SOUTH DUBLIN COUNTY COUNCIL



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

**HELD ON THURSDAY 23rd February, 2023 at 5.30p.m.**

### **PRESENT**

|  |  |  |
| --- | --- | --- |
| **Members** | **Council Officials** |  |
| Cllr Liam Sinclair (Chair) | Mick Mulhern | Director of Services |
| Cllr Paul Nicholas Gogarty (Teams) | Mary Maguire | Senior Executive Officer |
| Cllr Derren Ó Brádaigh (Teams) | John Hegarty (Teams) | Senior Engineer |
| Cllr Eoin Ó Broin (Teams) | Eoin Burke (Teams) | Senior Planner |
| Cllr Yvonne Collins (Teams) | Hazel Craigie (Teams) | Senior Planner |
| Cllr Baby Pereppadan (Teams) | Sheila Kelly | Administrative Officer |
|  | Susan Sinclair | Administrative Officer |
|  | Ann Hyland | Senior Executive Planner |
|  | Tracy McGibbon | Executive Planner |
|  | Lea Clarke (Teams) | Executive Planner |
| **Non Elected Members** |  |  |
| Eoin Ahern (TEAMS) | PPN |  |

### As Cllr Liam Sinclair has indicated earlier that HE was going to be delayed, it was proposed by Cllr Ó Broin and seconded by Cllr Ó Bradaigh that Cllr Yvonne Collins would take the Chair until Cllr Sinclair arrived.

### **H-1 (1) Item 76970 - Minutes of 24th November 2022**

Minutes of Land Use Planning & Transportation SPC, held on 24th November, 2022 were proposed by

Cllr. Yvonne Collins, seconded by Cllr Derren Ó Bradaigh and **AGREED**

**H-1(2) Item 78000 - Residential Zoned Land Tax**

[**SPC Meeting Residential Zoned Land Tax 23rd Feb 2023.pptx**](SPC%20Meeting%20Residential%20Zoned%20Land%20Tax%2023rd%20Feb%202023.pptx)

The report as circulated was presented by Ms. Leah Clarke, Executive Engineer

Ms. Clarke outlined the up-to-date position on the Residential Zones Land Tax. This was introduced in the Finance Act 2021 to activate vacant land for residential purposes by identifying land to which tax applies and to be payable from May 2024. This tax will not be collected by Local Authorities but by Revenue.

Ms. Clarke explained that there are two parts in the process:

1. The identification of the land and mapping of same. This is done by Local Authorities
2. Revenue will administer and collect the tax, commencing 2024 onwards.

Draft Maps were prepared by the Council of the land ‘considered to be in scope’, which was on public display from the 1st of November, with public consultation ending on the 1st of January 2023. 30 submissions were received.

Supplemental maps will be published on 1st May 2023 and the submission deadline for landowners will be June 1st, 2023. The deadline for LA’s to make decisions on requests for exclusion of lands is 1st September, and these can be appealed to ABP.

Final maps of liable lands will be published by December 1st, 2023, and the tax becomes operational from February 2024.

Ms. Clarke and Ms Craigie responded to queries raised by Cllrs Ó Bradaigh and Ó Broin regarding rezoning and review of maps.

The report was **NOTED**

**H-1 (3) Item 78001 – Clondalkin Local Area Plan – Early Engagement**

[Clondalkin Local Area Plan early engagement.pptx](Clondalkin%20Local%20Area%20Plan%20early%20engagement.pptx)

The report as circulated was presented by Ms. Tracy McGibbon, Executive Planner

Ms. McGibbon informed the meeting that an initial report was brought to the SPC in 2022 and reminded the meeting of Objective QDP14 – 3 and EDE4 – 14, sets out proposals to prepare a LAP for Clondalkin, with the boundaries to be defined.

Ms McGibbon outlined the rationale for the LPA which includes:

1. A growing settlement
2. Opportunities for infill sites to unlock housing.
3. Close to City Edge/Clonburris
4. Village improvement
5. Historical context

Ms. McGibbon presented a map outlining the proposed area with the M50 to the east, N7 on southern boundary, R113 on west side and also next to the New Nangor Road to the North, City Edge to the east and lands at Clonburris to the north

Input to the LAP Process will be as follows:

1. Stage 1 Internal expertise
2. State 2 Data Analysis
3. Stage 3 – Draft Plan – publication of the Draft Plan which is informed by Stages 1 and 2 which will include CSO data being analysed and procurement of consultants Connect the Dots to prepare this consultation.

Workshops will be organised online and in person, and a survey will be issued in March.

The ACM members will be briefed in coming weeks on the consultation strategy prior to its commencement.

Public Consultation – Pre-Draft will commence in 2023 and the plan adopted in 2024.

Ms. McGibbon, Ms. Craigie and Mr. Mulhern responded to queries raised by Cllrs. Ó Brádaigh, Gogarty, Ó Broin and Sinclair regarding the extent of the boundary for the LAP, and possible enhanced consultation via leaflet drops.

The report was **NOTED**

**H-1 (4) Item 78002 - Adamstown SDZ Amendment**

[Adamstown SDZ - Non Material Amendments.pptx](Adamstown%20SDZ%20-%20Non%20Material%20Amendments.pptx)

The report as circulated was presented by Mr. Eoin Burke, Senior Planner

Mr. Burke provided an update on the development status:

**Quarter 4, 2022**

* 7,200 units with permission
* 3,656 completed.
* 976 under construction

**Phasing**

* Phase 4 is completed.
* Phase 5 is ongoing, and units are being completed.

**URDF**

3 key projects

* Adamstown Plaza
* Central Boulevard Park
* Adamstown Civic Library

**LIHAF**

* Tandy’s Lane Completed
* Airlie Park – nearing completion
* Celbridge Link Road – opened February 2023

A new health centre and school have also received Planning Permission

Mr Burke stated that the Amendment is minor in nature, statutory provision is under Section 170A of the P&D Act (as amended) whereby a planning authority may make an application to An Bord Pléanala to request an amendment to the Planning Scheme.

The amendments are not considered to be material change and are in accordance with the criteria and are not going to have a significant effect on the environment.

Mr Burke outlined the main changes proposed, which are in relation to

1. the phasing requirements to schools
2. requirement for a construction of a leisure centre with a swimming pool,
3. some text amendment to QBC to reflect current status of NTA guidance (National Cycle Manual) and Bus Connects.
4. Minor text amendment to wording related to existing option of Planning Scheme to provide residential units should the fire station progress in Clonburris.

Mr. Burke responded to queries raised by Eoin Ahern regarding the NTA Cycle Manual, and Cllr Ó Broin regarding the swimming pool proposal, opening of Airlie Park and options for basketball pitches.

Mr Mulhern advised that the Minister is due to visit the area on Monday 27th February.

The report was **NOTED**

**H-1 (5) Item 78003– Bus Connects – Planning Application Update**

[**Bus Connects Update 23 February 2023 Rev 1.pptx**](Bus%20Connects%20Update%2023%20February%202023%20Rev%201.pptx)

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

Mr. Hegarty provided update on Bus interchanges, Core Bus Corridor Applications and Update on Spine Route Services

* Liffey Valley – 6 bay bus terminus with bus lanes and bus gates which will include cycle way access and cycle parking
* Tallaght Interchange and Tallaght Public Realm Redevelopment – this will be delivered by the NTA along with the Tallaght to City Centre Core Bus Corridor. The public realm redevelopment will be delivered by SDCC under a Part 8 public consultation process.
* The Tallaght and Clondalkin Core Bus Corridors applications will be lodged with ABP in April 2023
* Rathfarnham Core Bus Corridor will be lodged with ABP in April 2023
* There will be Bus Service Improvements on the Tallaght to Maynooth Route, Tallaght to Newcastle and Celbridge to Hazelhatch will have more frequent services
* Road widening works south of Hazelhatch bridge have been approved to Design Stage. Consultants being procured.
* C2 Spine Route – South West Dublin C2 now using the Adamstown Boulevard and Celbridge link road now open.

Mr. Hegarty responded to questions raised by Eoin Ahern and Cllrs. Ó Broin, Gogarty, Collins and Ó Bradaigh regarding times for services, bike lanes in final draft for Rathfarnham Core Bus Corridor, width for safe bus passing at Adamstown, and cycling proposals at Hazlehatch.

The report was **NOTED**

**H-1 (6) Item 78188 - Update on Planning and Development Bill 2023**

[**LUPT SPC Feb 2023.pptx**](LUPT%20SPC%20Feb%202023.pptx)

[**Outline of proposed Planning Bill.pdf**](Outline%20of%20proposed%20Planning%20Bill.pdf)

The report as circulated was presented by Mr. Mick Mulhern, Director of Services who advised that the Bill was agreed by Cabinet in December 2022 and will make its way through all Houses of the Oireachtas. Final Bill should be ready summer 2023

Main Changes

* County Development Plan will be undertaken every 10 years.
* No more SDZ’s – reviewed by Minister and will now be called Urban Development Zones
* Plan Making requirements - LAPs gone to be replaced by Area based plans.
* Resident associations must be constituted and members named if a Judicial review is requested
* NGO’s will have to have at least 10 members.

The report was **NOTED**

The Chair Liam Sinclair informed the members that he will be stepping down as Chair of the SPC and a new Chair will be appointed.

**The meeting concluded at 7.15p.m.**