

Dún Laoghaire-Rathdown Public Participation Network PPN Reps report template



PPN Reps attending	Paul O'Callaghan Veronica Heywood Goff Lalor	Committee name	Planning SPC
		Date of meeting	1 December 2016
Report compiled by	PO'Callaghan	Date of next meeting	TBD

Agenda item	Notes	Outcome/Decisions made /Actions Required
<p>Rebuilding Ireland</p> <p>Implications for Planning</p> <p>Presentation by David Irvine</p>	<p>Action Plan for Housing as issued by the Government outlined. Is very complex and detailed. Identifies 5 pillars of action.</p> <p>Mixed tenure (social) development is favoured by DLR County Council</p> <p>Bespoke housing for the elderly is popular with developers in UK but not picked up on here yet.</p>	<p>POC raised:</p> <p>Document is a good starting framework, needs to be worked with, is more than the usual blank aspiration</p> <p>Build to rent is positive.</p> <p>Costs are preventing development including. tax content @32% of non-site cost. Development to include appropriate mix for older and disabled. Creative design needed to increase densities whilst maintaining quality of environment. Local authority will continue the safety net in provision of social housing</p>
	<p>National Planning Framework, the successor to 2002 National Strategic Plan is releasing public land for housing</p> <p>Rise of 30% in active planning permissions in DLR</p> <p>Units under construction now up 70% to 200 units</p> <p>39% of units under construction in the 4 council areas are in DLR</p> <p>Impediments to development are developers hoarding and sitting on land</p> <p>Infrastructure blockages to be identified</p> <p>Housing Delivery Office has been set up with mandate to identify blockages and report to minister..lot of clout..have met DLR re Glenamuck, Shanganagh, and Cherrywood</p>	<p>Goff Lalor issues of acceleration, modular etc</p> <p>PPN was part of Urbact group that went to south London Local Authority. They explored options on modular homes. Impressive. 950 ft home under 200k euros. Any moves in DLR to push through?</p> <p>DI instanced developments under way, DLR would encourage efficient delivery models.</p>

	<p>New planning act to be enacted by end 2017 developments exceeding 100 units will go to An Bord Pleanala An Bord Pleanala get the application fees Proposed that life of permissions can be extended even more eg 2007 – 2021 Proposed to review Convert commercial to residential without planning? Encourage ‘build to let’...DLR no problem with that, inc. student accomodation. See more of that with Kennedy Wilson etc. Only have 1 or 2 Unfinished States in DLR</p>	<p>Councillor Patricia Stewart: costs incurred by planning office for schemes going to An Bord Pleanala Mixed Tenure schemes important</p>
	<p>Mary Henchy: council has worked to reduce levies and costs</p>	<p>Veronica Heywood: standards will drop if no Planning Permission required</p> <p>Don’t form ghettos for Disabled and Aged housing for support by community. DI responded that he agreed and no intention to ghetto’ise.</p>
<p>Mary Henchy presentation on new Planning Act</p>	<p>Deals with new role of An Bord Pleanala to accept applications for Housing developments of over 100 units, student accommodation over 200 bedspaces etc.</p> <p>The Act is Draft still, Minister has introduced new amendments</p>	
<p>Other comments / Actions required from PPN</p>	<p>Veronica asked is there any progress on Dublin City Council presentation on Village Design Statements (Charles Duggan). MH confirmed he will be invited to next SPC meeting</p>	

Please complete this report as soon as possible after the meeting and return by email to laura@dlrppn.ie or by post. Use the extra page below if needed.

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