

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

**HELD ON THURSDAY 30th May 2024 at 5.30p.m.**

**PRESENT**

|  |  |  |
| --- | --- | --- |
| **Members** | **Council Officials** |  |
| Cllr Lyn Hagin Meade (Chair) | Mick Mulhern | Director of Services |
| Cllr P Gogarty (Teams) | Mary Maguire | Senior Executive Officer |
|  | Eoin Burke (Teams) | Senior Planner |
|  | Hazel Craigie (Teams) | Senior Planner |
|  | Chris Shanahan | Administrative Officer |
|  | Susan Sinclair | Administrative Officer |
|  | Farhan Nasiem (Teams) | Senior Executive Engineer |
|  | Stephen Willoughby | Senior Executive Planner |
| **Apology** |  |  |
| Cllr EÓ Broin |  |  |
| Cllr D Ó Bradaigh |  |  |
| Cllr Y Collins |  |  |
| **Non-Elected Members** |  |  |
| Eoin Ahern | PPN |  |

**H1– Minutes of February 2024**

<http://intranet/cmas/documentsview.aspx?id=82772>

Minutes of Land Use Planning & Transportation SPC, held on 23rd February 2024 were proposed by Cllr. Lynn Hagin Meade, seconded by Cllr. Paul Gogarty and **AGREED.**

**H2– Update on Speed Limit Review**

[**http://intranet/cmas/documentsedit.aspx?id=83376&itemTxt=H-I2**](http://intranet/cmas/documentsedit.aspx?id=83376&itemTxt=H-I2)

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

The presentation focused on:

* Legislation became law on 17th April 2024
* Implementation Group established consisting of key state stakeholders
* Guidance relating to priority actions:
  + The new default speed limits are to be implemented as soon as possible.
  + Rural Roads default to 60km/h by end November 2024.
  + Default National Secondary and urban Speed Limits by first half of 2025.
  + Where the Local Authority want variations on the default speed limits for certain roads, these will need to be supported by new Local Authority bye-laws.
  + Each Local Authority to develop implementation timeline for all stages of the Speed Limit change process.

Mr Hegarty responded to queries raised.

### **H3 – Update on Temporary Waiver in respect of Development Contributions**

<http://intranet/cmas/documentsedit.aspx?id=83377&itemTxt=H-I3>

The report as circulated and presented by Ms Mary Maguire; Senior Executive Officer noted that

* the Scheme Introduced by DHGLH in April 2023.
* It is applicable to new permitted residential developments only
* It provides application of clawback/refund arrangements in relation to development contributions paid to local authorities by the Department on behalf of the person liable for the contribution where the conditions of the scheme have not been met
* Scheme recently extended and will continue to apply to development works on qualifying housing units commenced not later than 31 December 2024
* Claims for the levy waiver shall be submitted by developers to local authorities not later than 28 February 2025 with date for the completion of development works on qualifying houses extended from 31 December 2025 to 31 December 2026.
* Details of activity within SDCC was noted: €21.3m claimed from central government in respect of 68 approved applications.

Ms Maguire responded to queries raised.

**H4 – Update on Adamstown SDZ Non Material Amendment**

<http://intranet/cmas/documentsedit.aspx?id=83378&itemTxt=H-I4>

The report as circulated was presented by Mr Eoin Burke, Senior Planner and highlighted the context of the Proposed Amendment: URDF projects, LIHAF projects, Health Centre & School with planning and 3,900 units complete and c1,000 under construction (at time of amendment)

The amendment was submitted to the An Bord Pleanála 9th Feb 2023 and was approved by An Bord Pleanala Decision by orderdated 23rd April 2024.

Mr Burke outlined the Section 170A criteria to the planning scheme concerned—

1. would not constitute a change in the overall objectives of the planning scheme concerned,

(ii) would not relate to already developed land in the planning scheme,

(iii) would not significantly increase or decrease the overall floor area or density of proposed development,

(iv) would not adversely affect or diminish the amenity of the area that is the subject of the proposed amendment

The Planning Authority submitted that the proposed amendments as set out hereunder were not a material change, are in accordance with the criteria and are not likely to have significant effects on the environment.

**Community**

1. Amends requirement for Leisure Centre with a swimming pool ( provides flexibility to provide alternative to swimming pool)

2. Increase in permittable non-residential floorspace in Adamstown Castle

3. An amendment to the wording relating to the school on site #4 (flexibility to provide a post or primary school)

**Housing**

4. Transfer of residential unit allocation from Development Areas in north to Development Areas at Adamstown Station (maximise build out)

5. An inclusion of an option to transfer a proportion of residential units between Development Area (for infill sites in established areas)

6. An amendment to the wording relating to the existing option of providing housing on the Fire Station site (courtyard or perimeter)

**Infrastructure / Phasing**

7. An inclusion of flexibility, with criteria, around timing of delivering phasing requirements (schools, health centre, library etc)

Mr Burke responded to queries raised.

### **H5- Housing Extension Review**

<http://intranet/cmas/documentsedit.aspx?id=83379&itemTxt=H-I5>

The report as circulated was presented by Ms. Hazel Craigie, Senior Planner who advised as follows:

* Current Extension Design Guide is from 2010
* Review will focus on updating to include more contemporary design solutions for different scenarios
* Review will consider how new Residential Development and Compact Settlement Guidelines impact on design solutions
* Brief to be finalised in coming weeks
* Tenders will be sought from architectural consultancy services with experience in urban design
* Delivery of a user-friendly House Extension Design Guide, to include best practice examples and assessment criteria, to assist both the general public and the Planning Authority

Ms Craigie responded to queries raised.

Meeting concluded at 6.45pm.