SOUTH DUBLIN COUNTY COUNCIL



**MINUTES OF LAND USE, PLANNING AND TRANSPORTATION  
HYBRID STRATEGIC POLICY COMMITTEE MEETING**

**HELD ON THURSDAY 24th NOVEMBER, 2022 AT 6.15.P.M.**

### **PRESENT**

|  |  |  |
| --- | --- | --- |
| **Members** | **Council Officials** |  |
| Cllr Paul Nicholas Gogarty (Teams) | Mick Mulhern | Director of Services |
| Cllr Derren Ó Brádaigh (Teams) | Mary Maguire | Senior Executive Officer |
| Cllr Eoin Ó Broin (Teams) | John Hegarty | Senior Engineer |
| Cllr Yvonne Collins (Teams) | Gary Walsh (Teams) | Senior Engineer |
|  | Sheila Kelly | Administrative Officer |
|  | Susan Sinclair | Administrative Officer |
|  | Neal Murphy (Teams) | Assistant Planner |
|  |  |  |
| **Non Elected Members** |  |  |
| Eoin Ahern (TEAMS) | PPN |  |

### Apologies received from Cllr Liam Sinclair who was unable to attend due to illness. In his absence it was agreed by the members that Cllr. Derren Ó Brádaigh would Chair the meeting.

### **H-1 (1) Item 76970 - Minutes of 29th September 2022**

### [Minutes of LUPT SPC held on 29th September, 2022.docx](Minutes%20of%20LUPT%20SPC%20held%20on%2029th%20September,%202022.docx)

Minutes of Land Use Planning & Transportation SPC, held on 29th September, 2022 were proposed by

Cllr. Yvonne Collins, seconded by Cllr Eoin Ó Broin and **AGREED**

**H-1(2) Item 76973 - Development Contribution Scheme (DCS)- Indexation**

[**DCS -Indexation.pptx**](DCS%20-Indexation.pptx)

The report as circulated was presented by Ms. Mary Maguire, Senior Executive Officer

Ms. Maguire outlined the legal basis for the DCS, advised that the application of an increase in the indexation is an Executive Function based on the terns of the current scheme, and that the DSC 2021/2025 provides for indexation in accordance with the Chartered Surveyors of Ireland Construction tender price Index.

In accordance with the scheme, such indexation may apply annually on the 1st January, effective from 1st January 2022, and depending on economic and or other circumstances it may not be considered appropriate to apply this indexation in any year(s).

Ms. Maguire explained the rationale: why there is indexation and how it is applied.

* The proposed increase for 2023 calculates at 13.98%
* The various classes of public infrastructure which is funded by Levies are in the following order
* Transport Infrastructure and facilities
* Surface Water and Environment infrastructure and facilities
* Community facilities and amenities
* Parks and open space facilities and amenities
* Economic, Enterprise and Tourism Development, which includes libraries

The financial impact of the proposed 13.98% increase was considered as follows:

**Current Rates per sq m (from 1.1.22**)

Residential = €104.49

Commercial = €98.76

**From 1.1.23 (Proposed)**

Residential €119.10

Commercial €112.57

Ms Maguire provided examples of the financial impact on residential development on a sliding sq m.

Mick Mulhern, DOS informed the meeting that the DCS made 2 years ago had no indexation increase in the 1st year and indexation of 8.34% was applied in the second year (2022).

Ms. Maguire and Mr. Mulhern responded to questions from Cllrs Collins and ó Broin and advised that a decision will be taken by year end whether or not to apply the increases.

The report was **NOTED**

**H-1 (3) Item 77066 – Strategic Housing Developments – Assessment**

[**SHD Assessment.pptx**](SHD%20Assessment.pptx)

The report as circulated was presented by Mr. Neal Murphy, Assistant Planner

* The Council has had 22 SHD’s approved to date. One was quashed by Judicial Review (JR) and 3 more are subject to ongoing JR Challenge
* The Council is currently awaiting decisions from An Bord Pleanala (ABP) on 8 SHD’s
* Across the Country a total of 277 SHD Applications have been approved with development commenced on 100 sites to date.
* Information of the SHD’s can be obtained from FP Logue SHD Tracker (<https://www.flogue.com/shd_tracker/>)
* The SHD system has now been replaced by Large Scale Residential Development (LRD) . The LRD restores two stage planning process and the decision making on the LRD returns to the Planning Authority with rights of appeal to ABP.
* Apart from the 8 pending decisions with ABP, no further SHD applications will come forward within SDC.

Mr. Murphy provided a statistical overview of the SHD’s in SDCC Administrative area

* 21 Granted
* 8 awaiting decision of ABP
* 9 SHD’s on site
* 11 total no of commencement notices issued
* 2230 no. of 1 bed units granted
* 3584 total no of 2 bed units granted
* 1827 total no of 3 bed units granted
* 441 total no of 4+ bed units granted
* 408 total no of student beds granted
* 710 total no of 1 bed units pending decision
* 1006 total no of 2 bed units pending decision
* 420 total number of 3 bed units pending decision
* 97 total no of 4+ bed units pending decision
* 0 student units pending decision
* 68% 1 and 2 bed units granted
* 27% 3 and 4 bed units granted
* 5% student spaces granted

Mr. Murphy also advised regarding the number of “build to rent” versus “ build for sale”

* 543 build to rent awaiting approval
* 1462 number of build to rent granted
* There is provision of 1773 houses and 6,717 apartments and duplex’s

The areas where the SHD’s have been granted are as follows

* 6 in Tallaght
* 7 Fortunestown/Citywest/Rathcoole/Saggart
* 1 Clondalkin
* 2 Palmerstown
* 3 Rathfarnham/Ballycullen
* 1 Newcastle
* 1 Walkinstown

Mr. Murphy listed the nos. of apartments v houses built by area and presented a map outlining the SHD’s granted/under construction in each area.

In relation to Part V delivery through SHDs: To date 68 units have been delivered to SDCC under Part V 658 are granted but not constructed yet.

Mr. Murphy and Mr. Mulhern answered questions raised by Cllrs. Ó Brádaigh, Ó Broin and Collins,

The report was **NOTED**

**H-1 (4) Item 76975 Lucan to City Centre Core Bus Corridor - Update**

[**Lucan to City Centre Core Bus Corridor Application 24112022.pptx**](Lucan%20to%20City%20Centre%20Core%20Bus%20Corridor%20Application%2024112022.pptx)

The report as circulated was presented by Mr. John Hegarty, Senior Engineer

Planning Permission has been lodged with An Bord Pléanala by the NTA under Section 51(2) of Roads Act 1993 for the construction of this scheme.

The public can make submissions in writing to ABP between Wednesday 2nd November, 2022 and Wednesday 11th January 2023. Information can be obtained on [www.lucanscheme.ie](http://www.lucanscheme.ie) . This link will the public details of

1. EIAR Tab
2. CPO Tab
3. Approved Assessment Document Tab
4. Natura Impact Statement
5. Supplementary implementation
6. Drawings

SDCC will be making a submission as part of the consultation report.

Mr. Hegarty listed the preferred routes for the Bus Connects Scheme. There are 16 routes in all. Six applications have been lodged with ABP and six to go. The NTA do not wish for too many schemes commencing at the same time as it would cause a lot of disruption on the ground.

Mr. Hegarty responded to questions raised. Cllr Ó Broin enquired about owners on the CPO list. Mr. Ahern invited feedback for inclusion with the Council’s submission.

The report was **NOTED**

**H-1 (5) Item 76974 – Cycle Track Condition Survey**

[Cycle Infrastructure Condition Survey.pdf](Cycle%20Infrastructure%20Condition%20Survey.pdf)

The report as circulated was presented by Mr. Gary Walsh, Senior Engineer

**Background**

There is over 200km of existing cycle infrastructure around the SDCC administrative area, a lot of which is not up to the current design standards.

The Council will spend €400,000 spend annually to maintain these tracks

The Council employed Barry Transport to carry out a survey of the existing infrastructure based on several factors:

* Type of cycle infrastructure
* Width of infrastructure
* Treatment at junctions
* Pavement conditions

These were scored based on the type of link type.

The key findings of the survey were:

* Pavement surface is good in most instances
* Canal greenway has structural issues with clear signs of subsidence
* Majority of routes are in line with the old 1.5m standard, so adequate in most cases
* Junction design for cyclists is of a poor standard throughout the county

Assessment of findings:

* Advisory cycle lanes (on roads with insufficient width) are the weakest sections of the network and will require to be fully re-designed to rectify most instances
* On road cycle lanes with sufficient width could be converted to raised adjacent. Junction details to be assessed on a case by case basis
* Major junctions not providing a good service to cyclists and these too will also require detailed design to resolve.
* Side road junction details are consistent along each route. Standard details are sufficient to upgrade these in most cases.

Proposed works:

* To identify areas where rapid build cycle protection can be installed
* Identify any local links that will improve connectivity for cyclists
* Identify routes where the upgrade of side road junctions will improve the quality of the route in compliance with current cycling standards
* Establish a Maintenance contract to carry out these works

The Roads Maintenance Section will update the cycle survey on a quarterly basis to reflect the works carried out to date

2023 Plan

* Quarter 1- Identify and prioritise areas for works
* Quarter 1 - Ensure standard design works are applicable for the locations
* Quarter 1 - Carry out a non-statutory public consultation as part of Section 38 process
* Quarter 2 – Prepare tender documents
* Quarter 2 – Quarter 4 carry out the works
* Quarter 4 – review the 2023 programme and identify any areas for improvement
* Quarter 4 – Prepare the 2023 Plan

Mr. Walsh responded to queries raised by Eoin Ahern, Cllrs Ó Broin, Collins and Ó Brádaigh

The report was **NOTED**

**H-1 (6) Item 77063 - Operation Open City**

The report as circulated was presented by Mr. John Hegarty, Senior Engineer

Stakeholders met on 24th November 2022. Operation Open City will run from 1st to 24th December 2022.

The aim of the operation is:

* To ensure that Dublin city is open for business at this important retail time of year
* Movement of transport is facilitated and managed and
* City is always safe for all citizens

The main Garda actions include:

* Increased mobile units to ensure free flow of traffic, concentrating on the M50, M1, N2, N3, N4 and N7, N81 and M11/N11
* Increase vehicle checkpoints to ensure compliance with drink and drug driver compliance
* New drugs set to be used.
* City centre car parks will be patrolled, and traffic movement managed around these locations
* High visibility policing
* New patrols at late night drinking hotspots, railway stations and bus terminals to ensure law and order prevails
* New Garda centre behind Heuston station with twice camera capacity

Other Stakeholder Actions:

* Additional night bus services being provided
* Additional Luas services
* Additional night Irish Rail Services on key lines
* Additional security on routes
* Promote the message of travel at non peak times

The report was **NOTED**

**H-1(7) Item 77079 - AOB**

Ms Maguire updated the meeting in relation to certain local sites being used / proposed to be used by International Protection Accommodation Services (responsible for the provision of accommodation and related services to people in the asylum’ process) . She advised that SDCC is working closely with key stakeholders to ensure all relevant planning and building control requirements are met.

Members requested an update at a future meeting.

The meeting concluded at 8.00p.m.