.

**REPORT:** This motion seeks to amend H4 Objective 2 to read as follows:

From: ‘To ensure that Traveller Accommodation is located in proximity to services, including public transport.’

To: ‘To ensure that Traveller Accommodation is located in proximity to services, including public transport, schools, GPs, shops, playgrounds and sports clubs.

It is considered that the proposed changes in this motion are acceptable and mirror the wording in H4 Objective 5.

**Recommendation:** It is recommended that this motion is adopted to read:

H4 Objective 2

To ensure that Traveller Accommodation is located in proximity to services, including public transport, schools, GPs. shops, playgrounds and sports clubs.

The Motion was **AGREED**

**DPM315/0621 Item ID:71137**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A, Edge, Seconded by Councillor E. O’Brien

H4 Objective 5 add 'refuse collection and sanitation'. To read, 'To ensure that every halting site has basic amenities such as water, ESB, refuse collection and sanitation and are situated to enable as much integration with local communities as possible, i.e. access to schools, GPs, shops, playgrounds and sports clubs.'

**REPORT:**

This motion seeks to include *‘refuse collection and sanitation’* under H4 Objective 5 such that the objective reads: *‘To ensure that every halting site has basic amenities such as water, ESB,* ***refuse collection and sanitation*** *and are situated to enable as much integration with local communities as possible, i.e. access to schools, GPs, shops, playgrounds and sports clubs.’*

***Recommendation***

*It is recommended that this motion is adopted.*

The Motion was **AGREED**

**DPM316/0621 Item ID:71142**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor Alan Edge, Seconded by Councillor E. O’Brien

H19 Objective 1: Add at the end the following text:' The above criteria to be considered alongside the need to sustain and renew established rural communities and to ensure the viability of amenity, including local schools & the need to accommodate genuine rural housing needs where they arise.'

**REPORT:**

The motion relates to Policy 19: Rural Housing in HA-Dublin Mountains Zone and seeks to insert the following paragraph at the end of H19 Objective 1: *‘The above criteria to be considered alongside the need to sustain and renew established rural communities and to ensure the viability of amenity, including local schools & the need to accommodate genuine rural housing needs where they arise’*

The objective as currently written reads:

*‘To consider new or replacement dwellings within areas designated with Zoning Objective ‘HA-Dublin Mountains’ (to protect and enhance the outstanding natural character of the Dublin Mountains Area) in the following exceptional circumstances where* ***all*** *of the criteria below are met:*

* *The applicant is a native of the area; and*
* *The applicant can demonstrate a genuine need for housing in that particular area; and*
* *The development is related directly to the area’s amenity potential or to its use for agriculture, mountain or hill farming; and*
* *The development would not prejudice the environmental capacity of the area, and that it would be in keeping with the character of the mountain area.*

*These criteria are in accordance with the Sustainable Rural Housing Guidelines (2005), having regard to the outstanding character of the area and the need to preserve the environmental and landscape quality of this area.*

*‘The above criteria to be considered alongside the need to sustain and renew established rural communities and to ensure the viability of amenity, including local schools & the need to accommodate genuine rural housing needs where they arise.’*

*The ‘HA-Dublin Mountains’ is an area of the County which has outstanding character, hosts the Council’s SACs and SPAs and therefore a need to preserve the environmental and landscape quality of the area. However, as already indicated within the objective, genuine housing need is one of the criteria to be considered. Having regard to the recognition that the new wording is to be considered alongside all of the criteria, including the genuine rural housing needs, it is considered that the motion is acceptable.*

***Recommendation***

*It is recommended that this motion is adopted.*

The Motion was **AGREED**

**DPM317/0621 Item ID:71315**

Submitted by Councillor C. O’Connor, Councillor D. O'Donovan, Councillor E. Murphy, Councillor E. O'Brien, Councillor Shane Moynihan, Councillor T. Costello, Councillor T. Gilligan, Councillor Yvonne Collins

Proposed by Councillor S. Moynihan, Seconded by Councillor E. O’Brien

This motion is submitted as a group motion in the names of Councillors E. O'Brien, C. O'Connor, E. Murphy, T. Gilligan, D. O'Donovan, T. Costello, Y. Collins, S. Moynihan To amend the Development Plan at Chapter 6, HI Obj16 to include 'and to incorporate consultation with other homeless support services in supporting this service'

**REPORT:**

This motion seeks to amend H1 Objective 16 by including 'and to incorporate consultation with other homeless support services in supporting this service' at the end of the objective, as follows;

From: *‘To support the provision of homeless accommodation and/or support services in a balanced way located throughout the County and not concentrated in any particular areas.*

To: *‘To support the provision of homeless accommodation and/or support services in a balanced way located throughout the County and not concentrated in any particular areas* ***and to incorporate consultation with other homeless support services in supporting this service'***

The proposed amendment is considered acceptable.

Should this and motion 71408 be agreed the combined wording of H1 Objective 16 would be:

‘*To support the provision of homeless accommodation and/or support services* ***which is inclusive and treats all persons with dignity and respect*** *in a balanced way located throughout the County and not concentrated in any particular areas* ***and to incorporate consultation with other homeless support services in supporting this service'***

***Recommendation***

It is recommended that the motion be adopted to read:

*‘To support the provision of homeless accommodation and/or support services in a balanced way located throughout the County and not concentrated in any particular areas* ***and to incorporate consultation with other homeless support services in supporting this service'.***

The Motion was **AGREED**

**DPM318/0621 Item ID:71387**

Proposed by Councillor Joanna Tuffy, Seconded by Councillor E. O’ Brien

To amend the word "elderly" to "older" in H1 Objective 5 (page 159) and in second last paragraph under 6.3 second last paragraph (page 161) of the Written Statement

**REPORT:**

This motion seeks to replace “elderly" with "older" in H1 Objective 5.

In addition, it also seeks to replace “elderly" with "older" on the third last paragraph of Section 6.3.

The proposed motion would result in the following amendments

From:

*H1 Objective 5: To encourage the development of elderly persons/assisted living accommodation, where it is proposed that a site or a portion of a site is to be developed for elderly/assisted living accommodation a reduced percentage requirement in respect of social housing may be considered.*

Paragraph 3 section 6.3

As set out under the Programme for Government (2020), it is recognised that a choice of living in appropriate housing, where possible, enables elderly people to remain in close proximity to their families and community while accessing health and age-related services. This approach has been incorporated into the various South Dublin County Council policy documents.

To:

*H1 Objective 5: To encourage the development of elderly older persons/assisted living accommodation, where it is proposed that a site or a portion of a site is to be developed for elderly/assisted living accommodation a reduced percentage requirement in respect of social housing may be considered.*

Paragraph 3 section 6.3

As set out under the Programme for Government (2020), it is recognised that a choice of living in appropriate housing, where possible, enables elderly older people to remain in close proximity to their families and community while accessing health and age-related services. This approach has been incorporated into the various South Dublin County Council policy documents.

**Recommendation**

It is recommended that the motion be adopted.

*H1 Objective 5:* ‘*To encourage the development of* ***older*** *persons/assisted living accommodation, where it is proposed that a site or a portion of a site is to be developed for elderly/assisted living accommodation, a reduced percentage requirement in respect of social housing may be considered.*

Paragraph 3 section 6.3

As set out under the Programme for Government (2020), it is recognised that a choice of living in appropriate housing, where possible, enables **older** people to remain in close proximity to their families and community while accessing health and age-related services. This approach has been incorporated into the various South Dublin County Council policy documents.

The Motion was **AGREED**

**DPM319/0621 Item ID:71403**

Proposed by Councillor Carly Bailey, Seconded by Councillor E. O’ Brien

To amend: H1 Objective 3: To ensure that adequate and appropriate housing is available to meet the needs of people of all incomes and needs including older persons, single people, those with large families, people with disabilities, and the homeless, through an appropriate mix of unit types and tenures provided in appropriate locations and in a manner appropriate to their specific needs.

**REPORT:**

From: To ensure that housing is available to meet the needs of people of all incomes and needs including older persons, people with disabilities, and the homeless, through an appropriate mix of unit types and tenures provided in appropriate locations and in a manner appropriate to their specific needs.

To: To ensure that **adequate and appropriate** housing is available to meet the needs of people of all incomes and needs including Traveller Households**,** older persons, people with disabilities, and the homeless, through an appropriate mix of unit types and tenures provided in appropriate locations and in a manner appropriate to their specific needs.

This is considered acceptable. Should this motion be adopted alongside motion 71024 the combined amendments to H1 Objective 3 would read:

‘To ensure that **adequate and appropriate** housing is available to meet the needs of people of all incomes and needs including **traveller households,** older persons, people with disabilities, and the homeless, through an appropriate mix of unit types and tenures provided in appropriate locations and in a manner appropriate to their specific needs.’

**Recommendation**

It is recommended that the motion be adopted.

‘To ensure that **adequate and appropriate** housing is available to meet the needs of people of all incomes and needs including older persons, people with disabilities, and the homeless, through an appropriate mix of unit types and tenures provided in appropriate locations and in a manner appropriate to their specific needs.’

The Motion was **AGREED**

**DPM320/0621 Item ID:71407**

Proposed by Councillor Carly Bailey, Seconded by Councillor E. O’ Brien

To amend: H1 Objective 11: To work with Central Government and relevant State Agencies Office in responding to requirements to support those in need of refuge and long-term housing, as well as ensuring the consistent application of the 'Policy and Procedural Guidance for Housing Authorities in Relation to Assisting Victims of Domestic Violence with Emergency and Long-term Accommodation Needs’ or any alternative policy or legislation that is enacted over the lifetime of this Development Plan.

**REPORT:**

From *‘To work with Central Government and relevant State Agencies Office in responding to requirements to support those in need of refuge.’*

**To: *‘To work with Central Government and relevant State Agencies Office in responding to requirements to support those in need of refuge and long-term housing, as well as ensuring the consistent application of the 'Policy and Procedural Guidance for Housing Authorities in Relation to Assisting Victims of Domestic Violence with Emergency and Long-term Accommodation Needs' or any alternative policy or legislation that is enacted over the lifetime of this Development Plan.’***

***Recommendation***

*It is recommended that this motion is adopted.*

The Motion was **AGREED**

**DPM321/0621 Item ID:71410**

Proposed by Councillor Carly Bailey, Seconded by Councillor E. O’Brien

To amend: H3 Objective 5: To actively encourage and directly support the provision of specific purpose-built accommodation, including assisted living units and lifetime housing and adaptation of existing properties as a matter of urgency.

**REPORT:**

The motion seeks to amend H3 Objective 5 as follows: (as highlighted in bold and underlined):

From:

*H3 Objective 5:*

*‘Support the provision of specific purpose-built accommodation, including assisted living units and lifetime housing and adaptation of existing properties.’*

To:

*H3 Objective 5:*

***‘To actively encourage and directly*** *support the provision of specific purpose-built accommodation, including assisted living units and lifetime housing and adaptation of existing properties* ***as a matter of urgency.’***

It is considered that the proposed additional wording is acceptable.

**Recommendation**

It is recommended that the motion be adopted such that Objective H3 Objective 5 reads as follows:

*H3 Objective 5:*

***To actively encourage and directly support*** *the provision of specific purpose-built accommodation, including assisted living units and lifetime housing and adaptation of existing properties as a* ***matter of urgency.***

The Motion was **AGREED**

**DPM322/0621 Item ID:71415**

Proposed by Councillor Carly Bailey, Seconded by Councillor E. O’Brien

To amend: H5 Objective 2: To facilitate and support Túsla, the Child and Family Agency, local Domestic Violence Service Providers and other relevant agencies in the development of a women's refuge within the County to include accessible emergency accommodation, safe houses and transitional units.

**REPORT:**

The motion is agreed.

Amend H5 Objective 2 from:

*H5 Objective 2: To facilitate and support Túsla, the Child and Family Agency, and other relevant agencies in the development of women’s refuge within the County to include emergency accommodation and transitional units.*

To:

*H5 Objective 2: To facilitate and support Túsla, the Child and Family Agency,* ***local domestic violence service providers*** *and other relevant agencies in the development of women’s refuge within the County to include emergency accommodation and transitional units.*

***Recommendation***

It is recommended that the motion be adopted such that H5 Objective 2 reads as follows:

*H5 Objective 2: To facilitate and support Túsla, the Child and Family Agency,* ***local domestic violence service providers*** *and other relevant agencies in the development of women’s refuge within the County to include emergency accommodation and transitional units.*

The Motion was **AGREED**

**DPM323/0621 Item ID:71416**

Proposed by Councillor Carly Bailey, Seconded by E. O’Brien

To amend: H6 Objective 1: To support the development of affordable and sustainable student accommodation in and near to the campus of a recognised Third Level Institution or at other suitable locations throughout the County proximate to public transport links.

**REPORT:**

The proposed amendment seeks to amend H6 Objective 1 as follows:

From:

*To support the development of student accommodation in the campus of a recognised*

*Third Level Institution or at other suitable locations throughout the County proximate to public transport links.*

To:  *To support the development of* ***affordable and sustainable*** *student accommodation* ***in and near******to*** *the campus of a recognised Third Level Institution or at other suitable locations throughout the County proximate to public transport links.*

It is considered that the proposed amended wording is acceptable.

**Recommendation**

It is recommended that the motion be adopted

The Motion was **AGREED**

**DPM324/0621 Item ID:71441**

Proposed by Councillor Joanna Tuffy, Seconded by Councillor E. O’Brien

Amend H3 Objective 3 (page 162) "nursing home accommodation" to "long term care accommodation"

**REPORT:**

The motion seeks to amend the wording of H3 Objective 3 on page 162 as follows:

From:

*H3 Objective 3:*

*To provide for the subdivision of large houses or an amalgamation of smaller houses within established areas for the purpose of providing independent, semi-independent or nursing home accommodation. Such development should be subject to the car parking standards and the standards on dwelling subdivision as set out under Chapter 13 Implementation and Monitoring. A Traffic Impact Statement will be required in the case of major traffic generating developments or where it is considered that there would be a significant impact on the County’s road network.*

To:

*H3 Objective 3:*

*To provide for the subdivision of large houses or an amalgamation of smaller houses within established areas for the purpose of providing independent, semi-independent or ~~nursing home~~* ***long term care*** *accommodation. Such development should be subject to the car parking standards and the standards on dwelling subdivision as set out under Chapter 13 Implementation and Monitoring. A Traffic Impact Statement will be required in the case of major traffic generating developments or where it is considered that there would be a significant impact on the County’s road network.*

***Recommendation***

It is Recommended that the motion be adopted such that H3 Objective 3 reads as follows:

*H3 Objective 3: To provide for the subdivision of large houses or an amalgamation of smaller houses within established areas for the purpose of providing independent, semi-independent or* ***long term care*** *accommodation. Such development should be subject to the car parking standards and the standards on dwelling subdivision as set out under Chapter 13 Implementation and Monitoring. A Traffic Impact Statement will be required in the case of major traffic generating developments or where it is considered that there would be a significant impact on the County’s road network.*

The Motion was **AGREED**

**DPM325/0621 Item ID:71235**

Proposed by Councillor R. McMahon, Seconded by Councillor S. Moynihan

Section 6.9.3 Rural Housing in HA - H19 Objective 1 To change the wording "all of the criteria below are met" to read "three of the four criteria below are met:"

**REPORT:**

The motion seeks to change the wording of H19 Objective 1 as follows:

From:

*H19 Objective 1: To consider new or replacement dwellings within areas designated with Zoning Objective ‘HA-Dublin Mountains’ (to protect and enhance the outstanding natural character of the Dublin Mountains Area) in the following exceptional circumstances where all of the criteria below are met:*

* *The applicant is a native of the area; and*
* *The applicant can demonstrate a genuine need for housing in that particular area; and*
* *The development is related directly to the area’s amenity potential or to its use for agriculture,*

*mountain or hill farming; and*

* *The development would not prejudice the environmental capacity of the area, and that it would*

*be in keeping with the character of the mountain area.*

*These criteria are in accordance with the Sustainable Rural Housing Guidelines (2005), having regard to the outstanding character of the area and the need to preserve the environmental and landscape quality of this area.*

To:

*H19 Objective 1: To consider new or replacement dwellings within areas designated with Zoning Objective ‘HA-Dublin Mountains’ (to protect and enhance the outstanding natural character of the Dublin Mountains Area) in the following exceptional circumstances where all* ***three of the four*** *criteria below are met:*

* *The applicant is a native of the area; and*
* *The applicant can demonstrate a genuine need for housing in that particular area; and*
* *The development is related directly to the area’s amenity potential or to its use for agriculture,*

*mountain or hill farming; and*

* *The development would not prejudice the environmental capacity of the area, and that it would*

*be in keeping with the character of the mountain area.*

*These criteria are in accordance with the Sustainable Rural Housing Guidelines (2005), having regard to the outstanding character of the area and the need to preserve the environmental and landscape quality of this area.*

The content of the motion is noted. The Policy relates to ‘HA-Dublin Mountains’ which is an area of the County which has outstanding natural character, hosts the Council’s SACs and SPAs and therefore a need to preserve the environmental and landscape quality of the area. Reducing the criteria for considering new dwellings in this area would prejudice the effectiveness of this objective to protect the Dublin Mountain area from inappropriate urban generated development set out under Draft Plan and is not considered appropriate.

The CE Draft Plan retains the rural housing provisions of the current 2016 Development Plan, in line with the NPF, the Rural Housing Guidelines DEHLG (2005 guidelines) and relevant circulars. In addition to the above it should be noted that a working group has been established by the Department of Housing, Planning and Local Government (the Department) to review and, where necessary, recommend changes to the 2005 guidelines. As of the 15th of June 2021, the Department have indicated that work is ongoing in preparing an update to the 2005 Sustainable Rural Housing Guidelines for planning authorities and it is expected that an initial draft of the updated guidelines will be available following environmental assessment later in 2021.

Having regard to the above it is not considered that proposal to amend the Rural Housing Strategy provisions in the plan in an ad-hoc manner which may have potential unforeseen knock-on effects to be best practice. It is therefore considered that the most prudent path forward in regard to Rural Housing policy provision is to initiate a review of the overall Rural Housing Policy provisions of the Plan following the publication of the updated Rural Housing Guidelines later in 2021. Should changes be recommended during this review they would be brought back to the Members as a Variation to the County Development Plan.

It is considered that an objective to reflect this commitment could be inserted as new objective H17 Objective 1 which will read as follows:

H17 Objective 1 *To commence a review of the Rural Housing Policy and Local Need Criteria within six months of the adoption of the Plan and to include a public consultation as part of this process.*

***Recommendation***

It is recommended that the motion is adopted with amendment whereby a new objective would be inserted in Chapter 6 titled H17 Objective 1, to read as follows:

*To commence a review of the Rural Housing Policy and Local Need Criteria within six months of the adoption of the Plan and to include a public consultation as part of this process.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM326/0621 Item ID:70658**

Submitted by Councillor B. Lawlor, Councillor Baby Pereppadan, Councillor David McManus

Proposed by Councillor B. Lawlor, Seconded by Councillor S. O’Hara

• That Sections 25.3 and 25.4 of the Draft Development Plan be amended to include Persons who have grown up or spent substantial periods of their lives, (12 years), living in the area, who have moved away and who now wish to return to reside near to, or to care for, immediate family members, seeking to build on the family landholding or on a site within 5 km of the original family home, and that immediate family members are defined as mother, father, son, daughter, brother, sister or guardian.

**REPORT:**

This motion seeks to amend Sections 2.5.3 and 2.5.4 of the current County Development Plan Rural Housing with the RU Zone and the Dublin Mountain Zone

The motion seeks to include the following wording:

* *‘include Persons who have grown up or spent substantial periods of their lives, (12 years), living in the area, who have moved away and who now wish to return to reside near to, or to care for, immediate family members, seeking to build on the family landholding or on a site within 5 km of the original family home,*
* *and that immediate family members are defined as mother, father, son, daughter, brother, sister or guardian.* ‘The contents of the Motion are noted and seek to make changes to the policies and objectives under Sections 2.5.3 (Rural Housing in RU zone) and 2.5.4 (Rural Housing in HA – Dublin Mountains Zone) of the 2016 - 2022 Development Plan. The rural areas of South Dublin County are classified as *‘rural areas under strong urban influence’* and in such areas, the National Planning Framework (NPF) outlines under NPO 19 that the Development Plan should facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area. The genuine need to live in rural areas such as South Dublin, is supported by the policies under Section 6.9 of the Draft Plan. The draft Plan is clear that rural generated housing arises where the applicant has close family ties to the rural community and/or the applicant works in a type of employment intrinsic to the rural economy, which requires the applicant to live in the rural area to be close to their rural-based employment.
* The CE Draft Plan retains the rural housing provisions of the current 2016 Development Plan, in line with the NPF, the Rural Housing Guidelines DEHLG (2005 guidelines) and relevant circulars. As such, the first part of the motion is already provided for once the applicant can provide satisfactory evidence of close family ties with the rural community. This does not prevent a person returning from being away provided evidence can be satisfactorily demonstrated of close family ties.
* The County Development Plan seeks to strike a balance between facilitating housing for people who have a genuine need to live in rural areas of the County and who will contribute to the rural community and economy, while protecting such areas from unsustainable urban generated housing that would adversely impact on landscape character, environmental quality and visual amenity and our targets for climate change.
* Under the CE Draft Plan, Rural Housing Policy is set out under Chapter 6 *Housing.* The sections relating to the motion are 6.9.2 (Rural Housing in RU zone) and 6.9.3 (Rural Housing in HA – Dublin Mountains Zone). These sections of the Chapter are then supported by Section 13.5.9 ’Rural Housing’ of Chapter 13 *Implementation and Monitoring.*
*

The introduction of a provision to allow for various family members to build on a site up to 5km away from the family home is not appropriate and would put further, potentially speculative, pressure on the rural and mountain areas for one-off homes. For example, a scenario could arise where a family with two children who both seek to build a house could potentially result in 2 new houses (within 5km from the family home) on a landholding and in time with a similar family scenario result in a further 4 houses in the rural area (within 5km of their family home – which in theory could in fact be up to 10km from the original family home) resulting in 6 new houses and so on. The cumulative impact of this potential exponential growth needs very careful consideration given the impact it could have on unsustainable housing in the rural and Dublin Mountain area.

In addition to the above it should be noted that a working group has been established by the Department of Housing, Planning and Local Government (the Department) to review and, where necessary, recommend changes to the 2005 guidelines. As of the 15th of June 2021, the Department have indicated that work is ongoing in preparing an update to the 2005 Sustainable Rural Housing Guidelines for planning authorities and it is expected that an initial draft of the updated guidelines will be available following environmental assessment later in 2021.

Having regard to the above it is not considered that proposals to amend the Rural Housing Strategy provisions in the plan in an ad-hoc manner which may have potential unforeseen knock-on effects to be best practice. It is therefore considered that the most prudent path forward in regard to Rural Housing policy provision is to initiate a review of the overall Rural Housing Policy provisions of the Plan following the publication of the updated Rural Housing Guidelines later in 2021. Should changes be recommended during this review they would be brought back to the Members as a Variation to the County Development Plan.

It is considered that an objective to reflect this commitment could be inserted as new objective H17 Objective 1 which will read as follows:

H17 Objective 1 *To commence a review of the Rural Housing Policy and Local Need Criteria within six months of the adoption of the Plan and to include a public consultation as part of this process.*

***Recommendation***

It is recommended that the motion is adopted with amendment whereby a new objective would be inserted in Chapter 6 titled H17 Objective 1, to read as follows:

*To commence a review of the Rural Housing Policy and Local Need Criteria within six months of the adoption of the Plan and to include a public consultation as part of this process*

It was AGREED to take Motion **327** in conjunction with Motion **326**

**DPM327/0621 Item ID:70917**

Submitted by Councillor B. Lawlor, Councillor S. O'Hara

Proposed by Councillor B. Lawlor, Seconded by Councillor S, O’ Hara

That Sections 25.3 and 25.4 of the Draft Development Plan be amended to include Persons who have grown up or spent substantial periods of their lives, (12 years), living in the area, who have moved away and who now wish to return to reside near to, or to care for, immediate family members, seeking to build on the family landholding or on a site within 5 km of the original family home, and that immediate family members are defined as mother, father, son, daughter, brother, sister or guardian.

**REPORT:**

This motion seeks to amend Sections 2.5.3 and 2.5.4 of the current County Development Plan Rural Housing with the RU Zone and the Dublin Mountain Zone

The motion seeks to include the following wording:

* *‘include Persons who have grown up or spent substantial periods of their lives, (12 years), living in the area, who have moved away and who now wish to return to reside near to, or to care for, immediate family members, seeking to build on the family landholding or on a site within 5 km of the original family home,*
* *and that immediate family members are defined as mother, father, son, daughter, brother, sister or guardian.’*

The contents of the Motion are noted and seek to make changes to the policies and objectives under Sections 2.5.3 (Rural Housing in RU zone) and 2.5.4 (Rural Housing in HA – Dublin Mountains Zone) of the 2016 - 2022 Development Plan.

Under the CE Draft Plan, Rural Housing Policy is set out under Chapter 6 *Housing.* The sections relating to the motion are 6.9.2 (Rural Housing in RU zone) and 6.9.3 (Rural Housing in HA – Dublin Mountains Zone). These sections of the Chapter are then supported by Section 13.5.9 ’Rural Housing’ of Chapter 13 *Implementation and Monitoring.*

The rural areas of South Dublin County are classified as *‘rural areas under strong urban influence’* and in such areas, the National Planning Framework (NPF) outlines under NPO 19 that the Development Plan should facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area. The genuine need to live in rural areas such as South Dublin, is supported by the policies under Section 6.9 of the Draft Plan.

The County Development Plan seeks to strike a balance between facilitating housing for people who have a genuine need to live in rural areas of the County and who will contribute to the rural community and economy, while protecting such areas from unsustainable urban generated housing that would adversely impact on landscape character, environmental quality and visual amenity and our targets for climate change.

The draft Plan is clear that rural generated housing arises where the applicant has close family ties to the rural community and/or the applicant works in a type of employment intrinsic to the rural economy, which requires the applicant to live in the rural area to be close to their rural-based employment.

The CE Draft Plan retains the rural housing provisions of the current 2016 Development Plan, in line with the NPF, the Rural Housing Guidelines DEHLG (2005 guidelines) and relevant circulars. As such, the first part of the motion is already provided for once the applicant can provide satisfactory evidence of close family ties with the rural community. This does not prevent a person returning from being away provided evidence can be satisfactorily demonstrated of close family ties.

The introduction of a provision to allow for various family members to build on a site up to 5km away from the family home is not appropriate and would put further, potentially speculative, pressure on the rural and mountain areas for one-off homes. For example, a scenario could arise where a family with two children who both seek to build a house could potentially result in 2 new houses (within 5km from the family home) on a landholding and in time with a similar family scenario result in a further 4 houses in the rural area (within 5km of their family home – which in theory could in fact be up to 10km from the original family home) resulting in 6 new houses and so on. The cumulative impact of this potential exponential growth needs very careful consideration given the impact it could have on unsustainable housing in the rural and Dublin Mountain area.

*In addition to the above it should be noted that a working group has been established by the Department of Housing, Planning and Local Government (the Department) to review and, where necessary, recommend changes to the 2005 guidelines. As of the 15th of June 2021, the Department have indicated that work is ongoing in preparing an update to the 2005 Sustainable Rural Housing Guidelines for planning authorities and it is expected that an initial draft of the updated guidelines will be available following environmental assessment later in 2021.*

Having regard to the above it is not considered that proposals to amend the Rural Housing Strategy provisions in the plan in an ad-hoc manner which may have potential unforeseen knock-on effects to be best practice. It is therefore considered that the most prudent path forward in regard to Rural Housing policy provision is to initiate a review of the overall Rural Housing Policy provisions of the Plan following the publication of the updated Rural Housing Guidelines later in 2021. Should changes be recommended during this review they would be brought back to the Members as a Variation to the County Development Plan.

It is considered that an objective to reflect this commitment could be inserted as new objective H17 Objective 1 which will read as follows:

*H17 Objective 1 To commence a review of the Rural Housing Policy and Local Need Criteria within six months of the adoption of the Plan and to include a public consultation as part of this process.*

***Recommendation***

It is recommended that the motion is adopted with amendment whereby a new objective would be inserted in Chapter 6 titled H17 Objective 1, to read as follows:

*To commence a review of the Rural Housing Policy and Local Need Criteria within six months of the adoption of the Plan and to include a public consultation as part of this process.*

Following contributions from Councillors S. O’Hara, B. Lawlor, P. Kavanagh, M. Duff. A. Edge, C. King, Mr M. Mulhern, Director and Ms H. Craigie, Senior Planner responded to queries raised.

The Chief Executive’s Recommendation was **AGREED**

**DPM328/0621 Item ID:71402**

Proposed by Councillor Carly Bailey, Seconded by Councillor M. Duff

To amend: H1 Objective 1: To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy, to deliver affordable, sustainable development, to meet likely future housing need in the County as identified by the Housing Strategy and Interim HNDA.

**REPORT:**

The motion seeks to amend H1 Objective 1 by inserting ‘affordable’ between ‘deliver’ and ‘sustainable’ The motion proposes a change to the objective as follows:

From: *‘To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy, to deliver sustainable development, and to meet likely future housing need in the County as identified by the Housing Strategy and Interim HNDA.’*

To: *‘To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy, to deliver* ***affordable,*** *sustainable development, and to meet likely future housing need in the County as identified by the Housing Strategy and Interim HNDA.’*

It is considered that this change to H1 Objective 1 is acceptable. Should Motion Item ID no. 70936 be agreed the combined effect would read as follows;

*‘To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy, to deliver* ***affordable*** *sustainable development, and to meet* ***forecast*** *future housing need in the County* ***over the life of the Plan*** *as identified by the Housing Strategy and Interim HNDA.’*

***Recommendation***

It is recommended that the motion be adopted to read:

*‘To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy, to deliver* ***affordable*** *sustainable development, and to meet future housing need in the County as identified by the Housing Strategy and Interim HNDA.’*

Following a contribution from Councillor C. Bailey.

The Chief Executive’s Recommendation was **AGREED**

**DPM329/0621 Item ID:71404**

Proposed by Councillor Carly Bailey, Seconded by Councillor M. Duff

To amend: H1 Objective 4: To provide for social and affordable housing accommodation that will focus on direct provision of housing through the Local Authority, AHBs and Co-Operatives and through a range of delivery mechanisms including new builds, cost rental, acquisitions, renovations and acquisitions of vacant homes.

**REPORT:**

The motion seeks to alter H1 Objective 4 as follows:

From: *‘To provide for social and affordable housing accommodation through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy,****.****’*

To: ‘*To provide for social and affordable housing accommodation* ***that will focus on direct provision of housing through the Local Authority, AHBs and Co-Operatives*** *and through a range of delivery mechanisms including new builds,* ***cost rental,*** *acquisitions, renovations and acquisitions of vacant homes leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy.’*

The motion seeks to insert wording and remove text from H1 Objective 4. The various Part V mechanisms to deliver social and affordable housing accommodation is driven by Government Housing Policy and in recognition that such policy exists and has the potential to change over the lifetime of the Development Plan it is not considered appropriate to remove such text.

**Recommendation**

It is recommended that the motion be adopted with amendment taking into consideration the content of this motion and motion 70938 such that H1 Objective 4 reads:

*‘To* ***work with Approved Housing Bodies and Co-Operatives*** *and provide for social and affordable housing accommodation, through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes,* ***cost rental,*** *leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy,* ***with priority given to new builds and renovations whenever available.****’*

Following a contribution from Councillor C Bailey

The Chief Executive’s Recommendation was **AGREED**

**DPM331/0621 Item ID:71026**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

Proposed by Councillor W. Carey, Seconded by Councillor D. Ó Brádaigh

Page 159, Housing (H) Policy 1, In Objective 6, replace 'counteracts undue segregation by persons of different social background' with 'promotes the development of sustainable and mixed income communities'

**REPORT:**

This motion seeks to replace *'counteracts undue segregation by persons of different social background'* with *'promotes the development of sustainable and mixed income communities'* under Housing Policy 1, Objective 6 which states *‘To ensure the selection of land or housing units to purchase or lease by the Council, including Part V, counteracts undue segregation by persons of different social backgrounds’*

While the intent of the motion is recognised and acknowledged, the wording from this policy is taken from page 4 of the 2017 Section 28 Ministerial Guidelines titled *‘Part V of the Planning and Development Act 2000’,* bullet point 4 of Section 2.2 which states: *‘the need to counteract undue segregation in housing between persons of different social backgrounds’.*

The motion should be amended to further reflect the Ministerial Guidelines and provide greater clarity by inserting the word ‘in housing between’ after the word segregation.

It is noted that there are a number of related motions seeking changes to this objective including 70735 70940 71026 71064 71096

**Recommendation**

It is recommended that this motion is adopted with amendment to read:

*‘To ensure the selection of land or housing units to purchase or lease by the Council, including Part V, counteracts undue segregation in housing between persons of different social backgrounds.”*

The Motion was **AGREED**

**DPM330/0621 Item ID:70940**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor L. Donaghy, Seconded by Councillor P. Kavanagh

Housing - pg. 159 Motion:  To amend H1 Objective 6 as follows: To ensure the selection of land or housing units to purchase or lease by the Council, including Part V, counteracts any segregation by persons of different social backgrounds

**REPORT:**

 The motion seeks to amend H1 Objective 6 as follows:

From: ‘To ensure the selection of land or housing units to purchase or lease by the Council, including Part V, counteracts undue segregation by persons of different social backgrounds.’

To: ‘To ensure the selection of land or housing units to purchase or lease by the Council, including Part V, counteracts any segregation by persons of different social backgrounds’

The wording from this policy is taken from page 4 of the 2017 Section 28 Ministerial Guidelines titled ‘Part V of the Planning and Development Act 2000’, bullet point 4 of Section 2.2 which states: ‘the need to counteract undue segregation in housing between persons of different social backgrounds’ The use of the word ‘undue’ is consistent with these Guidelines. It is considered that the motion could be amended to state ‘any undue segregation…’.

**Recommendation:** It is recommended that the motion is amended to read:

*To ensure the selection of land or housing units to purchase or lease by the Council, including Part V, counteracts* ***any undue*** *segregation by persons of different social backgrounds’*

It was **AGREED** to take Motions **332**, **333** in conjunction with Motion **330**

**DPM332/0621 Item ID:71064**

Proposed by Councillor F. Timmons, Seconded by Councillor C. King

Retain following from 2016, H1 Objective 6: To facilitate the development of emergency accommodation, including hostels for homeless individuals and families, in a balanced way located throughout the County and not concentrated in any particular area.

**REPORT:**

The motion seeks to retain the Objective H1 Objective 6 from 2016 – 2022 Development Plan which states  *‘To facilitate the development of emergency accommodation, including hostels for homeless individuals and families, in a balanced way located throughout the County and not concentrated in any particular area.’*

H5 Objective 5 of the CE Draft Plan states: *‘To facilitate and support relevant agencies in the development of emergency accommodation, including hostels for homeless individuals and families, in a balanced way located throughout the County so as to avoid an over- concentration in any particular area.’*

*It is considered that the objective H5 Objective 5 outlined above captures the overall aim of the proposed motion and therefore it is considered that the Motion can be adopted with amendment to reflect this.*

***Recommendation***

*It is recommended that this motion is adopted with amendment to reflect that the existing H5  Objective 5 as currently set out in the CE Draft Plan is sufficient to provide for the intent of the motion: ‘To facilitate and support relevant agencies in the development of emergency accommodation, including hostels for homeless individuals and families, in a balanced way located throughout the County so as to avoid an over- concentration in any particular area.’*

**DPM333/0621 Item ID:71096**

Proposed by Councillor C. King, Seconded with Councillor M. Duff

Chapter 6: Housing - 6.1 H1 Objective 6: amend by removing the word 'undue' and replacing it with the word 'any'.

**REPORT:**

The motion seeks to replace ‘undue’ with ‘any’ under Housing 1 Objective 6 which reads ‘*To ensure the selection of land or housing units to purchase or lease by the Council, including Part V, counteracts undue segregation by persons of different social backgrounds.’*

The wording from this policy is taken from page 4 of the 2017 Section 28 Ministerial Guidelines titled *‘Part V of the Planning and Development Act 2000’,* bullet point 4 of Section 2.2 which states: *‘the need to counteract undue segregation in housing between persons of different social backgrounds’* The use of the word ‘undue’ is consistent with these Guidelines.

However, it is considered that the word ‘any’ could be inserted before the word ‘undue’

**Recommendation**

It is recommended that the motion is adopted with amendment to read:

‘*To ensure the selection of land or housing units to purchase or lease by the Council, including Part V, counteracts any undue segregation by persons of different social backgrounds.’*

Following contributions from Councillor L. Donaghy, C. King, Mr M. Mulhern, Director and Ms H. Craigie responded to queries raised

The following Amendment to HI Objective 6 (in line with Agreed Motion 331) was proposed by Councillor W. Carey, Seconded by Councillor D. Ó Brádaigh as follows:

**'promotes the development of sustainable and mixed income communities’**

The Motion **AS AMENDED** were **AGREED**

**DPM334/0621 Item ID:70736**

Proposed by Councillor M. Johansson, Seconded by Councillor P. Kavanagh

In Chapter 6 Housing to add the following sentence to H1 Objective 9: The Council shall pursue the Compulsory Purchase of long-term vacant sites and units.

**REPORT:**

The motion seeks to add additional wording to H1 Objective 9 for it to read as follows:

From: ‘To promote the re-use of and reactivation of vacant units within our Urban Areas and pursue through the application of the vacant site levy in accordance with the Urban Regeneration and Housing Act 2015, and through the implementation of the South Dublin Vacant Homes Strategy and Action Plan 2018-2021. The Council shall review and update this programme as deemed necessary.’

To: ‘To promote the re-use of and reactivation of vacant units within our Urban Areas and pursue through the application of the vacant site levy in accordance with the Urban Regeneration and Housing Act 2015, and through the implementation of the South Dublin Vacant Homes Strategy and Action Plan 2018-2021. The Council shall review and update this programme as deemed necessary. The Council shall pursue the Compulsory Purchase of long-term vacant sites and units.’

The overall aim of the proposed motion is noted and it is considered that the Motion can be adopted with amendment to reflect that the existing objective CS4 Objective 3 with an amendment to include ‘long-term vacant units’ is sufficient to provide for the intent of the motion:

CS4 Objective 3: ‘Seek, where the context requires for compact growth and for the benefit of the common good, to deliver development through the compulsory purchase of land and long-term vacant units as part of active land management.’

**Recommendation:** It is recommended that this motion is adopted with amendment to reflect that the existing objective CS4 Objective 3 as currently set out in the CE Draft Plan is sufficient to provide for the intent of the motion:

CS4 Objective 3: ‘Seek, where the context requires for compact growth and for the benefit of the common good, to deliver development through the compulsory purchase of land and long-term vacant units as part of active land management.’

Following contributions from Councillors M. Johansson, P. Kavanagh, and P. Gogarty, C. King, L. Donaghy Mr D McLoughlin, Chief Executive and Mr M Mulhern, Director responded to queries raised

The following Amendment was proposed by Councillor P. Gogarty, Seconded by Councillor M. Duff as follows:

***In Chapter 6 Housing to add the following sentence to H1 Objective 9: The Council shall pursue the Compulsory Purchase of long-term vacant sites and units, where feasible.***

The Motion **AS AMENDED** was **AGREED**

**DPM335/0621 Item ID:71314**

Submitted by Councillor C. O'Connor, Councillor D. O'Donovan, Councillor E. Murphy, Councillor E. O'Brien, Councillor Shane Moynihan, Councillor T. Costello, Councillor T. Gilligan, Councillor Yvonne Collins

Proposed by S. Moynihan, Seconded by Councillor T. Gilligan

To amend the Development Plan at Chapter 6, H1 Obj9 to include 'ensure that vacant units are reactivated within 18 weeks of being vacated, except in exceptional circumstances which require structural work where this may not be possible'

**REPORT:**

The motion seeks to amend Housing Policy 1 Objective 9 by inserting *'ensure that vacant units are reactivated within 18 weeks of being vacated, except in exceptional circumstances which require structural work where this may not be possible.*

Housing Policy 1 Objective 9 states *‘To promote the re-use of and reactivation of vacant units within our Urban Areas and pursue through the application of the vacant site levy in accordance with the Urban Regeneration and Housing Act 2015, and through the implementation of the South Dublin Vacant Homes Strategy and Action Plan 2018-2021. The Council shall review and update this programme as deemed necessary.’*

The above objective provides for the planning authority to investigate sites which are brought to its attention for inclusion on the vacant sites register. It is considered inappropriate to include a timeframe of 18 weeks from the date of being vacated for each site can be turned around  however it is considered reasonable to text include which states: *‘As soon as possible’* which recognises the intent of the motion and potential circumstances *.* It recommended that this motion seeks to amend Policy 1 Objective 9 reads;

*‘To promote the re-use of and reactivation of vacant units within our Urban Areas* ***and pursue as soon as possible****, through the application of the vacant site levy in accordance with the Urban Regeneration and Housing Act 2015, and through the implementation of the South Dublin Vacant Homes Strategy and Action Plan 2018-2021. The Council shall review and update this programme as deemed necessary.’*

**Recommendation**

It is recommended that this motion is adopted with amendments such that Housing Policy 1 Objective 9 reads: *To promote the re-use of and reactivation of vacant units within our Urban Areas* ***and pursue as soon as possible****, through the application of the vacant site levy in accordance with the Urban Regeneration and Housing Act 2015, and through the implementation of the South Dublin Vacant Homes Strategy and Action Plan 2018-2021. The Council shall review and update this programme as deemed necessary.’*

The Members unanimously **AGREED** to accept the Chief Executive’s recommendation

**DPM336/0621 Item ID:71028**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

Proposed by Councillor D. Ó Bradaigh, Seconded by Councillor C. King

Page 159, Housing (H) Policy 1, in Objective 14, insert 'whether private owner occupier, private rental, social rental or affordable purchase and rental' between 'single tenure' and 'within any'

**REPORT:**

This motion seeks to amend H1 Objective 14 as follows:

From: *‘Support the provision of a mix of tenure types across the County in creating suitable*

*accommodation for all and discourage undue segregation and over proliferation of a single tenure within any local area (within a 10-minute walking distance) in line with the Apartment Guidelines and the provision of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA.’*

To: *Support the provision of a mix of tenure types across the County in creating suitable*

*accommodation for all and discourage undue segregation and over proliferation of a single tenure* ***(whether private owner occupier, private rental, social rental or affordable purchase and rental)*** *within any local area (within a 10-minute walking distance) in line with the Apartment Guidelines and the provision of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA.’*

The proposed motion clarifies the various tenure types Objective 14 relates to. As this is a clarification it is considered reasonable and is therefore acceptable however Motion ID 71100 also proposes and amendment to H1 Objective 14 which is considered to be acceptable. Therefore, H1 Objective 14 is proposed to read as follows:

*‘Support the provision of a mix of tenure types across the County in creating suitable accommodation for all and discourage undue segregation and over proliferation of a single tenure* ***(whether private owner occupier, private rental, social rental or affordable purchase and rental)*** *within any local area (within a 10-minute walking distance) in line with the Apartment Guidelines and the provision of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA.’*

***Recommendation***

It is recommended that the motion be adopted with amendments taking into consideration the content of this motion and motion 71100 such that H1 Objective 14 reads:

*‘Support the provision of a mix of tenure types across the County in creating suitable accommodation for all and discourage undue segregation and over proliferation of a single tenure (whether private owner occupier, private rental, social rental or affordable purchase and rental) within any local area (within a 10-minute walking distance) in line with the Apartment Guidelines and the provision of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA.’*

Following contributions from Councillors D. Ó Brádaigh, L. Donaghy, Mr M. Mulhern, Director responded to queries raised

The following Amendment to HI Objective 14 (in line with Agreed Motion 331) was proposed by Councillor P. Kavanagh, Seconded by Councillor L. Dunne as follows:

**'promotes the development of sustainable and mixed income communities’**

**The Motion AS AMENDED** was **AGREED**

**DPM337/0621 Item ID:71029**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

 Proposed by Councillor D. Ó Brádaigh, Seconded by Councillor P. Kearns

Page 159, Housing (H) Policy 1, insert new objective, 'H1 Objective 16, To ensure that all public land and in particular Local Authority lands, are used exclusively for the delivery of social, affordable cost rental and affordable purchase homes.

**REPORT:**

The motion seeks to insert a new objective under Housing Policy 1 which states ‘Implement South Dublin County Council Housing Strategy and Interim Housing Needs and Demand Assessment 2022-2028 (and any superseding Housing Strategy agreed by the Council) and to carry out a review of the Housing Strategy as part of the mandatory Two-Year Development Plan review.’

The new objective seeks ‘To ensure that all public land and in particular Local Authority lands, are used exclusively for the delivery of social, affordable cost rental and affordable purchase homes.’

The merit of the motion is noted. The County Development Plan does not have a remit to ensure how ‘all public lands’ are used as put forward in the motion. However, it can consider the use of its own lands subject to this being in line with prevailing government policy.

The proposed motion has potential to impact on unit mix and tenure for future housing projects by the Council on public lands seeking to deliver a mix of social, affordable cost rental and affordable purchase homes with a small percentage of private homes.

Ensuring an appropriate mix of tenure throughout the County whether on public or private land is set out under H1 Objective 14 which seeks to: ‘To support the provision of a mix of tenure types across the County in creating suitable accommodation for all and discourage undue segregation and over proliferation of a single tenure within any local area (within a 10-minute walking distance) in line with the Apartment Guidelines and the provision of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA’

It should be noted that under Motion ID 71028 that additional wording proposed to H1 Objective 14 such that it would read as follows:

‘Support the provision of a mix of tenure types across the County in creating suitable accommodation for all and discourage any segregation and over proliferation of a single tenure (whether private owner occupier, private rental, social rental or affordable purchase and rental) within any local area (within a 10-minute walking distance) in line with the Apartment Guidelines and the provision of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA.’

It is considered that the intent of the motion is reflected under H1 Objective 14 and, should it be agreed, as further amended under Item ID 71028.

**Recommendation**

It is recommended that this motion is adopted with amendment to reflect that the H1 Objective 14   as set out in the CE Draft Plan is sufficient to provide for the intent of the proposed motion.

H1 Objective 14: Support the provision of a mix of tenure types across the County in creating suitable accommodation for all and discourage undue segregation and over proliferation of a single tenure within any local area (within a 10-minute walking distance) in line with the Apartment Guidelines and the provision of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA.

Following Contributions from Councillors D. Ó Brádaigh, C. King, L. Dunne, E. Ó Broin, J. Tuffy, P. Kearns, L. Donaghy, P. Gogarty, L. Dunne, E. O’Brien. Mr D. McLoughlin, Chief Executive and Mr M. Mulhern, Director responded to queries raised.

An Amendment was proposed by Councillor L. Donaghy, Seconded by Councillor A. Edge

**To ensure that where Local Authority public lands zoned Res/Res N or future Zoned Res/Res N local authority lands are used to build housing, that it is used exclusively for the delivery of social, affordable cost rental and affordable purchase homes.**

A Roll Call Vote followed on Councillor’s Donaghy Amendment, the result of which was as follows:

**FOR 19 (NINETEEN)**

**AGAINST 16 (SIXTEEN)**

**ABSTAIN 1 (ONE)**

[Motion 337 Roll Call Vote (1).pdf](file:///C%3A%5CUsers%5Cmdunne%5CDownloads%5CMotion%20337%20Roll%20Call%20Vote%20%281%29.pdf)

The Motion as **AMENDED** was **AGREED**

**DPM338/0621 Item ID:71095**

Submitted by Councillor C. O'Connor, Councillor D. O'Donovan, Councillor E. Murphy, Councillor E. O'Brien, Councillor T. Costello, Councillor T. Gilligan, Councillor Yvonne Collins

Proposed by Councillor Y. Collins, Seconded by Councillor C. O’Connor

**H2 Objective 1:** To add in at the end of this objective “and to promote and prioritise the return of voids to suitable housing stock”.

**REPORT:**

The motion proposes to insert *‘and to promote and prioritise the return of voids to suitable housing stock’* at the end of H2 Objective 1 so that it reads:

To maximise the use of existing housing stock, facilitating and promoting upgrade/retrofit of existing stock reducing energy demand and addressing Climate Change ***and to promote and prioritise the return of voids to suitable housing stock.***

This motion is acceptable however it is proposed to re-word the text proposed to insert ‘prioritising Council voids’ between ‘stock’ and ‘facilitating’. This allows for a more straight forward and clear objective and incorporates the intent of this motion.

**Recommendation**

It is recommended that the motion be adopted with amendments taking into consideration the content of this motion and motion ID 70854 such that H1 Objective 2 reads:

*‘To maximise the use of existing housing stock,* ***prioritising Council voids****, facilitating and promoting upgrade/retrofit of existing stock reducing energy demand and addressing Climate Change* ***in line with the Energy, Efficiency and Retrofitting Programme 2021-2030 (or any superseding document)’***

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM339/0621 Item ID:70854**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

Proposed by Councillor D. O ‘Brádaigh, Seconded by Councillor W. Carey

Chapter 6 - HOUSING (Page 160 Policy 2 - Supply of Housing) H2 Objective 1: Amend From: H2 Objective 1: To maximise the use of existing housing stock, facilitating and promoting upgrade/retrofit of existing stock reducing energy demand and addressing Climate Change. Amend To: To maximise the use of existing housing stock, facilitating and promoting upgrade/retrofit of existing stock reducing energy demand and addressing Climate Change, prioritising window and door replacement programme impacted by Covid 19, and in line with the Energy, Efficiency and Retrofitting Programme 2021-2030

**REPORT:**

 The motion seeks to insert *‘prioritising window and door replacement programme impacted by Covid 19, and in line with the Energy, Efficiency and Retrofitting Programme 2021-2030’* at the end of H2 Objective 1.

The motion is welcomed and considered reasonable. However, in the interest of any potential changes to the programme it is considered appropriate to just make reference to the ‘Retrofitting programme or any other superseding plans to ensure the objective responds to the changes.

Therefore, the amended wording recommended reads *‘in line with the Energy, Efficiency and Retrofitting Programme 2021-2030 (or any superseding document)’*

**Recommendation**: It is recommended that the motion be adopted with amendments taking into consideration the content of this motion and motion 71095 such that H1 Objective 2 reads:

*‘To maximise the use of existing housing stock,* ***prioritising Council voids****, facilitating and promoting upgrade/retrofit of existing stock reducing energy demand and addressing Climate Change* ***in line with the Energy, Efficiency and Retrofitting Programme 2021-2030 (or any superseding document)’***

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM340/0621 Item ID:71321**

Submitted by Councillor C. O'Connor, Councillor D. O'Donovan, Councillor E. Murphy, Councillor E. O'Brien, Councillor Shane Moynihan, Councillor T. Costello, Councillor T. Gilligan, Councillor Yvonne Collins

Proposed by Councillor S, Moynihan, Seconded by Councillor E. O’Brien

To amend the Development Plan at Chapter 6, H2 Obj 3 to include 'and will not diminish existing amenity to such communities'

**REPORT:**

The motion seeks insert text stating ‘*and will not diminish existing amenity to such communities'* under H2 Objective 3 which states: *‘To promote and facilitate the development of infill schemes throughout the County where it has been identified that such schemes will contribute towards the enhancement of disadvantaged communities within the County.’*

The merit of motion is recognised and including the text is considered to be acceptable subject to a change where *‘within the County’* is removed and replaced with *‘, subject to the protection of residential amenity’.* This change to H2 Objective 3 would read as follows:

*‘To promote and facilitate the development of infill schemes throughout the County where it has been identified that such schemes will contribute towards the enhancement of disadvantaged communities****, subject to the protection of residential amenity****.’*

It should also be noted that the proposed motions I.D 70999 and 71097 also proposed amendments to H2 Objective 3 such that the objective in combination with the above would read:

*‘To promote and facilitate the development of infill schemes throughout the County where it has been identified that such schemes will contribute towards the enhancement of communities within the County* ***subject to the protection of residential amenity ensuring that sufficient and appropriate public spaces and amenities are preserved in existing residential estates****.’*

***Recommendation***

It is recommended that the motion be adopted with amendments to read:

*‘To promote and facilitate the development of infill schemes throughout the County where it has been identified that such schemes will contribute towards the enhancement of communities within the County* ***whilst ensuring that sufficient and appropriate public spaces and amenities are preserved in our residential estates, subject to the protection of residential amenity****.’*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM341/0621 Item ID:70999**

Proposed by Councillor L. Dunne, Seconded by Councillor M. Duff

Chapter 6: H2 objective 3: Amend: To promote & facilitate the development of infill schemes throughout the County where it has been identified; Add "ensuring an even spread across all LEA's" that such schemes will contribute towards the enhancement of; remove "disadvantage" communities within the County.

**REPORT:**

The motion seeks insert text stating ‘*ensuring an even spread across all LEA's* after *‘where it has been identified’* and remove *‘disadvantage’* under H2 Objective 3 which states: *‘To promote and facilitate the development of infill schemes throughout the County where it has been identified that such schemes will contribute towards the enhancement of disadvantaged communities within the County.’*

The contents of the motion are noted. In terms of the first proposed change, it is difficult to *ensure* an even spread across all the Local Electoral Area’s as the potential for infill may take place in different areas of the County at any given time. It is considered that the word ‘working towards’ would be more appropriate and would not have the effect of restricting opportunity where it might arise while still striving to facilitate as even a spread as possible. In terms of the proposal to remove ‘disadvantage’ this proposal is acceptable.

It is recommended that this motion is accepted with amendments such that H2 Objective 3 reads:

*‘To promote and facilitate the development of infill schemes throughout the County where it has been identified that such schemes will contribute towards the enhancement of communities within the County, working towards an even spread of such schemes across all LEAs.’*

***Recommendation***

It is recommended that the motion be adopted with amendments taking into consideration the content of this motion and motion I.D 71097 and 71321 such that H2 Objective 3 reads:

*To promote and facilitate the development of infill schemes throughout the County where it has been identified that such schemes will contribute towards the enhancement of communities within the County, working towards an even spread of such schemes across all LEAs, whilst ensuring that sufficient and appropriate public spaces and amenities are preserved in our residential estates, subject to the protection of residential amenity.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM342/0621 Item ID:71097**

Submitted by Councillor C. O'Connor, Councillor D. O'Donovan, Councillor E. Murphy, Councillor E. O'Brien, Councillor T. Costello, Councillor T. Gilligan, Councillor Yvonne Collins

Proposed by Councillor Y. Collins, Seconded by Councillor C. O’Connor

**H2 Objective 3:** To add in at the end of this objective “whilst ensuring that sufficient and appropriate public spaces and amenities are preserved in our residential estates and any overdevelopment avoided which could be detrimental to the community”.

**REPORT:**

The motion seeks insert text at the end stating *‘whilst ensuring that sufficient and appropriate public spaces and amenities are preserved in our residential estates and any overdevelopment avoided which could be detrimental to the community '* under H2 Objective 3 which states: *‘To promote and facilitate the development of infill schemes throughout the County where it has been identified that such schemes will contribute towards the enhancement of disadvantaged communities within the County’*

The merit of the motion is noted and the additional text is generally acceptable. However, it is recommended that the motion is adopted with amendments which inserts ‘*whilst ensuring that sufficient and appropriate public spaces and amenities are preserved in existing residential estates’* into H2 Objective 3 to reads as follows:

‘*To promote and facilitate the development of infill schemes throughout the County where it has been identified that such schemes will contribute towards the enhancement of disadvantaged communities within the County* ***whilst ensuring that sufficient and appropriate public spaces and amenities are preserved in existing residential estates.’***

*Furthermore, motion ID* 70999 and 71321 also proposed amendments to H2 Objective 3 such that it will read as follows should all proposed amendments be agreed (Note deletion of disadvantaged):

***‘To promote and facilitate the development of infill schemes throughout the County where it has been identified that such schemes will contribute towards the enhancement of communities within the County subject to the protection of residential amenity ensuring that sufficient and appropriate public spaces and amenities are preserved in existing residential estates.’***

***Recommendation***

It is recommended that the motion be adopted with amendments taking into consideration the content of this motion and motion I.D 70999 and 71321 such that H2 Objective 3 reads:

*‘To promote and facilitate the development of infill schemes throughout the County where it has been identified that such schemes will contribute towards the enhancement of disadvantaged communities within the County ensuring that sufficient and appropriate public spaces and amenities are preserved in existing residential estates’*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM343/0621 Item ID:71134**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge, Seconded by Councillor M. Duff

H3 Objective 7: To add the words 'and people leaving Direct Provision'.

**REPORT:**

The motion seeks to add words into Housing Policy 3 Objective 7 as follows:

From: *‘To ensure that those with specific housing needs, such as older persons, persons with disabilities, homeless persons and Travellers, are accommodated in a manner appropriate to their specific needs.’*

To: *‘To ensure that those with specific housing needs, such as older persons, persons with disabilities, homeless persons, Travellers* ***and people leaving Direct Provision****, are accommodated in a manner appropriate to their specific needs.’*

It is noted that should motion 71411 be agreed H3 Objective 7 would be amended in its totality to read:

‘*To ensure that those with specific housing needs, such as older persons, persons with disabilities, homeless persons, Travellers* ***and people leaving Direct Provision****, are accommodated in a manner appropriate to their specific needs* ***and in a timely fashion.****’*

***Recommendation***

It is recommended that the motion be amended such that H3 Objective 7 reads:

*‘To ensure that those with specific housing needs, such as older persons, persons with disabilities, homeless persons, Travellers,* ***and people leaving Direct Provision*** *are accommodated in a manner appropriate to their specific needs****.****’*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM344/0621 Item ID:71411**

Proposed by Councillor Carly Bailey, Seconded by Councillor G. O’Connell

To amend: H3 Objective 7: To ensure that those with specific housing needs, such as older persons, persons with disabilities, homeless persons and Travellers, are accommodated in a manner appropriate to their specific needs and in a timely fashion.

**REPORT:**

This motion seeks to amend H3 Objective 7, as follows:

From: ‘*To ensure that those with specific housing needs, such as older persons, persons with disabilities, homeless persons and Travellers, are accommodated in a manner appropriate to their specific needs.’*

To: ‘*To ensure that those with specific housing needs, such as older persons, persons with disabilities, homeless persons and Travellers, are accommodated in a manner appropriate to their specific needs* ***and in a timely fashion.****’*

It is considered that the proposed changes in this motion are acceptable. Should Motion Item ID no. 71134 be agreed with amendment the combined wording would read as follows;

‘*To ensure that those with specific housing needs, such as older persons, persons with disabilities, homeless persons, Travellers* ***and people leaving Direct Provision****, are accommodated in a manner appropriate to their specific needs* ***and in a timely fashion.****’*

***Recommendation***

It is recommended that the motion be adopted with amendments taking into consideration the content of this motion and motion 71134 such that H3 Objective 7 reads:

*‘To ensure that those with specific housing needs, such as older persons, persons with disabilities, homeless persons, Travellers, are accommodated in a manner appropriate to their specific needs and* ***in a timely fashion.’***

Following a contribution from Councillor C. Bailey, Ms H. Craigie, Senior Planner responded to queries raised.

The Chief Executive’s Recommendation was **AGREED**

**DPM345/0621 Item ID:70737**

Proposed by Councillor M. Johansson, Seconded by Councillor P. Kavanagh

In Chapter 6 Housing to add a new objective: H4 Objective 6: To provide transient sites in accordance with legislation.

**REPORT:**

The motion seeks to include a new objective to read ‘To provide transient sites in accordance with legislation.’ under Housing Policy 4: Traveller Accommodation which seeks to Implement the South Dublin County Council Traveller Accommodation Programme 2019 – 2024 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.

The Traveller Accommodation Programme 2019 – 2024 (TAP) sets out the following in terms of Transient Sites; ‘The Council will consider the provision of transient accommodation in the County during the term of the Traveller Accommodation Programme 2019-2024. Transient sites should however only be provided following the full provision of the Traveller specific accommodation requirement of Travellers indigenous to South Dublin County. It is proposed to continue discussing with the other Dublin Local Authorities the need for and, if necessary, identify suitable locations for such provision in order to provide for a coordinated approach in the Dublin Region.’

The motion is therefore considered reasonable. However, in accordance with the TAP, it is proposed that the following is added to the end of the new objective;

‘and to liaise with the other Dublin Local Authorities the need for and, if necessary, identify suitable locations for such provision in order to provide for a coordinated approach in the Dublin Region.’

The proposed new objective would therefore read as follows:

H4 Objective 5: ‘To provide transient sites in accordance with legislation and to liaise with the other Dublin Local Authorities on the need for and, if necessary, identify suitable locations for such provision in order to provide for a coordinated approach in the Dublin Region.’

**Recommendation:** It is recommended that the motion be adopted with amendments taking into consideration the content of this motion and the TAP, that the new Objective under Policy 4 reads:

H4 Objective 5: ‘To provide transient sites in accordance with legislation and to liaise with the other Dublin Local Authorities on the need for and, if necessary, identify suitable locations for such provision in order to provide for a coordinated approach in the Dublin Region.’

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM346/0621 Item ID:70902**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor P. Gogarty, Seconded by Councillor W. Carey

It shall be an objective of the County Development Plan 2022 - 2028 that it be a priority for SDCC to secure a location for, and to develop a Transient Traveller Halting site within two years of the approval of the County Development Plan 2022 - 2028.

**REPORT:**

The motion seeks to include a new objective to read ‘It shall be an objective of the County Development Plan 2022 - 2028 that it be a priority for SDCC to secure a location for, and to develop a Transient Traveller Halting site within two years of the approval of the County Development Plan 2022 - 2028.’ under Housing Policy 4: Traveller Accommodation which seeks to Implement the South Dublin County Council Traveller Accommodation Programme 2019 – 2024 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.

The Traveller Accommodation Programme 2019 – 2024 (TAP) sets out the following in terms of Transient Sites; ‘The Council will consider the provision of transient accommodation in the County during the term of the Traveller Accommodation Programme 2019-2024. Transient sites should however only be provided following the full provision of the Traveller specific accommodation requirement of Travellers indigenous to South Dublin County. It is proposed to continue discussing with the other Dublin Local Authorities the need for and, if necessary, identify suitable locations for such provision in order to provide for a coordinated approach in the Dublin Region.’

The merit of the motion is considered reasonable. However, the TAP which has been adopted, indicates the need to work with the other Dublin Local Authorities to discuss the need for and, if necessary, identify suitable locations for such provision. Having regard to the Traveller Accommodation Programme, an amended objective is considered appropriate.

**Recommendation:** It is recommended that the motion is adopted with amendment taking into consideration the content of this motion and the Traveller Accommodation Programme, to insert a new Objective under Policy 4 to reads:

H4 Objective 5: ‘To provide transient sites in accordance with legislation and to liaise with the other Dublin Local Authorities on the need for and, if necessary, identify suitable locations for such provision in order to provide for a coordinated approach in the Dublin Region.’

Following contributions from Councillors P. Gogarty, G. O’Connell, J. Tuffy, Mr M. Mulhern, Director responded to queries raised.

Councillor J. Tuffy proposed the Chief Executive’s Recommendation as an Amendment, Seconded by Councillor Y. Collins

A Roll Call Vote followed, the result of which was as follows:

**FOR 19 (NINETEEN)**

**AGAINST 13 (THIRTEEN)**

**ABSTAIN 4 (FOUR)**

[Motion 346 Roll Call Vote.pdf](file:///C%3A%5CUsers%5Cmdunne%5CDownloads%5CMotion%20346%20Roll%20Call%20Vote.pdf)

The Chief Executive’s Recommendation was **AGREED**

**DPM347/0621 Item ID:71412**

Proposed by Councillor Carly Bailey, Seconded by Councillor A. Edge

To amend: H4 Objective 3: To provide long term sustainable Traveller Accommodation developments, while ensuring proper provision of infrastructure and in consultation with the Travelling Community and their advocates.

**REPORT:**

The motion as proposed is to amend H4 Objective 3 to include the following (as highlighted in bold and underlined):

*H4 Objective 3:*

*‘To provide long term sustainable Traveller Accommodation developments, while ensuring proper provision of infrastructure* ***and in consultation with the Travelling Community and their advocates.’***

The intention of the motion is noted H4 Objective 4 states:

*‘To ensure that all Traveller Accommodation is provided to the highest standard following detailed consultation with local communities and Traveller advocacy groups.’* and outlines the need to carry out consultation to ensure the highest standard is provided.

It is recommended that this motion is adopted with amendment *to reflect* that Chapter 6, Section 6.4 Traveller Accommodation, H4 Objective 4 is sufficient to provide for the intent of the motion.

**Recommendation**

It is recommended that this motion is adopted with amendment *to reflect* that Chapter 6, Section 6.4 Traveller Accommodation, H4 Objective 4 is sufficient to provide for the intent of the motion.

H4 Objective 4 states: *‘To ensure that all Traveller Accommodation is provided to the highest standard following detailed consultation with local communities and Traveller advocacy groups.’*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM348/0621 Item ID:70977**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Amend H2 Objective 4 to read: Promote lifetime housing standards in new homes built in the County in accordance with best practice and ensure that all new housing is built to A1 insulation and energy efficiency standards.

The Motion was **WITHDRAWN**

**DPM349/0621 Item ID:70979**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Amend H7 Objective 2 to read: To ensure that all new residential developments to A1 rated (SAP) standard, incorporate energy efficiency measures and promote innovation in renewable energy opportunities.

The Motion was **WITHDRAWN**

**DPM350/0621 Item ID:70981**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Amend H13 Objective 6: To support the subdivision of houses in suburban areas that are characterised by exceptionally large houses on relatively extensive sites where population levels are generally falling and which are well served by public transport, subject to the protection of existing residential amenity and the refurbishment of the completed units to at least A2 standard.

The Motion was **WITHDRAWN**

**DPM351/0621 Item ID:71659**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor P. Kavanagh, Seconded by Councillor L. Sinclair

H3 Objective 6: Promote 'ageing in place' and opportunities for right sizing within communities and to minimise where possible the development of nursing homes in areas already well served by these facilities.

**REPORT:**

 This motion seeks to amend H3 Objective 6 be inserting ‘and to minimise where possible the development of nursing homes in areas already well served by these facilities.’ at the end of the objective for the objective to read as:

‘Promote ‘aging in place’ and opportunities for right sizing within communities and to minimise where possible the development of nursing homes in areas already well served by these facilities.

The intent of the motion is noted. However, to minimise without an understanding of need in the area would not be appropriate. It is considered that the motion is acceptable subject to amendment to H3 Objective 6 to read as follows:

‘Promote ‘aging in place’ and opportunities for right sizing within communities and require an evidence base for proposed new nursing homes in areas which appear to be well served by them.

**Recommendation:** It is recommended that this motion is adopted with amendments to read as:

*‘Promote ‘aging in place’ and opportunities for right sizing within communities* ***and require an evidence base for proposed new nursing homes in areas which appear to be well served by them.***

The Chief Executive’s recommendation was **AGREED**

**DPM352/0621 Item ID:70758**

Proposed by Councillor F. Timmons, Seconded by Councillor P. Kavanagh

That this Council commit to investigating all vacant houses and over-shop premises as a way of dealing with the housing crisis

**REPORT:**

The motions seeks the Council to ‘commit to investigating all vacant houses and over-shop premises as a way of dealing with the housing crisis’

Policy CS4: Active Land Management states ‘Facilitate the re-use and regeneration of vacant sites and landbanks through various measures to promote compact urban growth in line with the Core Strategy.’

CS4 Objective 2 seeks ‘To Promote the delivery of residential development through active land management measures and a co-ordinated planned approach to developing appropriately zoned lands at key locations, including regeneration areas, vacant sites and under-utilised areas.’

It is considered that the broader ranging objective outlined above captures the overall aim of the proposed motion and therefore it is considered that the Motion can be adopted with amendment whereby the existing objective CS4 Objective 2 remains as currently set out in the CE Draft Plan.

**Recommendation:** It is recommended that this motion is adopted with amendment to reflect that the existing objective CS4 Objective 2 as currently set out in the CE Draft Plan is sufficient to provide for the intent of the motion:

CS4 Objective 2 seeks ‘To Promote the delivery of residential development through active land management measures and a co-ordinated planned approach to developing appropriately zoned lands at key locations, including regeneration areas, vacant sites and under-utilised areas.’

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM353/0621 Item ID:71024**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

Proposed by Councillor W. Carey, Seconded by Councillor D. Ó Bradaigh

Page 158, Housing (H) Policy 1, in Objective 3, insert 'Traveller households' after 'older persons'

**REPORT:**

From: To ensure that housing is available to meet the needs of people of all incomes and needs including older persons, people with disabilities, and the homeless, through an appropriate mix of unit types and tenures provided in appropriate locations and in a manner appropriate to their specific needs.

To: To ensure that housing is available to meet the needs of people of all incomes and needs including older persons, **traveller households,** people with disabilities, and the homeless, through an appropriate mix of unit types and tenures provided in appropriate locations and in a manner appropriate to their specific needs.

For information, if motion 71024 is adopted the objective H1 Objective 3 would read:

*‘To ensure that* ***adequate and appropriate*** *housing is available to meet the needs of people of all incomes and needs including older persons,* ***traveller households****, people with disabilities, and the homeless, through an appropriate mix of unit types and tenures provided in appropriate locations and in a manner appropriate to their specific needs.’*

This motion is considered acceptable.

**Recommendation**

It is recommended that the motion be adopted with amendments taking into consideration the content of this motion and motion 71024 such that H1 Objective 3 reads:

*‘To ensure that housing is available to meet the needs of people of all incomes and needs including older persons, traveller households, people with disabilities, and the homeless, through an appropriate mix of unit types and tenures provided in appropriate locations and in a manner appropriate to their specific needs.’*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM354/0621 Item ID:71025**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

Proposed by Councillor D. Ó Bradaigh, Seconded by Councillor W. Carey

Page 159, Housing (H) Policy 1, in Objective 5, replace 'a reduced percentage requirement' with 'in addition to the percent'

**REPORT:**

The motion seeks to replace words under Policy H1, Objective 5 as follows

From: ‘*To encourage the development of elderly persons/assisted living accommodation, where it is proposed that a site or a portion of a site is to be developed for elderly/assisted living accommodation a reduced percentage requirement in respect of social housing may be considered.’*

To: ‘*To encourage the development of elderly persons/assisted living accommodation, where it is proposed that a site or a portion of a site is to be developed for elderly/assisted living accommodation,* ***in addition to the percent*** *requirement in respect of social housing may be considered.’*

The purpose of this objective is to recognise the growing need to cater for our elderly population which is forecasted to grow by 56% by 2031 and to promote downsizing / right sizing through the consideration of a reduction of the 10% normally required under Part V for residential development of 9 units or more.

The effect of the motion is to require the full percentage of Part V taking away the purpose of the objective to promote older person or assisted living accommodation.

It is considered that the motion should be adopted to provide greater clarity to the objective to read:

‘*To encourage the development of elderly persons/assisted living accommodation, where it is proposed that a site or a portion of a site is to be developed for elderly/assisted living accommodation a reduced percentage requirement in respect of Part V social housing may be considered* ***on a case by case basis.’***

***Recommendation***

It is recommended that the motion be adopted with amendments such that H1 Objective 5 reads:

*To encourage the development of elderly persons/assisted living accommodation, where it is proposed that a site or a portion of a site is to be developed for elderly/assisted living accommodation a reduced percentage requirement in respect of* ***Part V*** *social housing may be considered* ***on a case by case basis****.’*

Following contributions from Councillors D. Ó Bradaigh, M. Johansson, P. Kavanagh Ms H. Craigie, Senior Planner responded to queries raised and agreed to change the word elderly with “older persons”

A Roll Call vote followed, the result of which was as follows:

**FOR 35(THIRTY-FIVE)**

**AGAINST 1(ONE)**

**ABSTAIN 0(NIL)**

[Motion 354 Roll Call Vote .pdf](file:///C%3A%5CUsers%5Cmdunne%5CDownloads%5CMotion%20354%20Roll%20Call%20Vote%20.pdf)

The Motion was **AGREED**

**DPM355/0621 Item ID:71031**

Submitted by Councillor D. Ó Brádaigh, Councillor William Joseph Carey

Proposed by Councillor W. Carey, Seconded by Councillor D. Ó Brádaigh

Page 169, Housing (H) Policy 14, insert a new objective 'H14 Objective 3: To review and update the South County Dublin House Extension Design Guide, 2010 to facilitate the provision of mid terrace extensions in Local Authority housing stock where such extensions are being funded through the housing adaptation grant.'

**REPORT:**

This motion seeks to insert a new objective under Policy H14. That policy states: *‘Support the extension of existing dwellings subject to the protection of residential and visual amenities.’*

The proposed objective states: *‘To review and update the South County Dublin House Extension Design Guide, 2010 to facilitate the provision of mid terrace extensions in Local Authority housing stock where such extensions are being funded through the housing adaptation grant’*

 The merit of the motion is noted. It is considered that the intention of the motion is reflected under H14 Objective 2 which states: *‘To review and update the South Dublin County Council House Extension Design Guide, 2010 during the lifetime of this Development Plan.’*

*An amendment to this objective will meet the purpose of the motion.*

***Recommendation***

*It is recommended that this motion is adopted with amendment to reflect that the existing H14   Objective 2 as currently set out in the CE Draft Plan is sufficient to provide for the intent of the motion: ‘To review and update the South Dublin County Council House Extension Design Guide, 2010 during the lifetime of this Development Plan, to include a review of design options for mid terrace type extensions.’*

Following contributions from Councillors W. Carey, D. Ó Bradaigh, C. King, P. Kavanagh, Mr M. Mulhern, Director and Ms H. Craigie, Senior Planner responded to queries raised

The following Amendment to the Chief Executive’s Recommendation was proposed by Councillor P. Kavanagh and Seconded by Councillor M. Duff;

***‘To review and update the South Dublin County Council House Extension Design Guide, 2010 during the lifetime of this Development Plan, to include a review of design options for mid terrace type extensions with a view to facilitating these extensions in Local Authority housing where appropriate.’***

The Chief Executive’s recommendation as **AMENDED** was **AGREED**

**DPM356/0621 Item ID:71040**

Proposed by Councillor D. Richardson, Seconded by Councillor F. Timmons

That this Council being aware of the growing number of individuals with special needs in the County currently living in inappropriate nursing homes or other settings, or more commonly at home with ageing parents or family members,  who are eligible and to go on the Council Housing List, agrees to identify and source along  with  other approved voluntary housing bodies appropriate safe locations for new housing  accommodation each year as part of the Development Plan, with a view to  supporting a greater number transitioning towards their goal of independent living

**REPORT:**

In Chapter 6, Section 6.3 Housing for Older People, there are provisions, policy and objectives that are particularly relevant to this motion including the following:

H1 Objective 3: To ensure that housing is available to meet the needs of people of all incomes and needs including older persons, people with disabilities, and the homeless, through an appropriate mix of unit types and tenures provided in appropriate locations and in a manner appropriate to their specific needs.

H3 Objective 2:

*To Support housing options for older people and persons with disabilities and/or mental health issues – consistent with NPO 30 in the NPF, RPO 9.1 and 9.12 of the RSES.*

H3 Objective 5:

*Support the provision of specific purpose-built accommodation, including assisted living units and lifetime housing and adaptation of existing properties.*

The Council fulfil numerous housing functions, including the strategic co-ordination of social housing provision by other stakeholders and housing providers that will realise housing solutions for people on Social Housing Lists. The Council also operates the RAS (Rental Accommodation Scheme), the HAP (Housing Assistance Payment) and other housing support schemes as directed by the Department of Housing.

In many cases the housing solution for the individual will also require the support of the Health Service Executive (HSE) and in some instances for the HSE to provide a leadership role in identifying and activating a response to housing need.

The motion as proposed refers to voluntary housing bodies. Approved Housing Bodies (also known as housing associations) are non-profit organisations whose purpose is the provision and management of housing for households who are in housing need. Housing associations primarily provide social housing for the following:

* Families on low income,
* Elderly people,
* People with disabilities,
* Homeless people.

Having regard to the above, it is considered that this motion be adopted with the following amendments:

(i) Amend Section 6.3 from:

6.3 Housing for Older People

To:

6.3 Housing for All

[Note: Amend Table of Contents accordingly]

(ii) Add Sub heading Housing for Older People directly under heading 6.3 Housing for All

[Same paragraphs/Text below new Sub heading Housing for Older People]

(iii) Insert New Sub heading Housing for Persons with Disabilities and/or Mental Health Issues [below existing paragraphs/Text]

(iv) Insert the following text/paragraphs [after new Sub heading Housing for Persons with Disabilities and/or Mental Health Issues]

*Location is critical when considering housing for people with a disability and/or mental health issues. Access to public transport, local community services and facilities are significant factors in improving quality of life. In terms of housing design, compliance with Part M of the Building Regulations expands options available to persons with a disability. Support is needed for the concept of independent and/or assisted living for those with a disability, and consideration should be given to the fact that some people require live-in care, when designing adapted housing units. The Council will support development which provides respite and/or residential care at appropriate locations and zonings throughout the County. Development should be in accordance with the principles of Universal Design and the National Disability Authority’s publication ‘Building For Everyone: A Universal Design Approach’ and shall have regard to the Government’s ‘National Disability Inclusion Strategy 2017-2021’.*

*The Council works in partnership with the Department of Housing, Planning and Local Government and Approved Housing Bodies to deliver and manage social housing. The Council will promote the provision of public (including social and affordable) housing by prioritising sites for servicing that have a potential for public (including social and affordable) housing.*

(v) Amend Policy H3: Housing for Older People from:

Policy H3: Housing for Older People

To:

Policy H3: Housing for All

(vi) Amend the wording of the Policy H3 from:

*Support the provision of accommodation for older people in established residential and mixed use*

*areas offering a choice and mix of accommodation types to older people (independent and semi-independent living) within their communities and at locations that are proximate to services and amenities.*

To:

*Support the provision of accommodation for older people and people* ***with disabilities and/or mental health issues*** *within established residential and mixed-use areas offering a choice and mix of accommodation types within their communities and at locations that are proximate to services and amenities.*

*And maintain the existing objectives H3 Objective 1 to H3 Objective 8*

***Recommendation***

It is recommended that this motion is adopted with amendment.

(i) Amend Section 6.3 from:

6.3 Housing for Older People

To:

6.3 Housing for All

[Note: Amend Table of Contents accordingly]

(ii) Add Sub heading Housing for Older People directly under heading 6.3 Housing for All

[Same paragraphs/Text below new Sub heading Housing for Older People]

(iii) Insert Sub heading Housing for Persons with Disabilities and/or Mental Health Issues [below existing paragraphs/Text]

(iv) Insert the following text/paragraphs [after new Sub heading Housing for Persons with Disabilities and/or Mental Health Issues]

*Location is critical when considering housing for older people and people with a disability. Access to public transport, local community services and facilities are significant factors in improving quality of life. In terms of housing design, compliance with Part M of the Building Regulations expands options available to persons with a disability. Support is needed for the concept of independent and/or assisted living for those with a disability, and consideration should be given to the fact that some people require live-in care, when designing adapted housing units. The Council will support development which provides respite and/or residential care at appropriate locations and zonings throughout the County. In all cases, development must be in accordance with the principles of Universal Design and the National Disability Authority’s publication ‘Building For Everyone: A Universal Design Approach’ and shall have regard to the Government’s ‘National Disability Inclusion Strategy 2017-2021’.*

*The Council works in partnership with the Department of Housing, Planning and Local Government and Approved Housing Bodies to deliver and manage social housing. The Council will promote the provision of public (including social and affordable) housing by prioritising sites for servicing that have a potential for public (including social and affordable) housing.*

(v) Amend Policy H3: Housing for Older People from:

Policy H3: Housing for Older People

To:

Policy H3: Housing for All

(vi) Amend the wording of Policy H3 from:

*Support the provision of accommodation for older people in established residential and mixed use*

*areas offering a choice and mix of accommodation types to older people (independent and semi-independent living) within their communities and at locations that are proximate to services and amenities.*

To:

*Support the provision of accommodation for older people and people* ***with disabilities and/or mental health issues*** *within established residential and mixed-use areas offering a choice and mix of accommodation types within their communities and at locations that are proximate to services and amenities.*

*And maintain the existing objectives H3 Objective 1 to H3 Objective 8 below the revised Housing Policy H3.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM357/0621 Item ID:71052**

Proposed by Councillor L. Dunne, Seconded by Councillor C. King

Chapter 6: Housing (H) Policy 5: Other housing provision New Objective: H5 Objective 4: To provide short-term emergency housing to persons who are unable to return to their homes because of domestic violence on a humanitarian basis without having to assess their eligibility for social housing support or include them on the authority's waiting list for housing supports in line with the Department of Housing, Planning, Community & Local Government Policy and Procedural Guidance for Housing Authorities in Relation to Assisting Victims of Domestic Violence with Emergency and Long-term Accommodation Needs.

**REPORT:**

The motion seeks a new objective under Housing Policy 5 *‘Support and facilitate relevant agencies in the provision of specific emergency or other forms of housing need as such demand arises.’* The new objective states:

*‘To provide short-term emergency housing to persons who are unable to return to their homes because of domestic violence on a humanitarian basis without having to assess their eligibility for social housing support or include them on the authority's waiting list for housing supports in line with the Department of Housing, Planning, Community & Local Government Policy and Procedural Guidance for Housing Authorities in Relation to Assisting Victims of Domestic Violence with Emergency and Long-term Accommodation Needs.’*

The merit of the motion is noted. It is considered that the motion is generally reflected under Draft Policy 5 which states: *‘Support and facilitate relevant agencies in the provision of specific emergency or other forms of housing need as such demand arises.’* and the H5 Objective 1 and H5 Objective 2.

*H5 Objective 1: To facilitate and support relevant agencies in the development of emergency*

*accommodation, including hostels for homeless individuals and families, in a balanced way located*

*throughout the County so as to avoid an over- concentration in any particular area.*

*H5 Objective 2: To facilitate and support Túsla, the Child and Family Agency, and other relevant agencies in the development of women’s refuge within the County to include emergency accommodation and transitional units.*

***Recommendation***

It is recommended that this motion is adopted with amendment to *reflect* that the existing Policy and associated objectives: H5 Objective 1 and H5 Objective 2 as currently set out in the CE Draft Plan is sufficient to provide for the intent of the motion:

Policy 5 which states: *‘Support and facilitate relevant agencies in the provision of specific emergency or other forms of housing need as such demand arises.’*

*‘H5 Objective 1: To facilitate and support relevant agencies in the development of emergency accommodation, including hostels for homeless individuals and families, in a balanced way located throughout the County so as to avoid an over- concentration in any particular area.’*

***‘H5 Objective 2: To facilitate and support Túsla, the Child and Family Agency, and other relevant agencies in the development of women’s refuge within the County to include emergency accommodation and transitional units.’***

Following contributions from Councillor L. Dunne, Mr. M. Mulhern, Director responded to queries raised and advised that this is an operational matter in which the County Development Plan has no role.

The Motion was **AGREED**

**DPM358/0621 Item ID:71063**

Proposed by Councillor F. Timmons, Seconded by Councillor M. Duff

RETENTION of 2016 Policy H1 Objective 4: To promote social integration and facilitate a diverse range of dwelling tenures within housing developments, including social housing in a balanced way in all Local Electoral Areas of the County.

**REPORT:**

This motion seeks to retain Policy H1 Objective 4 of the 2016 County Development Plan which states *‘to promote social integration and facilitate a diverse range of dwelling tenures within housing developments, including social housing in a balanced way in all Local Electoral Areas of the County.’*

It is considered that the principal of Policy H1 Objective 4 is reflected under H1 Objective 14 of the CE Draft Plan which states ‘*Support the provision of a mix of tenure types across the County in creating suitable accommodation for all and discourage undue segregation and over proliferation of a single tenure within any local area (within a 10-minute walking distance) in line with the Apartment Guidelines and the provision of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA’*

*However, the objective could be amended to include Local Electoral Area after the brackets.*

***Recommendation***

It is recommended that this motion is adopted with amendment to amend the existing objective H1 Objective 14:

*H1 Objective 14 seeks ‘Support the provision of a mix of tenure types across the County in creating suitable accommodation for all and discourage undue segregation and over proliferation of a single tenure within any local area (within a 10-minute walking distance)* ***or Local Electoral Area****, in line with the Apartment Guidelines and the provision of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA’*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM359/0621 Item ID:71091**

Proposed by Councillor L. Dunne, Seconded by Councillor F. Timmons

Chapter 6: Housing (H) Policy 15: Family flats Amend: To favourably consider family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member; Add 'or family members in cases of overcrowding' (Such as an older parent or dependant; Add '/dependants partner & children', subject to design criteria outlined in Chapter 13: Implementation and monitoring. Add 'Which will be monitored ensuring that the use of flat developments will not be exploited within the current rental market'

**REPORT:**

The motion seeks to amend Policy 15 Objective 1, as follows:

From: ‘*To favourably consider family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria outlined in Chapter 13: Implementation and Monitoring.’*

To: *‘To favourably consider family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member* ***or family members in cases of overcrowding*** *(Such as an older parent or dependent****/dependents partner & children****), subject to design criteria outlined in Chapter 13: Implementation and monitoring* ***which will be monitored ensuring that the use of flat developments will not be exploited within the current rental market'***

The intent of the motion is noted which aims to ensure that family flats can accommodate more than one family member if required and that family flats are not used inappropriately as a mechanism for the rental market. Policy 15 Objective 1 is supported by Section 13.5.8 under Chapter 13 Implementation and Monitoring setting out five criteria when assessing applications which is considered appropriate to ensure genuine need for this form of development.

**It is considered that the motion is reflected under Policy 15 Objective 1 supported by Section 13.5.8 of the Development Plan. This motion is considered to be acceptable subject to amendment**

**Recommendation**

It is recommended that this motion is adopted with amendment to the existing H15 Objective 1 to read: *‘To favourably consider family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member or members subject to the criteria outlined in Chapter 13: Implementation and monitoring’*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

 **DPM360/0621 Item ID:71098**

Proposed by Councillor C. King, Seconded by Councillor F. Timmons

Chapter 6: Housing - 6.1 H1 Objective 13: Amend the first Bullet point to read 'there are unique site constraints that would make it impossible to make such provision or'

**REPORT:**

This motion seeks to amend H1 Objective 13 as follows:

From: *‘Proposals for residential development shall provide a minimum of 30% 3-bedroom units*

*unless it can be demonstrated that:*

* *there are unique site constraints that would mitigate against such provision or*
* *that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA.’*

To: *‘Proposals for residential development shall provide a minimum of 30% 3-bedroom units*

*unless it can be demonstrated that:*

* *there are unique site constraints that would* ***make it impossible to make such provision or***
* *that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA.’*

The merit of the motion is noted and ensuring that the objective is clear in its intent is important. In this context, using the principle set out in the motion it is recommended that this motion is adopted with amendment to change ‘mitigate against’ to ‘prevent’ such that the sentence reads: ‘*there are unique site constraints that would* ***prevent*** *such provision or’*

H1 Objective 14 would therefore read as follows:

*‘Proposals for residential development shall provide a minimum of 30% 3-bedroom units*

*unless it can be demonstrated that:*

* *there are unique site constraints that would* ***prevent*** *such provision or*

*• that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA.’*

***Recommendation***

It is recommended that the motion be adopted with amendments taking into consideration the content of this motion such that H1 Objective 14 reads:

*‘Proposals for residential development shall provide a minimum of 30% 3-bedroom units*

*unless it can be demonstrated that:*

* *there are unique site constraints that would* ***prevent*** *such provision or*
* *that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA.’*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM361/0621 Item ID:71110**

Proposed by Councillor C. King, Seconded by Councillor D. Ó Brádaigh

Chapter 6: Housing - 6.2 - Additional Objective H2 H2 Objective 7: That the areas of focus for the provision of Social Housing shifts to areas of population decline instead of continuing to develop infill and larger projects in areas of population increase and population pressure like Tallaght and Clondalkin where green space is becoming more sparse by the year as a result. This objective will promote integration of all tenure types within Communities and break down barriers and stigmas that unfortunately exist and promote the repopulation of declining Communities.

**REPORT:**

This motion seeks to add a new objective under Policy H2: Supply of Housing which states: *‘Ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the housing requirements of the County.’,*

The new objective seeks (slightly reworded to be consistent with wording of objectives): *‘To shift the areas of focus for the provision of Social Housing to areas of population decline instead of continuing to develop infill and larger projects in areas of population increase and population pressure like Tallaght and Clondalkin where green space is becoming more sparse by the year as a result.*

The rationale for this objective as indicated is to promote integration of all tenure types within Communities and break down barriers and stigmas that unfortunately exist and promote the repopulation of declining Communities.

The merit of the motion is noted. It is considered that the principal of the motion is reflected under the following;

*H1 Objective 14: ‘Support the provision of a mix of tenure types across the County in creating suitable accommodation for all and discourage undue segregation and over proliferation of a single tenure within any local area (within a 10-minute walking distance) in line with the Apartment Guidelines and the provision of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA’*

*H2 Objective 6: ‘To ensure an adequate provision of social housing across the County through the facilitation of the transfer of lands and other appropriate mechanisms with third parties to ensure an appropriate distribution of new social housing, and to avoid additional concentration of social housing above that already in existence.’*

It is important that the principles of compact growth are met, the motion as worded may not always facilitate this if social housing is concentrated in areas of population decline, the motion could also be against the current objective and its own intent to discourage over proliferation of a single tenure within any local area. It is also worth noting that the Council will seek to bring forward social and affordable housing on its own appropriately zoned lands which are spread across the County. Part V housing is delivered equally, at 10%, wherever permissions are granted.

**Recommendation**

It is recommended that this motion is adopted with amendment to *reflect* that the existing H1 Objective 14 and H2 Objective 6 as currently set out in the CE Draft Plan is sufficient to provide for the intent of the motion:

*H1 Objective 14: ‘Support the provision of a mix of tenure types across the County in creating suitable accommodation for all and discourage undue segregation and over proliferation of a single tenure within any local area (within a 10-minute walking distance) in line with the Apartment Guidelines and the provision of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA’*

*H2 Objective 6: ‘To ensure an adequate provision of social housing across the County through the facilitation of the transfer of lands and other appropriate mechanisms with third parties to ensure an appropriate distribution of new social housing, and to avoid additional concentration of social housing above that already in existence.’*

Following contributions from Councillors C. King, L. Donaghy, Y. Collins, D. McManus, Mr M. Mulhern, Director and Ms H. Craigie, Senior Planner responded to queries raised

The Chief Executive’s Recommendation was proposed as an AMENDMENT by Councillor D. McManus, Seconded by Councillor R. McMahon as follows:

**that this motion is adopted with amendment to *reflect* that the existing H1 Objective 14 and H2 Objective 6 as currently set out in the CE Draft Plan is sufficient to provide for the intent of the motion:**

***H1 Objective 14: ‘Support the provision of a mix of tenure types across the County in creating suitable accommodation for all and discourage undue segregation and over proliferation of a single tenure within any local area (within a 10-minute walking distance) in line with the Apartment Guidelines and the provision of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA’***

***H2 Objective 6: ‘To ensure an adequate provision of social housing across the County through the facilitation of the transfer of lands and other appropriate mechanisms with third parties to ensure an appropriate distribution of new social housing, and to avoid additional concentration of social housing above that already in existence.’***

A Roll Call Vote on the Chief Executive’s Recommendation as an Amendment followed, the result of which was as follows:

**FOR:** **10 (TEN)**

**AGAINST: 24 (TWENTY-FOUR)**

**ABSTAIN: 2 (TWO)**

[Motion 361 Roll Call Vote .pdf](file:///C%3A%5CUsers%5Cmdunne%5CDownloads%5CMotion%20361%20Roll%20Call%20Vote%20.pdf)

The Chief Executive’s Recommendation **FELL** and The Motion **AS PUT** was **AGREED**

**DPM362/0621 Item ID:71131**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge, Seconded by Councillor M. Duff

H2, add Objective: 'To use all means available within the existing statutory framework and any superseding legislation to prioritise the development of homes for owner-occupiers over institutional investors.'

**REPORT:**

Motion ID 71036 was approved to insert a new objective under Housing Policy 1, Objective 15 which seeks to:

*‘Facilitate, as far as possible, the development of homes for owner-occupiers over institutional investors through the implementation of relevant government circulars, guidelines and supporting legislation’*

**Recommendation**

It is recommended that this motion is adopted with amendment to *reflect* that the approved motion I.D 71036 to insert a new objective provides for the intent of the motion:

*‘Housing Policy 1, Objective 15 - To facilitate, as far as possible, the development of homes for owner-occupiers over institutional investors through the implementation of relevant government circulars, guidelines and supporting legislation’*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM363/0621 Item ID:71132**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge, Seconded by Councillor M. Duff

H3 Objective 4, to delete the text as drafted and amend as follows: 'To preserve lands designated OS save in exceptional circumstances where a community led housing development for older people in an established area is proposed and (I) there is no alternative brownfield or other serviced or serviceable site available in the area and (ii) where the quality and quantum of remaining public open spaces is deemed to be adequate and the amenities of the area are preserved'.

**REPORT:**

The motion seeks to delete the text under H3 Objective 4 and amend as follows:

From: *‘To support community led housing developments for older people in established areas on lands designated with Zoning Objective “OS” (To preserve and provide for open space and recreational amenities), where the quality and quantum of remaining public open space is deemed to be adequate and the amenities of the area are preserved.’*

To: '*To preserve lands designated OS save in exceptional circumstances where a community led housing development for older people in an established area is proposed and (I) there is no alternative brownfield or other serviced or serviceable site available in the area and (ii) where the quality and quantum of remaining public open spaces is deemed to be adequate and the amenities of the area are preserved'*

It is considered that the amended wording is acceptable subject to amendment to reflect that ‘residential’ is also an open for consideration category of land use on open space lands. The proposed amendment would ensure that both community led housing developments for older people and social and affordable housing would only be located on OS zoned lands where the remaining open space is deemed to be adequate and the amenities of the area are preserved.

**RECOMMENDATION:**It is recommended that this motion is adopted with amendment such that H3 Objective 4 reads:

*‘To support community led housing developments for older people and social and Council affordable housing in established areas on lands designated with Zoning Objective “OS” (To preserve and provide for open space and recreational amenities), only where the quality and quantum of remaining public open spaces is deemed to be adequate and the amenities of the area are preserved'*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM364/0621 Item ID:71136**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge, Seconded by Councillor M. Duff

H3 Add Objective: 'To examine within the context of Housing policy 3 the future accommodation needs of older members of the LGBT+ community.'

**REPORT:**

This motion seeks to include a new objective under Housing Policy 3 which states: *‘To examine the future accommodation needs of older members of the LGBT+ community’.*

The intent of the motion is noted. It is considered that the need to examine the future accommodation needs of older members of the LGBT+ community would be more appropriate under the National Age Friendly Programme or any superseding documents. It is therefore considered that the contents of the motion reflect the contents of H3 Objective 8 which states:

*‘To support and facilitate the implementation of the South Dublin Age Friendly Strategy 2020 – 2024, the National Age Friendly Programme, and Housing Options for Our Ageing Population 2019 and having regard to Age Friendly Ireland’s guidelines for planning authorities (2021).’*

***Recommendation***

It is recommended that this motion is adopted with amendment to reflect that the existing objective H3 Objective 8 as currently set out in the CE Draft Plan is sufficient to provide for the intent of the motion:

*H3 Objective 8 seeks ‘To support and facilitate the implementation of the South Dublin Age Friendly Strategy 2020 – 2024, the National Age Friendly Programme, and Housing Options for Our Ageing Population 2019 and having regard to Age Friendly Ireland’s guidelines for planning authorities (2021).’*

Following contributions from Councillor A. Edge, P. Gogarty, Mr M. Mulhern, Director responded

The Motion was **AGREED**

**DPM365/0621 Item ID:71141**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge, Seconded by Councillor M. Duff

H8, Add Objective: To ensure that the requirements for high quality open space are met in respect of each development separately and individually in cases where a particular development is envisaged as a phase of a larger development.

**REPORT:**

The motion seeks a new objective under Policy 8 which states: *‘Ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provide for active and passive recreation and enhances the visual character, identity and amenity of the area.’.*

The motion proposes a new objective: *‘To ensure that the requirements for high quality open space are met in respect of each development separately and individually in cases where a particular development is envisaged as a phase of a larger development.’*

Chapter 8 contains policies and objectives in relation to public open space ensuring that new residential development delivers on open space which is quantitatively appropriate and of a high qualitative standard. H8 Objective 1 refers to these policies by requiring public open space in new developments to comply with the quantitative and qualitative requirements of the policy set out.

The intent of the motion is acknowledged. However, there may be some instances where the full quantity of open space will not be delivered in a phased development because the phasing of the LAP allows for the larger elements of public open space to take place within a phasing which may be after the earliest planning applications within that LAP or SDZ. Equally, the motion could also result in each phase of a very large housing development providing small meaningless open spaces in each phase as opposed to a bigger open space in a more meaningful way. In all instances, what is defined as ‘small parks’ (0.2-2ha) and ‘smaller residential open spaces’ (up to 0.2ha) will be delivered as part of each relevant development in accordance with the quantitative standards applied. However, it is not always reasonable to have larger ‘Local Parks’ (2 to 20ha) delivered with every individual development where it is part of a wider LAP area.

**Recommendation**

It is recommended that this motion is adopted with amendment to reflect that H8 Objective 1 requires compliance with open space policy:

H8 Objective 1: *To ensure that public open space in new residential developments complies with the quantitative and qualitative standards set out in Section 8.7 of Chapter 8: Community Infrastructure and Public Open Space and Chapter 13: Implementation and Monitoring*.

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM366/0621 Item ID:71322**

Submitted by Councillor C. O'Connor, Councillor D. O’Donovan, Councillor E. Murphy, Councillor E. O'Brien, Councillor Shane Moynihan, Councillor T. Costello, Councillor T. Gilligan, Councillor Yvonne Collins

Proposed by Councillor S. Moynihan, Seconded by Councillor T. Gilligan

To amend the Development Plan at Chapter 6, H7 Objective 3 to include 'to discourage the termination of cul-de-sacs in developments'

**REPORT:**

The motion seeks to amend Chapter 6 Policy H7 Objective 3 as follows:

From: *To promote a permeable, connected County and discourage gated residential development as they exclude, and divide established communities.*

To: *To promote a permeable, connected County and discourage gated residential development and* ***the termination of cul-de-sacs in developments*** *as they exclude, and divide established communities.*

*The motion seeks to amend the wording of the objective which has an overall aim of promoting and encouraging permeable and connected neighbourhoods by discouraging the provision of cul de sacs within developments.*

It is considered that the proposed motion is acceptable subject to amendment such that the Policy H7 objective 3 would read as follows:

*To promote a permeable, connected County and discourage gated residential development* ***and the provision of cul de sacs in developments*** *as they exclude, and divide established communities.*

***Recommendation***

It is considered that the proposed motion is acceptable subject to amendment such that the Policy H7 objective 3 would read as follows:

*To promote a permeable, connected County and discourage gated residential development* ***and the provision of cul de sacs in developments*** *as they exclude, and divide established communities.*

Following contributions from Councillor S. Moynihan, Ms H. Craigie, Senior Planner responded to queries raised

An Amendment to the Motion was proposed by Councillor E. Murphy, Seconded by Councillor S. Moynihan as follows:

**To amend the Development Plan at Chapter 6, H7 Objective 3 to include 'to support the principle of permeability schemes that provide improved connections between housing estates and their surrounds for walking and cycling whilst taking account of anti-social behaviour, and only progressing vehicle permeability schemes where necessary.’**

The Motion **AS AMENDED** was **AGREED**

**DPM367/0621 Item ID:71325**

Proposed by Councillor C. O'Connor, Councillor D. O’Donovan, Councillor E. O'Brien, Councillor Shane Moynihan, Councillor T. Costello, Councillor T. Gilligan, Councillor Yvonne Collins

Proposed by Councillor T. Costello, Seconded by Councillor T. Gilligan

That this Development Plan commit to a review of the requirement of an addition women's refuge in the county to ensure there is a sufficient access to places of safety available to local women and children at risk of the most extreme violence

**REPORT:**

This motion seeks to add a new objective under Policy 5: other housing provision which states: ‘*Support and facilitate relevant agencies in the provision of specific emergency or other forms of housing need as such demand arises.’*

*The proposed objective is: ‘to a review of the requirement of an addition women's refuge in the county to ensure there is a sufficient access to places of safety available to local women and children at risk of the most extreme violence’*

*SDCC currently do not have a direct role in providing a women’s refuge.  SDCC have supported and funded through the Department of Housing facilities in Rathcoole and in Tallaght through an AHB who provide management and maintenance of the building where appropriate.  The capital funding of such a facility would come through Housing, but the revenue funding i.e. the day to day management and providing a service would be through the HSE/Tusla.*

*It is not within the remit of the Development Plan to commit to reviewing the requirement of additional women's refuge in the county. It is however considered appropriate that the Development Plan has policies and objective to recognise, facilitate and support such housing provision which is set out under H5 Objective 1 and Objective 2 as detailed below.*

*‘H5 Objective 1: To facilitate and support relevant agencies in the development of emergency accommodation, including hostels for homeless individuals and families, in a balanced way located throughout the County so as to avoid an over- concentration in any particular area.’*

*‘H5 Objective 2: To facilitate and support Túsla, the Child and Family Agency, and other relevant agencies in the development of women’s refuge within the County to include emergency accommodation and transitional units.’*

***Recommendation***

*It is recommended that this motion is adopted with amendment to reflect that the existing H5 Objective 1 and H5 Objective 2 as currently set out in the CE Draft Plan is sufficient to provide for the intent of the motion:*

*‘H5 Objective 1: To facilitate and support relevant agencies in the development of emergency accommodation, including hostels for homeless individuals and families, in a balanced way located throughout the County so as to avoid an over- concentration in any particular area.’*

*‘H5 Objective 2: To facilitate and support Túsla, the Child and Family Agency, and other relevant agencies in the development of women’s refuge within the County to include emergency accommodation and transitional units.’*

The Motion was **AGREED**

**DPM368/0621 Item ID:71350**

Proposed by Councillor D. Richardson, Seconded by Councillor R. McMahon

In view of the governments and this Councils commitment to a more neutral carbon footprint that every effort will be made through planning and other conscious quality enhancing measures to eliminate materials and design in new and existing housing and other developments in order to eliminate the need for the most basic repairs, maintenance or even replacement within a short time span of being built.

**REPORT:**

In respect to the proposed motion, the following existing provisions of the CE Draft Plan in relation to materials, colours and textures as set out in Chapter 5, Section 5.2.9 Materials, Colours and Textures are considered to be particularly pertinent:

*The careful selection of appropriate materials in buildings, streets and spaces is a key factor to achieving the qualities of successful places. Building finishes should be durable and of a high quality and should adhere to the principles of sustainability and energy efficiency. Durable materials such as stone, brick, timber, metal and glass will be promoted which provide either a traditional or contemporary aesthetic depending on design and application.*

*Each development proposal will be considered on its merits and the context of both the immediate and* *wider area are crucial when developing ideas about material choices, colours and detailing. In all types of development, it is important to consider whether the proposed materials, their colour and detailing contribute to the immediate context and reinforce a neighbourhood’s ‘sense of place’. Due to the unprecedented range and availability of standard building and cladding materials, choices have to be made using many criteria including:*

* *Appropriateness to building function*
* *Robustness, durability and ease of maintenance*
* *Thermal/Insulation performance*
* *Sourcing: local, regional, or international*
* *Life cycle costs*
* *Contextual appropriateness*
* *The need for quality design and placemaking.*

QDP Policy 11 Materials, Colours and Textures:

*Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.*

QDP11 Objective 1:

*Require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.*

QDP11 Objective 2:

*Promote the use of structural materials that have low to zero embodied energy and CO2 emissions.*

QDP11 Objective 3:

*Promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.*

Further provisions are set out in Chapter 10, Section 10.2.2 Energy Performance in New Buildings which are relevant to the proposed motion including the following objectives:

E3 Objective 3:

*To require all new development be designed to take account of the impacts of climate change, and that energy efficiency, energy provision and renewable energy measures are incorporated in accordance with national building regulations and relevant policy and guidelines.*

E2 Objective 4:

*To support and facilitate the actions and targets of the National and South Dublin Climate Action Plans where they relate to private and public buildings in the County.*

Such provisions recognise, acknowledge and support the overarching aim of the proposed motion.

**Recommendations**

It is recommended that this motion is adopted with amendment *to reflect* that the policies, objectives and provisions set out under Chapter 5, Section 5.2.9 Materials, Colours and Textures and Chapter 10, Section 10.2.2 Energy Performance in New Buildings are sufficient to provide for the intent of the motion.

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM369/0621 Item ID:71363**

Proposed by Councillor Shane Moynihan, Seconded by Councillor E. O’Brien

To amend the development plan - Chapter 6, H8, Obj 3 to remove 'as appropriate'

**REPORT:**

The Motion seeks to amend Chapter 6 policy H8 Objective 3 as follows **(highlighted in bold and strikethrough below):**

From: *‘To enhance the recreational value of open spaces that serve existing residential areas as part of any future infill developments, as appropriate.’*

To: *‘To enhance the recreational value of open spaces that serve existing residential areas as part of any future infill developments****, as appropriate.’***

The intent of the motion is noted. Infill development comes in various sizes, each to their own in terms of context and site characteristics and space to enhance recreational value of open space. In this context, the words *‘as appropriate’* recognises the case-by-case scenario that infill development presents throughout the County.

It is important to also recognise that proposals, including infill, must be assessed in the context of the public open space policies, objectives, and quantitative and qualitative standards set out in Chapter 8: Community Infrastructure and Public Open Space and Chapter 13: *Implementation and Monitoring.*

The removal of the text under this motion is therefore considered unreasonable. It is however considered that the motion could be adopted with amendment whereby Objective H8 Objective 3 would read as follows:

*To enhance the recreational value of open spaces that serve existing residential areas as part of any future infill developments or where appropriate provide for the upgrade of others parks in the immediate area (applying the 10-minute concept) or financial contribution in lieu, as part of future infill developments where a proposed development is not capable of providing the full open space standards on site.*

**Recommendation**

It is recommended that this motion is not adopted with amendment such that H8 Objective 3 reads as follows:

*To enhance the recreational value of open spaces that serve existing residential areas as part of any* future *infill developments or where appropriate provide for the upgrade of others parks in the immediate area (applying the 10-minute concept) through a financial contribution in lieu, where a proposed development is not capable of providing the full open space standards on site.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM370/0621 Item ID:71408**

Proposed by Councillor Carly Bailey, Seconded by Councillor P. Kavanagh

To amend: H1 Objective 16: To support the provision of homeless accommodation and/or support services in a balanced way located throughout the County and not concentrated in any particular areas, to ensure adequate provision of appropriate and accessible accommodation for families, women, women and children, couples, young people (especially those leaving care), members of the LGBTQ+ community, ethnic minorities, disabled people and those experiencing intimate partner violence, familial violence and/or addiction. To further ensure that anyone experiencing homelessness, for whatever reason, will be treated with respect and will not be left in emergency accommodation that is unsuitable for their needs or for long periods of time.

**REPORT:**

This motion seeks to amend Housing Policy 1, Objective 16 as follows; (as highlighted in bold and underlined):

From: *‘To support the provision of homeless accommodation and/or support services in a balanced way located throughout the County and not concentrated in any particular areas.’*

To: ‘*To support the provision of homeless accommodation and/or support services in a balanced way located throughout the County and not concentrated in any particular areas,* ***to ensure adequate provision of appropriate and accessible accommodation for families, women, women and children, couples, young people (especially those leaving care), members of the LGBTQ+ community, ethnic minorities, disabled people and those experiencing intimate partner violence, familial violence and/or addiction. To further ensure that anyone experiencing homelessness, for whatever reason, will be treated with respect and will not be left in emergency accommodation that is unsuitable for their needs or for long periods of time.’***

The merit of the motion is noted and is considered appropriate to be included within the motion subject to amendments, it should also be noted that Motion ID 71315 also proposed that the wording of this motion be amended. Having considered both motions it is considered that H1 Objective 16 should read as follows in order to reflect the aims of this motion and Motion ID 71315:

From: *‘To support the provision of homeless accommodation and/or support services in a balanced way located throughout the County and not concentrated in any particular areas.’*

To: *To support* ***and consult with other homeless services in the adequate and appropriate*** *provision of homeless accommodation and/or support services* ***which is inclusive and treats all persons with dignity and respect*** *in a balanced way located throughout the County and not concentrated in any particular areas’*

***Recommendation***

It is recommended that the motion be adopted with amendments taking into consideration the content of this motion and motion 71315 such that H1 Objective 16 reads:

*‘To support* ***and consult with other homeless services in*** *the* ***adequate******and appropriate*** *provision of homeless accommodation and/or support services* ***which is inclusive and treats all persons with dignity and respect*** *in a balanced way located throughout the County and not concentrated in any particular areas’*

Following contributions from Councillors C. Bailey, E. Murphy, J. Tuffy, P. Holohan, T. Costello, Ms H. Craigie, Senior Planner responded to queries raised.

The Chief Executive’s recommendation was **AGREED**

**DPM371/0621 Item ID:71409**

Proposed by Councillor Carly Bailey, Seconded by Councillor P. Kavanagh

To amend: H2 Objective 6: To ensure an adequate and appropriate provision of social housing across the County, particularly in relation to 1 bed and 4 bed housing units, through the building up of public landbanks, facilitation of the transfer of lands and other appropriate mechanisms with third parties (only where necessary) to ensure an appropriate number of and distribution of new social housing, and to avoid additional concentration of social housing above that already in existence.

**REPORT:**

This motion seeks to amend Housing Policy 2, Objective 6 as follows; (as highlighted in bold and underlined):

From: *‘To ensure an adequate provision of social housing across the County through the facilitation of the transfer of lands and other appropriate mechanisms with third parties to ensure an appropriate distribution of new social housing, and to avoid additional concentration of social housing above that already in existence.’*

To: *‘To ensure an adequate* ***and appropriate*** *provision of social housing across the County,* ***particularly in relation to 1 bed and 4 bed housing units,*** *through the* ***building up of public landbanks****, facilitation of the transfer of lands and other appropriate mechanisms with third parties* ***(only where necessary)*** *to ensure an appropriate* ***number of and*** *distribution of new social housing, and to avoid additional concentration of social housing above that already in existence.’*

*It is considered that the proposed motion is acceptable however the inclusion of the wording Housing Units may be considered to not apply to apartment units and therefore it is considered that the wording of H2 objective 6 would read as follows:*

*‘To ensure an adequate* ***and appropriate*** *provision of social housing across the County,* ***particularly in relation to 1 bed and 4 bed units,*** *through the* ***building up of public landbanks****, facilitation of the transfer of lands and other appropriate mechanisms with third parties* ***(only where necessary)*** *to ensure an appropriate* ***number of and*** *distribution of new social housing, and to avoid additional concentration of social housing above that already in existence.’*

***Recommendation***

It is recommended that the motion be adopted with amendment such that *H2 objective 6 would read as follows:*

***‘****To ensure an adequate* ***and appropriate*** *provision of social housing across the County,* ***particularly in relation to 1 bed and 4 bed units,*** *through the* ***building up of public landbanks,*** *facilitation of the transfer of lands and other appropriate mechanisms with third parties* ***(only where necessary)*** *to ensure an appropriate* ***number of and*** *distribution of new social housing, and to avoid additional concentration of social housing above that already in existence.’*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM372/0621 Item ID:71413**

Proposed by Councillor Carly Bailey, Seconded by Councillor P. Kavanagh

To amend: H5 Objective 1: To facilitate and support relevant agencies in the development of emergency accommodation, and to apply a gendered lens to such provision, including hostels for homeless individuals of all genders and families, in a balanced way located throughout the County so as to avoid an over- concentration in any particular area.

**REPORT:**

The motion as proposed is to amend H5 Objective 1 as follows (as highlighted in bold and underlined)

***H5 Objective 1:***

*‘To facilitate and support relevant agencies in the development of emergency accommodation,* ***and to apply a gendered lens to such provision,*** *including hostels for homeless individuals* ***of all genders*** *and families, in a balanced way located throughout the County so as to avoid an over- concentration in any particular area.’*

In the National Planning Framework (NPF) it states that:

*Planning affords an opportunity to facilitate and deliver a more socially inclusive society through better integration and greater accessibility at all stages of the life cycle. Housing, education, health and transport are four key areas where social inclusion can be improved*

National Policy Objective (NPO) 28 set out in the NPF sets of the following provision*:*

*Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services.*

Social inclusion is also advocated at regional level under the RSES.  It states:

*Social Inclusion is a key objective at national and local level. It refers to the way in which all persons in a community are integrated in an equal manner by reducing barriers to social inclusion for example belonging to a jobless household; being a lone parent; having a disability; being homeless or affected by housing exclusion; and belonging to an ethnic minority.*

Having regard to national and regional objectives, it is considered that the motion be adopted with amendments as follows:

*H5 Objective 1:*

*To facilitate and support relevant agencies in the development of emergency accommodation* ***that is socially inclusive****, including hostels for homeless individuals* ***of all genders*** *and families, in a balanced way located throughout the County so as to avoid an over- concentration in any particular area.*

***Recommendation***

It is recommended that the motion be adopted with amendment such that H5 Objective 1 reads as follows.

*H5 Objective 1:*

*To facilitate and support relevant agencies in the development of emergency accommodation* ***that is socially inclusive****, including hostels for homeless individuals* ***of all genders*** *and families, in a balanced way located throughout the County so as to avoid an over- concentration in any particular area.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM373/0621 Item ID:71419**

Proposed by Councillor Carly Bailey, Seconded by Councillor P. Kavanagh

To consider the need for housing units to provide enough space to allow for individuals to work from home, particularly in light of the Covid-19 pandemic and restrictions imposed upon the working population.

**REPORT:**

The motion is to consider the need for housing units to provide enough space to allow for individuals to work from home, particularly in light of the Covid-19 pandemic and restrictions imposed upon the working population.

As per Chapter 13, 13.5.4 Residential Standards, all houses must comply with or exceed the minimum floor area standards contained in the *Quality Housing for Sustainable Communities* Guidelines, DEHLG (2007) and should also be designed to provide adequate room sizes that create good quality and adaptable living spaces.

Chapter 6, Section 6.7.4 Internal Residential Accommodation, Policy H10 states:

*Ensure that all new housing provides a high standard of accommodation that is flexible and*

*adaptable, to meet the long-term needs of a variety of household types and sizes.*

*H10 Objective 2: To support the design of adaptable residential unit layouts that can accommodate the changing needs of occupants, through extension or remodelling subject to the protection of residential amenity.*

The promotion of flexible and adaptable housing is also supported Chapter 5, Section 5.2.6 High Quality and Inclusive Development, which states:

*Quality housing with long-term adaptability – such as ‘soft-spots’ where internal walls can change from a two-bedroom layout to one larger bedroom; and WCs that are wheelchair accessible, with drainage and service provisions enabling a shower to be fitted at a later stage – allows for change as circumstances alter or families grow. The Council will promote and support adaptable building design and the provision of Lifetime Homes in residential and mixed-use developments, having regard to the principles and guidance on adaptability as set out in the South Dublin Height and Density Guide and the Urban Design Manual – A Best Practice Guide’ (2009) and the guidance on Lifetime Homes as set out in the ‘Quality Housing and Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities’ (2007).*

Notwithstanding the policy and objectives already contained within the Plan, it is considered that this objective is acceptable subject to amendment.

**Recommendation**

It is recommended that this motion is adopted with amendment to insert a new objective under Policy H10 to read:

*To consider the need for housing units to provide enough space to allow for individuals to work from home.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM374/0621 Item ID:71439**

Proposed by Councillor Joanna Tuffy, Seconded by Councillor M. Duff

To amend Chapter 6 - 6.7.1. add H7 Objective 5 that there be a very high standard for landmark buildings and that the Planning Department devise a standard for that.

**REPORT:**

The motion proposed is for additional objectives under Chapter 6, Section 6.7.1 which provide for the following:

(a)         a very high standard for landmark buildings

(b)         guidance for development within villages, to reflect local character of villages, such as that outlined in the Lucan Village Design Statement 2006.

In relation to part (a) above, Chapter 5, Section 5.2.7 Density and Building Heights of the CE Draft Plan sets of detailed provisions in relation to landmarks buildings which are supported by provisions, guidance and principles set out in the South Dublin County’s Building Height and Density Guide (BHDG) in Appendix 10. Landmark buildings are separated into three categories as follows:

* Primary Landmarks – Primary Landmarks are landmarks with a function at the scale of the urban centre;
* Secondary Landmarks – Secondary Landmarks are landmarks with a function at the neighbourhood scale;
* Local Marker – Local landmarks are landmarks with a placemaking function within a streetscape or development area.

It is considered that the provisions set out in the CE Draft Plan reflect the intent of part (a) of this motion.

In respect to part (b), Chapter 5, Section 5.2.2 Context of the CE Draft Plan, the following policy and objectives are set out which are considered to be particularly relevant:

QDP Policy 3 Neighbourhood Context:

Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

QDP3 Objective 1:

To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 13 Implementation and Monitoring in relation to design statements.

Chapter 13, following on from policy in Chapter 5, requires all applications for new development to be accompanied by a statement outlining how their approach has taken appropriate account of the areas context, public realm, density and height, connectedness etc. More detailed design statements are required for medium and larger developments.

QDP3 Objective 2:

To protect and conserve the special character of the historic core of the villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of each village informs the design approach to new development and renewal, recognising the particular character context in Architectural Conservation Areas (ACAs).

QDP3 Objective 3:

To promote design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale, form and external finishes.

The CE Draft Plan’s County policies, objectives and provisions, including South Dublin County’s BHDG (Appendix 10), align with national and regional objectives and have regard to and are informed by all relevant Ministerial Guidance documents (and any amendments thereof) and Specific Planning Policy Requirements contained therein.

Provisions relating specifically to increased height in ‘historic environments’ are set out in the Urban Development and Building Heights Guidelines for Planning Authorities (2018) which state:

2.8 Historic environments can be sensitive to large scale and tall buildings. In that context, Planning Authorities must determine if increased height buildings are an appropriate typology or not in particular settings. An Initial assessment of the existing character and setting of a place will assist in a robust framework for decision-making that will facilitate increases in building height and involve an integrated understanding of place. With regards to large-scale and tall buildings in historic urban areas, an examination of the existing character of a place can assist planning authorities, and others to:

* establish the sensitivities of a place and its capacity for development or change and;
* define opportunities for new development and inform its design.

2.9 In order to consider proposals in an integrated and informed way, an urban design statement addressing aspects of impact on the historic built environment should be submitted along with a specific design statement on the individual insertion or proposal from an architectural perspective addressing those items outlined above.

2.10 Notwithstanding the above, the provisions contained within Part (IV) Planning and Development Acts 2000, as amended, regarding architectural heritage and associated character/setting remain in place. Planning Authorities are the primary consent authority in establishing if proposals align with best practice in this area and which design standards are to be used in certain circumstances. Planning Authorities can reference Architectural Heritage Protection – Guidelines for Planning Authorities (DEHLG) and Shaping the Future – Case Studies in Adaptation and Reuse in Historic Urban Environments (DAHG) 2012.

The Building Height Guidelines provisions in relation to ‘historic environments’ clearly set out how development proposals in such areas should be dealt with by the Planning Authority. The Draft County Development Plan’s BHDG and its policies and objectives support the approach outlined in the Section 28 Ministerial Guidelines relating specifically to increased height in ‘historic environments’.

It is considered, therefore, that provisions, policies and objectives set out in Chapter 5, Section 5.2.2 of the CE Draft Plan, in conjunction with provisions set out under Chapters 3, 4 and 13 are sufficient to provide for the intent of part (b) of the motion.

**Recommendation:** It is recommended that this motion is adopted with amendment to reflect that provisions set out under Chapter 5, Section 5.2.7 Density and Building Heights in conjunction with the South Dublin County’s BHDG (Appendix) are sufficient to provide for the intent of part (a) of the motion; and that Chapter 5, Section 5.2.2 Context, in conjunction with provisions set out under Chapters 3, 4 and 13 are sufficient to provide for the intent of part (b) of the motion.

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

**DPM375/0621 Item ID:70937**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Housing Motion: To amend H1 Objective 2 as follows: To require that at least 10% of lands zoned for residential use, or for a mixture of residential and other uses for development of 9 or fewer houses or development of houses on land less than 0.1 hectares (or relevant figures as may be revised by legislation) be reserved for social and affordable housing in accordance with the Urban Regeneration and Housing Act 2015 and the Planning and Development Act 2000 (as amended).

Councillor L. Donaghy **AGREED** to **WITHDRAW** the Motion

**DPM376/0621 Item ID:71021**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

Proposed by Councillor W. Carey, Seconded by Councillor D. Ó Brádaigh

Page 158, Housing (H) Policy 1, in Objective 2 replace '10% of lands' with '25% of private lands'

**REPORT:**

The motion refers to H1 Objective 2 which states: *‘To require that 10% of lands zoned for residential use, or for a mixture of residential and other uses for development of 9 or more units or development of units on land greater than 0.1 hectares (or relevant figures as may be revised by legislation) be reserved for social and affordable housing in accordance with the Urban Regeneration and Housing Act 2015 and the Planning and Development Act 2000 (as amended).’*

The motion proposes to replace ‘10%’ with ‘30%’. Guidelines issued by the Minister for Housing, Planning, Community and Local Government under section 28 of the Planning and Development Act 2000 (Jan 2017) should be noted in particular Section 96(3) which sets out the 6 types of Part V agreement that may be made. With particular reference to the aim of this motion, Point 2 should be noted. *Build and transfer to the ownership of the local authority, or persons nominated by the authority, of a number of housing units on the site subject to the planning application (section 96(3) paragraph (b)(i)). (Up to 10% of the units in the development).*

The motion proposes to replace ‘10%’ with ‘25% of private lands’. The current legislation requires up to 10% and this is incorporated into the Housing Strategy. In recognising the potential change in law, the objective references a change to the figure but only until such time that the change is adopted.

The motion further emphasis that the percentage relates to private land, but the legislation which this objective refers to does not make such a distinction. To include such text would be unhelpful in meeting the legislative requirements.

**Recommendation**

It is recommended that this motion is not adopted

Following contributions from Councillor W. Carey, P. Holohan, Mr M. Mulhern, Director and Ms H. Craigie, Senior Planner responded to queries raised and advised that legislation takes precedence over local policy.

A Roll Call vote on the Motion followed, the result of which was as follows:

**FOR 19(NINETEEN)**

**AGAINST 15(FIFTEEN)**

**ABSTAIN 2(TWO)**

[Motion 376 Roll Call Vote .pdf](file:///C%3A%5CUsers%5Cmdunne%5CDownloads%5CMotion%20376%20Roll%20Call%20Vote%20.pdf)

The Motion was **AGREED**

**DPM377/0621 Item ID:71023**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

Page 158, Housing (H) Policy 1, in Objective 2, insert 'an even distribution' between 'reserved for' and 'social and affordable'

Councillor D. Ó Brádaigh **AGREED** to **WITHDRAW** the Motion

**DPM378/0621 Item ID:71129**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

H1 Objective 2; replace '10%' with 'a minimum of 20%'

Councillor A. Edge **AGREED** to **WITHDRAW** the Motion

**DPM379/0621 Item ID:70975**

Submitted by Councillor G. O’Connell, Councillor L. O’Toole, Councillor P. Gogarty

Amend H1 Objective 2 to read: To require that at least 30% of lands zoned for residential use,

Councillor P. Gogarty **AGREED** to **WITHDRAW** the Motion

**DPM380/0621 Item ID:70976**

Submitted by Councillor P. Gogarty

Amend H1 Objective 13: Proposals for residential development shall provide a minimum of 50% 3-5 bedroom units, including units that are designed in such a way as to facilitate extension as required unless it can be demonstrated that: • there are unique site constraints that would mitigate against such provision or • that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA.

Councillor P. Gogarty **AGREED** to **WITHDRAW** the Motion

**DPM381/0621 Item ID:71027**

Proposed by Councillor Derren Ó Brádaigh, Seconded by Councillor William Joseph Carey

Page 159, Housing (H) Policy 1, replace all of 'H1 Objective 13' with 'H1 Objective 13: Proposals for residential development shall provide an appropriate mix of one, two, three and four bedroom units as determined by the Housing Needs Demand Assessment for that area in order to ensure that housing delivery is based on need above all other considerations.'

**REPORT:**

This motion seeks to amend H1 Objective 13 as follows:

From: *‘Proposals for residential development shall provide a minimum of 30% 3-bedroom units*

*unless it can be demonstrated that:*

* *there are unique site constraints that would mitigate against such provision or*
* *that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA.’*

To: ‘*Proposals for residential development shall provide an appropriate mix of one, two, three and four bedroom units as determined by the Housing Needs Demand Assessment for that area in order to ensure that housing delivery is based on need above all other considerations.'*

The merit of the motion is noted. However, the Housing Strategy and Interim HNDA carried out a County-wide analysis which recognises that each part of the County has different housing need depending on the demographic life cycle.

The 30% benchmark for the County of 3-bedrooms is used as a guide and each application must justify their mix in light of this benchmark having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA.

Until such time as a full HNDA is carried out the interim HNDA will apply. Following the adoption of the Development Plan a HNDA will be carried out on foot of the recently published Government Guidelines and HNDA methodology. Once this is completed, any requirement to vary the County Development Plan will be carried out as per H1 Objective 12:

*To examine the need to vary the Development Plan, following the publication of the guidance on HNDA methodology issued by the Department of Housing, Local Government and Heritage in April 2020* (sic)

The above objective should read ‘April 2021’, this will be corrected for the Draft Plan public consultation.

*It is recommended that this motion is not adopted.*

***Recommendation***

*It is recommended that this motion is not adopted.*

Following a contribution from Councillor D. Ó Brádaigh and Mr M. Mulhern, Director responded to query raised. Councillor D. Ó Brádaigh **AGREED** to **WITHDRAW** the Motion and this was **AGREED**

**DPM382/0621 Item ID:70974**

Submitted by Councillor G. O’Connell, Councillor L. O’Toole, Councillor P. Gogarty

Amend H1 Objective 10 to read: To implement the policies, objectives and unit target set out under the South Dublin Traveller Accommodation Programme (TAP) 2019-2024, and review the programme as required, with an additional specific objective to identify and provide at least one transient site within two years of this plan being adopted.

Councillor P, Gogarty **AGREED** to **WITHDRAW** the Motion

**DPM383/0621 Item ID:70978**

Submitted by Councillor G. O’Connell, Councillor L. O’Toole, Councillor P. Gogarty

Add H4 Objective 6: To ensure that a short-term, properly serviced transient site is provided in the County within two years of this plan being adopted.

Councillor P. Gogarty **AGREED** to **WITHDRAW** the Motion

**DPM384/0621 Item ID:70734**

Submitted by Councillor M. Johansson

In Chapter 6 Housing to remove H1 Objective 5 from the plan: "To encourage the development of elderly persons/assisted living accommodation, where it is proposed that a site or a portion of site is to be developed for elderly/assisted living accommodation a reduced percentage requirement in respect of social housing may be considered."

Councillor M. Johansson **AGREED** to **WITHDRAW** the Motion

**DPM385/0621 Item ID:70735**

Submitted by Councillor M. Johansson

In Chapter 6 Housing to remove the words 'or lease' from H1 Objective 6: "To ensure the selection of land or housing units to purchase or lease by the Council, including Part V, counteracts undue segregation by persons of different social backgrounds."

Councillor M. Johansson **AGREED** to **WITHDRAW** the Motion

**DPM386/0621 Item ID:70980**

Submitted by Councillor G. O’Connell, Councillor L. O’Toole, Councillor P. Gogarty

Proposed by Councillor Gogarty, Seconded by Councillor G. O’Connell

Amend H13 Objective 2 to read: To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision and back land development on smaller sites in established areas, or limited infill development on sites greater than 0.8 ha, subject to appropriate safeguards and standards identified in Chapter 13: Implementation and Monitoring.

**REPORT:**

The motion seeks to amend H13 Objective 2 as follows:

From: *‘To maintain and consolidate the County’s existing housing stock through the consideration of applications for housing subdivision, back land development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 13: Implementation and Monitoring.’*

**To: *‘To maintain and consolidate the County’s existing housing stock through the consideration of applications for housing subdivision, back land development and infill development on large smaller sites in established areas, or limited infill development on sites greater than 0.8ha, subject to appropriate safeguards and standards identified in Chapter 13: Implementation and Monitoring.’***

The effect of the changes proposed gives the objective less clarity and may be contrary to the relevant guidelines on density, depending on interpretation. The current objective promotes infill development in different circumstances and different site sizes subject to the criteria set out in Chapter 13 Implementation and Monitoring.

The criteria includes, but is not limited to:

* Be guided by the *Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities* DEHLG, 2009 and the companion Urban Design Manual.
* A **site analysis** that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.

***It is considered that the objective, having regard to the criteria outlined in Chapter 13, is appropriate and ensures that planning applications can be assessed in the context of Government policy and guidelines on density and compact growth, at all times subject, in both the guidelines and in the Development Plan, to clear assessment criteria.***

***Recommendation:***

It is recommended that this motion is not adopted

Following contributions from Councillors P. Gogarty, J. Tuffy, Mr M. Mulhern, Director and Ms H. Craigie, Senior Planner responded to queries raised.

Councillor P. Gogarty **AGREED** to **WITHDRAW** the Motion

**DPM387/0621 Item ID:71011**

Proposed by Councillor C. King, Seconded by Councillor L. Dunne

Chapter 6: Housing Policy 6: Amend To support the development of student accommodation in the campus of a recognised Third Level Institution or any other suitable locations throughout the County proximate to public transport links; Add "excluding Tallaght Village, ensuring the protection of the historical value & integrity of the village"

**REPORT:**

The motion seeks to amend the wording of Housing Policy 6 objective 1 as follows:

From:

*To support the development of student accommodation in the campus of a recognised*

*Third Level Institution or at other suitable locations throughout the County proximate to public transport links.*

To: *To support the development of student accommodation in the campus of a recognised Third Level Institution or any other suitable locations throughout the County proximate to public transport links* ***excluding Tallaght Village, ensuring the protection of the historical value &***

***integrity of the village"***

It is noted that the proposed motion seeks to protect the historical value and integrity of Tallaght Village. However, the purpose of the objective is County wide and seeks to support the development of student accommodation in the campus of a recognised Third Level Institution or any other suitable locations throughout the County proximate to public transport links. It is acknowledged that the main third level institution in SDCC is TUD Tallaght. The objective supports student accommodation in the campus in the first instance or in ‘other suitable locations’.

It is considered that the provisions set out in the plan, in particular within Chapter 3 Built Heritage and Chapter 5 quality Design and Placemaking, will provide sufficient guidance for any future development and the protection of the historic value and integrity of Tallaght Village. Such objectives include:

Such provisions include

Chapter 3 Policy 19 and subsequent objectives NCBH1-7:

*Policy NCBH 19: Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character.*

*And Policy 20 and Objectives NCBH 20 Objectives 1-8*

**Policy NCBH 20:** *Preserve and enhance the historic character and visual setting of Architectural Conservation Areas and carefully consider any proposals for development that would affect the special value of such areas.*

Chapter 5 Policy 3 and Objectives QDP 3 Objectives 1-3

QDP Policy 3 Neighbourhood Context - Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

QDP3 Objective 1: *To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out In Chapter 12 Implementation in relation to design statements.*

QDP3 Objective 2: *To protect and conserve the special character of the historic core of the villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of each village informs the design approach to new development and renewal, recognising the particular character context in Architectural Conservation Areas (ACAs).*

*QDP3 Objective 3: To promote design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale, form and external finishes.*

***Recommendation***

*It is recommended that this motion is not adopted.*

An Amendment was proposed by Councillor W. Carey, seconded by Councillor P. Kavanagh as follows:

**Chapter 6: Housing Policy 6: Amend To support the development of student accommodation in the campus of a recognised Third Level Institution or any other suitable locations throughout the County proximate to public transport links; Add "~~excluding Tallaght Village~~, ensuring the protection of ~~the historical value & integrity of the~~ villages"**

The Motion **AS AMENDED** was **AGREED**

**DPM388/0621 Item ID:71013**

Submitted by Councillor C. O'Connor, Councillor D. O’Donovan, Councillor E. Murphy, Councillor E. O'Brien, Councillor Shane Moynihan, Councillor T. Costello, Councillor T. Gilligan, Councillor Yvonne Collins

Proposed by Councillor D. O’Donovan, Seconded by Councillor T. Gilligan

That the Manager retains H3 SLO3: 'To support the development of St. Brigid's Nursing home at Crooksling as a centre that provides for the care of elderly people in nursing home accommodation', as per the current Plan.

**REPORT:**

This motion proposes a SLO under Housing Policy 3 which seeks *'To support the development of St. Brigid's Nursing home at Crooksling as a centre that provides for the care of elderly people in nursing home accommodation'*

It is understood that the HSE no longer need this site which is vacated and currently on the open market.

It is considered that to reinsert this SLO would unduly restrict the potential uses of the existing structures, noting also that there are a number of motions which are seeking to improve tourism and leisure facilities in Brittas.

**Recommendation**

It is recommended that this motion is not adopted

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71013)

Following contributions from Councillors D. O’Donovan, M. Duff, P. Kavanagh, L. Dunne, Mr D. McLoughlin, Chief Executive and Mr M. Mulhern, Director responded to queries raised

An Amendment was proposed by Councillor P. Gogarty, Seconded by Councillor P. Kavanagh as follows:

**That the Manager retains H3 SLO3: 'To support the development of St. Brigid's Nursing home at Crooksling as a centre that provides for the care of elderly people**.

A Roll Call vote on the Amended Motion followed, the result of which was as follows:

**FOR 20(TWENTY)**

**AGAINST 11(ELEVEN)**

**ABSTAIN 3(THREE)**

[Motion 376 Roll Call Vote .pdf](file:///C%3A%5CUsers%5Cmdunne%5CDownloads%5CMotion%20376%20Roll%20Call%20Vote%20.pdf)

The Motion **AS AMENDED** was **AGREED**

**DPM389/0621 Item ID:71032**

Proposed by Councillor Derren Ó Brádaigh, Seconded by Councillor William Joseph Carey

Page 170, Housing (H) Policy 15, insert new objective 'H15 Objective 2: To favourably consider single-story free-standing units in back gardens of existing residential developments where the Council is satisfied that there is a valid need for accommodation for an immediate family member, subject to appropriate design criteria and planning approval.'

**REPORT:**

The motion seeks to include a new objective under policy H15 which states: *‘Support family flat development subject to the protection of residential and visual amenities.’.*

The new objective seeks: *‘To favourably consider single story free standing units in back gardens of existing residential developments where the Council is satisfied that there is a valid need for accommodation for an immediate family member, subject to appropriate design criteria and planning approval.’*

The merit of the motion is noted and broadly aligns with H15 of the Draft Plan. However, family flats are not considered to represent an independent dwelling unit. To set policy for a particular development form – in this case a single storey free standing unit in the back garden – would suggest a countywide principle of approval of such a development form thus prejudicing that each site must be considered on a case-by-case basis as part of a proper planning assessment.

There is sufficient policy in the Plan on infill development to allow for an assessment of such development in the normal way.

**Recommendation**

It is recommended that this motion is not adopted

Following a contribution from Councillor D. Ó Brádaigh, Mr M. Mulhern, Director responded to queries raised

Cllr D O Brádaigh agreed to **WITHDRAW** the motion and this was **AGREED**

**DPM390/0621 Item ID:71051**

Proposed by Councillor L. Dunne

Chapter 6: Housing (H) Policy 5: Other housing provision New Objective: H5 Objective 3: To monitor Women's refuges capacity & usage & provide monthly stats/data to PASS (Pathway Accommodation & Support System) that will facilitate effective responses & support applications for funding under the Capital Assistance Scheme in collaboration with TUSLA for the provision of accommodation for victims of domestic violence that can be managed by approved housing bodies and or Women's Domestic Violence Services that already exist within the County.

Councillor L. Dunne **AGREED** to **WITHDRAW** the Motion.

**DPM391/0621 Item ID:71226**

Proposed by Councillor D. Richardson

DRAFT DEVELOPMENT PLAN 2022 - 2028 Friday, 28 May 2021 MOTION NO. MOTION: Councillor D Richardson Housing: Residential Consolidation South Dublin Development Plan 2016 - 2022 H17 Objective 4: To promote and encourage residential uses on the upper floors of appropriate buildings located in Town, District, Local and Village Centres within the County save for public houses and nightclubs and other inappropriate places where similar business is conducted. Due to the ongoing housing crisis employers are finding it impossible to recruit skilled workers into the county because of a complete lack of accommodation and more importantly affordability in the county. Therefore the proposed motion is that the current objective H17 Objective 4: be expanded to included 'residential accommodation onsite in commercial or industrial settings in full compliance with building, fire, health & safety regulations'

Councillor D. Richardson **AGREED** to **WITHDRAW** the Motion

**DPM392/0621 Item ID:71267**

Proposed by Councillor D. Richardson, Seconded by Councillor F. Timmons

DRAFT DEVELOPMENT PLAN 2022 - 2028 Friday, 28 May 2021 MOTION NO. MOTION: Councillor D Richardson & Cllr Francis Timmons   Housing: Community Housing     A motion to include a Community Housing Initiative were by the Council identify sites in the county for local housing. An application based local housing scheme that offers affordable housing to those born and raised in the area. Lands at Boherboy Rd, Saggart, Co Dublin have been identified as suitable for such an initiative with its proximity to Saggart Village, the Luas and schools. This motion will allow direct community access to affordable homes in a local setting. A successful planning application in S99A/0771 was made on behalf of Saggart Community Housing Initiative for 22 houses to be known as Fairgreen, Saggart, Co Dublin. This initiative was managed by South Dublin County Council who received applications from the local community and allocated housing under specific criteria, the initiative was hugely oversubscribed.

**REPORT:**

The content of this motion is noted. South Dublin County Council adopted in 2019 a *‘Scheme of Priority for Affordable Dwelling Purchases’* in accordance with Section 85 of the Housing (Miscellaneous Provisions) Act 2009 (“the Act”) and the Housing (Miscellaneous Provisions) Act 2009 (Part 5) Regulations 2019, S.I. 81 of 2019 (“the Regulations”).

The purpose of the scheme is to set out the manner in which affordable dwelling purchase arrangements will be made available by the Council and the methodology that will be applied to determine the order of priority to be accorded to eligible households where the demand for such arrangements exceeds the dwellings or resources available. In terms of local housing, it includes distance bands of 10 and 30 kilometres to determine the order of priority.

In addition, the Affordable Housing Bill 2021 is going through the Houses of the Oireachtas and includes further provision relating to affordable housing and potential initiatives. Therefore, it is considered premature to include objectives within the Plan without the enactment of the Housing Bill.

**Therefore, the motion should not be adopted.**

**Recommendation**

It is recommended that this motion is not adopted.

Following contributions from Councillor D. Richardson, Mr M. Mulhern, Director responded to queries raised.

Councillor D. Richardson **AGREED** to **WITHDRAW** the Motion and this was **AGREED**

**Sustainable Movement**

**DPM393/0621 Item ID:71318**

Submitted by Councillor C. O'Connor, Councillor D. O’Donovan, Councillor E. Murphy, Councillor E. O'Brien, Councillor Shane Moynihan, Councillor T. Costello, Councillor T. Gilligan, Councillor Yvonne Collins

It was proposed Councillor C. O’Connor, Seconded by Councillor E. O’Brien

To amend the Development Plan at Chapter 7, SM2 Obj 4 to be amended to include 'while also taking account of existing patterns of anti-social behaviour and other unintended consequences of removal of such barriers'

**REPORT:**

The motion seeks to inert the text 'while also taking account of existing patterns of anti-social behaviour and other unintended consequences of removal of such barriers' into SM2 Objective 4 so that it reads as follows:

‘To ensure that connectivity for pedestrians and cyclists is maximised and walking and cycling distances are reduced in existing built-up areas, by removing barriers to movement and providing active travel facilities in order to increase access to local shops, schools, public transport services and other amenities, while also taking account of existing patterns of anti-social behaviour and other unintended consequences of removal of such barriers'.

The proposed additional wording is considered acceptable.

**Recommendation**

It is recommended that the motion be adopted.

Amend SM2 Objective 4 to read as follows:

‘To ensure that connectivity for pedestrians and cyclists is maximised and walking and cycling distances are reduced in existing built-up areas, by removing barriers to movement and providing active travel facilities in order to increase access to local shops, schools, public transport services and other amenities, while also taking account of existing patterns of anti-social behaviour and other unintended consequences of removal of such barriers'.

The Motion was **AGREED**

**DPM394/0621 Item ID:71103**

Submitted by Councillor D. O’Donovan, Councillor E. Murphy, Councillor E. O'Brien, Councillor Shane Moynihan, Councillor T. Costello, Councillor T. Gilligan, Councillor Yvonne Collins

Proposed Councillor D. O’Donovan, Seconded by Councillor E. O’Brien

Sustainable Movement: at the end of SM2 Objective 10: “and to ensure that cycle paths are consistently and properly maintained to a high standard to ensure that cyclists use them"

**REPORT:**

The motion proposes to amend Policy SM2 Objective 10 by inserting the text ‘and to ensure that cycle paths are consistently and properly maintained to a high standard to ensure that cyclists use them’ so that the revised Objective reads as follows:

‘To further develop a footpath and cycle path repair and assessment system where members of the public can report maintenance issues and instigate repairs, and to implement a public lighting renewal, improvement and maintenance strategy and to ensure that cycle paths are consistently and properly maintained to a high standard to ensure that cyclists use them’.

The additional wording is considered reasonable.

A recommendation to amend this objective has already been made under Item ID 71401 so that it would read as follows:

‘To further develop a footpath and cycle path repair and assessment system where members of the public can report maintenance issues and instigate repairs, and to implement a public lighting renewal, improvement and maintenance strategy in urban areas that provides more adequate public lighting and puts the safety of pedestrians, cyclists, women and minority groups at the heart of this strategy’.

Combining the additional wording recommended by this motion with that recommended under Item ID 71401, SM2 Objective 10 would read as follows:

‘To further develop a footpath and cycle path repair and assessment system where members of the public can report maintenance issues and instigate repairs, and to implement a public lighting renewal, improvement and maintenance strategy in urban areas that provides adequate public lighting and puts the safety of pedestrians, cyclists, women and minority groups at the heart of this strategy, and to ensure that cycle paths are consistently and properly maintained to a high standard to ensure that cyclists use them’.

**Recommendation**

It is recommended that the motion is adopted.

Amend SM2 Objective 10 (and combine with revised wording recommended under Item ID 71401) so that it reads as follows:

‘To further develop a footpath and cycle path repair and assessment system where members of the public can report maintenance issues and instigate repairs, and to implement a public lighting renewal, improvement and maintenance strategy in urban areas that provides adequate public lighting and puts the safety of pedestrians, cyclists, women and minority groups at the heart of this strategy, and to ensure that cycle paths are consistently and properly maintained to a high standard to ensure that cyclists use them’.

The Motion was **AGREED**

**DPM395/0621 Item ID:71078**

Proposed by Councillor Yvonne Collins, Seconded by Councillor E. O’Brien

**SM2 SL02**: To consider an off-road shared cycle and pedestrian path from Stocking Lane to the Hellfire Club to provide a safe alternative to cars, to access this amenity.

**REPORT:**

The motion seeks an additional SLO to read as follows: SM2 SL02: ‘To consider an off-road shared cycle and pedestrian path from Stocking Lane to the Hellfire Club to provide a safe alternative to cars, to access this amenity’.

The Council has an agreed programme of new Cycle Routes that it will seek to deliver over the coming years. This route is not currently part of that programme of works. However, new routes can be added, and existing routes altered.

The proposed SLO is considered acceptable, however, a full options analysis would need to be undertaken before any scheme could be confirmed.

**Recommendation**

It is recommended that the motion be adopted.

Insert new SM2 SLO 2 to read as follows: ‘To consider an off-road shared cycle and pedestrian path from Stocking Lane to the Hellfire Club to provide a safe alternative to cars, to access this amenity’.

The Motion was **AGREED**

**DPM396/0621 Item ID:71391**

Proposed by Councillor Joanna Tuffy, Seconded by Councillor E. O’Brien

To amend paragraph in Chapter 7 - 7.6.2. under heading 'Luas to Lucan' (page 96) amend last sentence to include words "serving Lucan village" so that the sentence ends "serving Lucan village, Liffey Valley and Ballyfermot along this route.

**REPORT:**

Paragraph 7.6.2 ‘Rail’ of Chapter 7 ‘Sustainable Movement’ currently states the following:

‘The NTA strategy provides for the extension of the Luas to Lucan, which will deliver a high-capacity radial service from this area to the City Centre, sufficient to cater for the high transport demand along this corridor.  The Luas will extend, subject to a preferred route, into the centre of Lucan’s large residential areas to the south of the N4 and will connect to the city centre serving Liffey Valley and Ballyfermot along its route.’

The motion seeks the addition of a reference to ‘Lucan Village’ so that the sentence in question reads as follows:

‘The Luas will extend, subject to a preferred route, into the centre of Lucan’s large residential areas to the south of the N4 and will connect to the city centre serving Lucan Village, Liffey Valley and Ballyfermot along its route.’

The wording in the Plan was informed by the NTA Transport Strategy for the Greater Dublin Area 2016-2035, which states the following with regard to the Luas to Lucan:

‘Luas to Lucan, providing a high capacity link into the centre of Lucan’s large residential areas to the south of the N4 national road, and connecting to the city centre’.

It also states:

‘In terms of new infrastructure, the requirement to serve north and central Lucan, as well as areas such as Ballyfermot, has led to the proposal for a new Luas line linking to Dublin City Centre’.

It further states:

‘It is intended to develop an east-west Luas line, commencing in the residential areas of Lucan to the south of the N4 national road, and connecting into Dublin City Centre. This will provide a high-capacity radial service from this area to the City Centre, sufficient to cater for the high transport demand along this corridor, and will serve Lucan, Liffey Valley and Ballyfermot along its route’.

The GDA strategy is somewhat ambiguous about the area of Lucan to be served, making reference to north, central and south Lucan.  However, on the basis of the wording in the GDA Strategy ‘the requirement to serve north and central Lucan’, it is considered reasonable to include reference to Lucan Village.  All of this will be examined as part of the GDA Transport Strategy Review which is currently underway.  SDCC is engaging with the NTA as part of this process.

**Recommendation**

It is recommended that the motion is adopted.

Insert the words ‘Lucan Village’ in the second sentence under the heading ‘Luas to Lucan’ in section 7.6.2 so that it reads as follows:

‘The Luas will extend, subject to a preferred route, into the centre of Lucan’s large residential areas to the south of the N4 and will connect to the city centre serving Lucan Village, Liffey Valley and Ballyfermot along its route.’

The Motion was **AGREED**

**DPM397/0621 Item ID:71437**

Submitted by Councillor G. O’Connell, Councillor L. O’Toole, Councillor P. Gogarty

Proposed Councillor G. O’Connell, Seconded by Councillor E. O’Brien

Page 183 Sustainable Movement Chapter 7 That the following figure re train capacity of 11 trains (capacity for up to 11 trains per hour in each direction) in paragraph below be updated with figures presented at a recent presentation. Transition to public transport will be aided by improvements in the pipeline including the roll-out of BusConnects which will includes proposals for six new bus dedicated bus routes through the County. BusConnects will provide a redesigned more efficient bus network with high frequency spines, new orbital routes and increased bus services. Similarly, heavy rail services within the County are scheduled for significant upgrade and improvement including proposals for DART+ that will see increased train frequency on the Heuston to Hazelhatch line with capacity for up to 11 trains per hour in each direction with stops at Adamstown, Clonburris and Park West in the Naas Road area, along with the opening of the rail station at Kishogue in Clonburris. In addition, there is scope for increased capacity on the existing Luas lines to Tallaght and Saggart, as well the potential benefits that new Luas lines to both Lucan and the southern part of the County would bring.

**REPORT:**

The motion seeks to amend a paragraph within section 7.4 *‘Travel Mode Share’* of Chapter 7 S*ustainable Movement* to state ‘*up to 15 trains per hour’* instead of ‘*up to 11 trains* *per hour’.* It is acknowledged that the capacity envisaged has been increased to up to 15 trains per hour. Therefore, it is considered that the motion is acceptable and that paragraph 7.4 should be amended to reflect that.

**Recommendation**

It is recommended that the motion be adopted and that the paragraph under Section 7.4 *Travel Mode Share* should now read as follows:

*‘Transition to public transport will be aided by improvements in the pipeline including the roll-out of BusConnects which will include proposals for six new dedicated bus routes through the County. BusConnects will provide a redesigned more efficient bus network with high frequency spines, new orbital routes and increased bus services.  Similarly, heavy rail services within the County are scheduled for significant upgrade and improvement including proposals for DART+ that will see increased train frequency on the Heuston to Hazelhatch line with capacity for* ***up to 15 trains per hour*** *in each direction with stops at Adamstown, Clonburris and Park West in the Naas Road area, along with the opening of the rail station at Kishogue in Clonburris. In addition, there is scope for increased capacity on the existing Luas lines to Tallaght and Saggart, as well as the potential benefits that new Luas lines to both Lucan and the southern part of the County would bring’.*

The Motion was **AGREED**

**DPM398/0621 Item ID:71414**

Submitted by Councillor G. O’Connell, Councillor L. O’Toole, Councillor P. Gogarty

Proposed Councillor P. Gogarty, Seconded by Councillor E. O’Brien

31. Motion Cllr Liona O'Toole co-signed Cllrs Paul Gogarty and Cllr Guss O'Connell • To insert new objective: To support a review of bus Corridor in the N4 environs to expand into the commuter belt towns of bordering county Kildare with a view to meeting future demand of surrounding Lucan and Adamstown area.

**REPORT:**

There is currently ongoing liaison between SDCC and the NTA in the context of the review of the NTA GDA Transport Strategy.

The NTA Transport Strategy for the Greater Dublin Area 2016-2035 specifies the following with regards to that area:

‘Corridor C – Maynooth – Leixlip – Lucan – to Dublin City Centre

The N4 corridor contains two of the region’s most important future residential and commercial development areas at Clonburris and Adamstown, both based on the Kildare rail line. Major employers are also located in this corridor in Leixlip and Celbridge.

Several options for addressing travel demand were examined here. The expansion of the DART network to Maynooth will have an impact on the northern part of the corridor containing Maynooth itself as well as Leixlip. Associated with this, DART will also be extended to Hazelhatch along the Kildare line, serving south Lucan and the new development areas mentioned above. This will require new tracks between Heuston and Cherry Orchard, which will also form part of the investment in the DART Expansion Programme.

In terms of new infrastructure, the requirement to serve north and central Lucan, as well as areas such as Ballyfermot, has led to the proposal for a new Luas line linking to Dublin City Centre. The demand along this corridor was too high to be accommodated by a BRT solution and, as such, light rail will be required to be developed.

These 3 rail corridors will be supplemented with 2 core bus corridors. The first, along the N4 will cater for demand close to Lucan Village as well as from Palmerstown. The second, within Ballyfermot, is intended to cater for any specific demand that will not be catered for by the new Luas line, and will aim to link origins and destinations not served by the fixed rail line.

It is intended to enhance orbital road movement through this corridor, outside of the M50, and linking with the road network in Corridors B and D, which will improve linkages with the N7, N4 and N3 national routes. Other road schemes and upgrades will also be implemented, in line with the principles for road development set out in Chapter 5’.

The motion is considered acceptable.

**Recommendation**

It is recommended that the motion is adopted.

Insert new objective under Policy SM3 ‘Public Transport – Bus’ to read as follows:

‘To support a review of bus corridors in the N4 environs to expand into the commuter belt towns of bordering County Kildare with a view to meeting future demand of the surrounding Lucan and Adamstown area.’

The Motion was **AGREED**

**DPM399/0621 Item ID:71245**

Proposed by Councillor R. McMahon, Seconded by Councillor E. O’Brien

Section 7.6.1 Bus Connects To insert a new SM3 Objective to read To ensure the Bus Connects Corridors do not adversely affect the village life and livelihoods of any of our county villages.

**REPORT:**

The motion seeks a new objective to read ‘To ensure the Bus Connects Corridors do not adversely affect the village life and livelihoods of any of our county Villages’.

SM 3 Objective 11 states:

‘To facilitate the delivery of the BusConnects Core Bus Corridors that seek additional bus corridor and orbital routes to serve the county and Orbital Routes by securing and maintaining any required route reservations’.

It is considered appropriate to amend SM3 Objective 11 to include the wording proposed by the motion and at the same time, to reword the original objective so that it is clearer, as follows (proposed CE amendment in strikethrough (for deletion) and bold and underlined (for insertion)):

‘To facilitate the delivery of the BusConnects Core Bus Corridors, that to seek additional bus corridor and orbital routes to serve the County and Orbital Routes by securing and maintaining any required route reservations and to ensure the Bus Connects Corridors do not adversely affect the village life and livelihoods of any of our county villages’.

**Recommendation**

It is recommended the motion is adopted.

Amend SM 3 Objective 11 as follows:

‘To facilitate the delivery of the BusConnects Core Bus Corridors, that to seek additional bus corridor and orbital routes to serve the County and Orbital Routes by securing and maintaining any required route reservations and to ensure the Bus Connects Corridors do not adversely affect the village life and livelihoods of any of our County Villages’.

The Motion was **AGREED**

**DPM400/0621 Item ID:70989**

Submitted by Councillor G. O’Connell, Councillor L. O’Toole, Councillor P. Gogarty

Proposed Councillor P. Gogarty, Seconded by Councillor E. O’Brien

In table 7.5 Six Year Road Programme add: Enhance and upgrade right hand turn onto N4 westwards at bridge on R136 as part of revised traffic management solution in Lucan village, engineered to facilitate a cycleway into village as part of NTA proposals

**REPORT:**

The motion proposes to add the following into the Table 7.5: Six Year Road Programme: *‘Enhance and upgrade right hand turn onto N4 westwards at bridge on R136 as part of revised traffic management solution in Lucan village, engineered to facilitate a cycleway into village as part of NTA proposals’.*

 This revision is being considered under Bus Connects proposals at present and is therefore acceptable.

**Recommendation:** It is recommended that the motion be adopted.

Amend Table 7.5: Six Year Road Programme to insert the following:

*‘Enhance and upgrade right hand turn onto N4 westwards at bridge on R136 as part of revised traffic management solution in Lucan village, engineered to facilitate a cycleway into village as part of NTA proposals’*

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70989)

[In names of 3 Cllrs](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=70615)

The Motion was **AGREED**

**DPM401/0621 Item ID:71436**

Proposed by Councillor Joanna Tuffy, Seconded by Councillor E. O’Brien

Chapter 7 Table 7.6 Western Dublin Orbital Route to add in last sentence "and Lucan Village" (purpose of this is that Lucan Village should not be a thoroughfare.

**REPORT:**

Table 7.6 of the CE Draft Plan (Chapter 7, Sustainable Movement) sets out ‘Medium to Long-Term Road Objectives’ and includes the following reference:

 ‘Western Dublin Orbital Route: ‘Link between the N81, N7 and the N4 with a by-pass function around Rathcoole and Saggart.

 The need for this route, further connections and possible alternative routes will be determined through the review of the NTA’s GDA Strategy and in consultation with TII and relevant local authorities. In any such route a primary objective of South Dublin County Council shall be to protect the scenic Liffey Valley parklands and amenities at Lucan Demesne and St Catherine’s Park, and to examine all possible engineering options for a future route to minimise the impact on the environment, landscape and amenities.’

 The addition of the text ‘and Lucan Village’ as proposed by the motion is considered acceptable.

**Recommendation:** It is recommended that this motion is adopted. The text within table 7.6 will be amended to read as follows:

 *‘The need for this route, further connections and possible alternative routes will be determined through the review of the NTA’s GDA Strategy and in consultation with TII and relevant local authorities. In any such route a primary objective of South Dublin County Council shall be to protect the scenic Liffey Valley parklands,* ***and*** *amenities at Lucan Demesne and St Catherine’s Park,****and Lucan Village****, and to examine all possible engineering options for a future route to minimise the impact on the environment, landscape and amenities.’*

The Motion was **AGREED**

**DPM402/0621 Item ID:71359**

Proposed by Councillor Shane Moynihan, Seconded by Councillor E. O’Brien

That the Development Plan will make provision for a grade-separated junction between the R148 and Kennelsfort Road, in the interests of maximising the effectiveness of the Lucan Core Bus Corridor and connecting the communities of Palmerstown.

**REPORT:**

 Table 7.6 of the CE Draft Plan (Chapter 7, Sustainable Movement) sets out ‘Medium to Long-Term Road Objectives’ and includes the following objective:

 ‘Support provision of grade separated junction, having regard to the Bus Connects route on the N4, to enhance the efficiency of the junction and ensure safe crossing facilities’.

 It is Council policy to support the delivery of the NTA Transport Strategy for the Greater Dublin Area 2016 – 2035 and the objective above proposes roads improvement works to facilitate that. The objective therefore satisfies the motion.

 It should be noted that the delivery of any such infrastructure would require the agreement and funding from both NTA and TII.

**Recommendation:** It is recommended that this motion be adopted.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71359)

The Motion was **AGREED**

**DPM403/0621 Item ID:71364**

Proposed by Councillor Shane Moynihan, Seconded by Councillor E. O’Brien

To amend the Development Plan - Chapter 7, insert new objective under SM3 'To work with the NTA and other state agencies to facilitate the delivery of the Kennelsfort Road-R148 grade separated junction or an equivalent solution to maximise the efficacy of the Bus Connects Project'

**REPORT:**

Table 7.6 of the CE Draft Plan (Chapter 7, Sustainable Movement) sets out ‘Medium to Long-Term Road Objectives’ and includes the following objective:

*‘Support provision of grade separated junction, having regard to the Bus Connects route on the N4, to enhance the efficiency of the junction and ensure safe crossing facilities’.*

 The motion proposes a new objective under Policy SM3 ‘Public Transport – General’ to state *'To work with the NTA and other state agencies to facilitate the delivery of the Kennelsfort Road-R148 grade separated junction or an equivalent solution to maximise the efficacy of the Bus Connects Project'.*

It is Council policy to support the delivery of the NTA *Transport Strategy for the Greater Dublin Area 2016 – 2035*and the motion proposes engagement that would further that aim. The motion is considered acceptable.

 It should be noted that the delivery of any such infrastructure would require the agreement and funding from both NTA and TII.

**Recommendation:** It is recommended that the motion is adopted.

Insert new objective under Policy SM3 as follows:

'To work with the NTA and other state agencies to facilitate the delivery of the Kennelsfort Road-R148 grade separated junction or an equivalent solution to maximise the efficacy of the Bus Connects Project'.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71364)

The Motion was **AGREED**

**DPM404/0621 Item ID:70858**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

Proposed Councillor D. Ó Brádaigh, Seconded by Councillor E. O’Brien

Chapter 7 - SUSTAINABLE MOVEMENT - Policy 6 - Traffic and Transport Management INSERT SLO : 'In recognising significant forecast for local population growth, to undertake a detailed traffic study that determines a programme of works that aims to alleviate the existing traffic 'bottle-neck' between Supervalu roundabout on the Newcastle Road, Lucan and the N4 junction.'

**REPORT:**

While acknowledging that any solutions are likely to be difficult to deliver, it is considered that the proposed SLO is acceptable.

Therefore, in Chapter 7 Sustainable Movement, under Policy SM6 *Traffic and Transport Management*, a new SLO should be included as follows:

***'In recognising significant forecast for local population growth, to undertake a detailed traffic study that determines a programme of works that aims to alleviate the existing traffic 'bottle-neck' between Supervalu roundabout on the Newcastle Road, Lucan and the N4 junction.'***

***Recommendation***

It is recommended that the motion is adopted.

Insert new SLO Policy SM6 *Traffic and Transport Management,* as follows:

***'In recognising significant forecast for local population growth, to undertake a detailed traffic study that determines a programme of works that aims to alleviate the existing traffic 'bottle-neck' between Supervalu roundabout on the Newcastle Road, Lucan and the N4 junction.'***

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70858)

The Motion was **AGREED**

**DPM405/0621 Item ID:71219**

Submitted by Councillor G. O’Connell, Councillor L. O’Toole, Councillor P. Gogarty

Proposed Councillor G. O’Connell, Seconded by Councillor E. O’Brien

3. Motion Cllr Liona O'Toole co-signed Cllrs Paul Gogarty and Cllr Guss O'Connell • To reinsert the following SLO: 'Provide for visitor parking spaces, along with a turning point, on any primary access roadway off Mount Bellew Way so as to provide for future development of these zoned lands, and to facilitate the better management of drop-offs and pick-ups at the neighbouring Lucan Educate Together NS.'

**REPORT:**

The motion proposes to re-insert a Specific Local Objective that is in the current CDP 2016-2022 as follows: *‘'To provide for visitor parking spaces, along with a turning point, on any primary access roadway off Mount Bellew Way so as to provide for future development of these zoned lands, and to facilitate the better management of drop-offs and pick-ups at the neighbouring Lucan Educate Together NS.'*

The motion is considered acceptable.

**Recommendation:** It is recommended that the motion be adopted.

The Motion was **AGREED**

**DPM406/0621 Item ID:71005**

Submitted by Councillor G. O’Connell, Councillor L. O’Toole, Councillor P. Gogarty

Proposed Councillor P. Gogarty, Seconded by Councillor E. O’Brien

Insert under SL5 a new SLO: Provide for visitor parking spaces, along with a turning point, on any primary access roadway off Mount Bellew Way so as to enable future community development of these lands and to facilitate the better management of drop-offs and pick-ups at the neighbouring Lucan Educate Together NS.

**REPORT:**

The motion seeks to re-insert an SLO that is in the current 2016-2022 Development Plan, as follows:

*'To provide for visitor parking spaces, along with a turning point, on any primary access roadway off Mount Bellew Way so as to provide for future development of these zoned lands, and to facilitate the better management of drop-offs and pick-ups at the neighbouring Lucan Educate Together NS.'*

The proposed SLO is considered acceptable and should be inserted under Policy SM 7 *‘Parking and EV Charging’.*

***Recommendation***

It is recommended that the motion be adopted.

Insert SLO under Policy SM 7 *‘Parking and EV Charging’,* as follows:

*'To provide for visitor parking spaces, along with a turning point, on any primary access roadway off Mount Bellew Way so as to provide for future development of these zoned lands, and to facilitate the better management of drop-offs and pick-ups at the neighbouring Lucan Educate Together NS.'*

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71005)

The Motion was **AGREED**

**DPM407/0621 Item ID:71010**

Submitted by Councillor G. O’Connell, Councillor L. O’Toole, Councillor P. Gogarty

Proposed Councillor G. O’Connell, Seconded by Councillor E. O’Brien

Amend SM7 Objective 7 to read: To design and manage parking to ensure the efficient turnover of spaces within town, district and village centres and higher density development areas by applying the following measures: - Ensuring that car parking is predominantly provided on-street and within communal and undesignated spaces, except in areas identified as tourist and food destination locations where additional widening of pedestrian areas is desirable necessitating the removal of on-street parking to facilitate - Placing restrictions on longer term parking.

**REPORT:**

The motion seeks to amend Policy SM7 Objective 7, as follows:

*‘To design and manage parking to ensure the efficient turnover of spaces within town, district and village centres and higher density development areas by applying the following measures:*

* *Ensuring that car parking is predominantly provided on-street and within communal and undesignated spaces,* ***except in areas identified as tourist and food destination locations where additional widening of pedestrian areas is desirable necessitating the removal of on-street parking to facilitate;***
* *Placing restrictions on longer term parking.’*

The proposed amendment to the motion is considered acceptable.

**Recommendation**

It is recommended that the motion is adopted and that SM7 Objective 7 be amended to read as follows:

*‘To design and manage parking to ensure the efficient turnover of spaces within town, district and village centres and higher density development areas by applying the following measures:*

* *Ensuring that car parking is predominantly provided on-street and within communal and undesignated spaces,* ***except in areas identified as tourist and food destination locations where additional widening of pedestrian areas is desirable necessitating the removal of on-street parking to facilitate;***
* *Placing restrictions on longer term parking.’*

The Motion was **AGREED**

**DPM408/0621 Item ID:71082**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge, Seconded by Councillor E. O’Brien

SM4, Add Objective: Where feasible the incorporation of wildlife crossings including bridges and underpasses into the designs for new road infrastructure & where possible incorporation of such measures into the existing road network.

**REPORT:**

The issue of wildlife crossings including bridges and underpasses is addressed in Chapter 4 Green Infrastructure.  Table 4.1 Strategic Green Infrastructure Corridors includes the following objectives (Core Areas and Stepping Stones are components of Green Infrastructure):

For Core Areas:

‘To investigate EU funding mechanisms for nature-based solutions to climate change, exploring the feasibility of developing or retrofitting an eco-bridge or eco-tunnel across the M50 to provide ecological connectivity between both sides of Tymon Park for both biodiversity and for local communities.’

In addition, Stepping Stones have been identified where it is required to:

‘To investigate EU funding mechanisms for nature-based solutions to climate change, exploring the feasibility of developing or retrofitting an eco-bridge or eco-tunnel across the M50 to provide ecological connectivity between Collinstown Park and Green space at Cloverhill Road’.

Finally, under Strategic Corridor 6 for Rural Fringe, the following is required:

‘To investigate the feasibility of developing or retrofitting an eco-bridge or eco-tunnel across the N7 roadway and the M4’.

It is considered that the motion is acceptable (with minor rewording) and that a new objective should be inserted within Chapter 7 Sustainable Movement to reflect the objectives with Chapter 4 Green Infrastructure.

The wording of the motion should be amended as follows:

‘To incorporate, where feasible, the incorporation of wildlife crossings including bridges and underpasses into the designs for new road infrastructure and where possible, incorporation of such measures into the existing road network’.

**Recommendation**

It is recommended that the motion is adopted.

Include a new objective within Policy SM4 Strategic Road Network as follows:

‘To incorporate, where feasible, wildlife crossings including bridges and underpasses into the designs for new road infrastructure and where possible, incorporation of such measures into the existing road network’.

The Motion was **AGREED**

**DPM409/0621 Item ID:70943**

Proposed by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed Councillor L. Donaghy, Seconded by Councillor E. O’Brien

Sustainable Movement - pg. 198 Motion: To amend SM4 Objective 1 as follows: To work closely with transport agencies including the Department of Transport, the National Transport Authority and Transport Infrastructure Ireland to protect capacity and deliver improvements and extensions of the strategic road network, where necessary and in line with national, regional and local climate action plans.

**REPORT:**

The motion seeks to insert the wording ‘***and in line with national, regional and local climate action plans’*** into SM4 Objective 1 so that it reads as follows:

*‘To work closely with transport agencies including the Department of Transport, the National Transport Authority and Transport Infrastructure Ireland to protect capacity and deliver improvements and extensions of the strategic road network, where necessary* ***and in line with national, regional and local climate action plans’.***

It is noted that TII and NTA will have regard to climate action targets in their strategies / programmes and as such, the amendment proposed by the motion is considered reasonable

**Recommendation**

It is recommended that the motion be adopted.  Amend SM4 Objective 1 to read as follows:

*‘To work closely with transport agencies including the Department of Transport, the National Transport Authority and Transport Infrastructure Ireland to protect capacity and deliver improvements and extensions of the strategic road network, where necessary* ***and in line with national, regional and local climate action plans’.***

The Motion was **AGREED**

**DPM410/0621 Item ID:70983**

Submitted by Councillor G. O’Connell, Councillor L. O’Toole, Councillor P. Gogarty

Proposed Councillor G. O’Connell, Seconded by Councillor E. O’Brien

Amend SM2 Objective 12 to read: To support the implementation of the Council's adopted County-wide signage strategy (2020) that accords with the National Traffic Signs Manual and the Fáilte Ireland 'Dublin Visitor Orientation Strategy' (2020) and takes into account the local heritage and history of an area, particularly in a village context.

**REPORT:**

The motion seeks to amend Objective 12 to add the text ***‘and takes into account the local heritage and history of an area, particularly in a village context’*** so that the Objective reads as follows:

*‘To support the implementation of the Council's adopted County-wide signage strategy (2020) that accords with the National Traffic Signs Manual and the Fáilte Ireland 'Dublin Visitor Orientation Strategy' (2020)* ***and takes into account the local heritage and history of an area, particularly in a village context’.***

The amendment sought by the motion is considered acceptable.

**Recommendation**

It Amend SM2 Objective 12 to read:

*‘To support the implementation of the Council's adopted County-wide signage strategy (2020) that accords with the National Traffic Signs Manual and the Fáilte Ireland 'Dublin Visitor Orientation Strategy' (2020)* ***and takes into account the local heritage and history of an area, particularly in a village context’.***

The Motion was **AGREED**

The Meeting ended at 22.45

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

 Mayor

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