

Fingal PPN Representative Report Template

The following is a report compiled by Fingal PPN Representatives. The report is a concise and interpreted view of issues discussed. Please contact your representative for further information

Name of Representative (s) attending the meeting	Greg Farrell & Kieran O'Neill
Name of Committee Attended	Planning and strategic Infrastructure SPC
Date of the Meeting	31 st August 2016
Report Compiled by	Greg Farrell
Items discussed at the meeting	<ol style="list-style-type: none"> 1.Planning Enforcement 2.Development Plan 3.LAP/Masterplan Review 4.School sites, Forward Planning. 5.Motion by Councillor David Healy regarding Flood risk guidelines to hard landscaping .
<p>Issues brought forward by the PPN Representatives (if any)*</p> <p>*JPC to report information according to areas: <i>Castleknock/ Mukhuddart, Howth/ Malahide, Swords/ Balbriggan</i></p>	<p>1.Planning Enforcement</p> <p>An overview of planning enforcement procedures and policy was given to the committee. The presentation outlined the parameters by which Fingal enforce the planning guidelines including unlawful development or operations, complaint procedures and penalties arising from continuous breaches. Arising from this various questions and discussions took place as to the effectiveness of the current system and procedures. The following items were raised;</p> <ul style="list-style-type: none"> • There are only 2 Planning inspectors in the County despite being a very pro- development County. • Process of complaint difficult – needs to be amended/made more user friendly. The forms required are extremely long winded and require extensive levels of personal information. This is a major deterrent in the general public engaging meaningfully in the process. • Questions were raised with regard to data sharing between the Council and the accused as to who made the complaint. • It often seems that the law favours the person who is not compliant with Planning - often Planning Permission is sought after a complaint is made – if refused they can go to An Bord Pleanala – all this takes a long time. • Are there records of enforcements kept by the Council – there needs to be for accountability • Location of site notices – often on dangerous bends or in places not visible • Planning Permission on New Developments – where does the community stand on objecting to developments where it is obvious that the services are stretched – even Community send in a submission – permission is usually granted. • Issue of Fast Food outlets being allowed to open next to schools

	<ul style="list-style-type: none"> • Issue of Signage/Shutters etc – making small towns look drab/derelict (particularly at night) – in light of FCC encouraging and developing Tourism – what can be done. <p>2.School sites-Forward Planning</p> <ul style="list-style-type: none"> • Kieran O’ Neill presented a paper outlining the current status of school places in the County (attached) . • The presentation also outlined the future demand on the current school infrastructure which indicates a significant deficit in school places within the next 10 years. • Fingal county Council responded and explained the current Memorandum of understanding which is in place between the Council and the Dept. of Education. • The document indicated that school sites were being evaluated by The Dept. in many areas within the County however the exact locations and extent of same were not available due to commercial sensitivities. • Fingal did however confirm that they endeavoured to secure the best fit sites in accordance with this memorandum of understanding. The eventual decision on the uptake of these sites however rested on the instructions of the Dept. of Education. • The committee thanked Kieran for his hard work and research into the statistics and findings and indicated that his report would be reviewed with regard to future decisions and policies generally. <p>Kieran indicated that he may present further information on the matter in future SPC meetings with a view to making progress on the issue.</p>
Key Decisions Made	<p>1.Planning Enforcement</p> <ul style="list-style-type: none"> • One additional inspector is to be proposed by Fingal to facilitate the current level of planning breaches in the County. This is to be reviewed at the next meeting. • The committee agreed that the complaint form needs to be reviewed to make the process more straightforward. A revised form would require less personal information than is currently required. Some proposals will hopefully be made at the next SPC. • Fingal confirmed that the main policy and procedures of planning enforcement do have to follow the DOE guidelines. • The planning dept. confirmed that the details submitted are confidential and will confirm this possibly on the new forms to be proposed. • As some of the matters raised in this section overlapped with general ‘Building Control’ policy ,it was suggested that a presentation on building control would be made at the next meeting. <p>In Summary – with reference to Enforcement</p> <ul style="list-style-type: none"> • More resources needed • Easier process for complaint needed – forms for objecting need to be simplified.

<p>Issues of interest to/ to be raised with the Linkage Group/ PPN members</p>	<ul style="list-style-type: none"> To be reported on at a further date as some issues will be discussed in more detail at the next meeting i.e. Building Control etc
<p>Any other comments</p>	<p>Notes on other issues discussed;</p> <p>Development plan Update</p> <ul style="list-style-type: none"> Fingal are awaiting motions/submissions from elected members on 6/9/16 Internal reports will be carried out resulting from these submissions. The findings of same will be discussed at council level on 3rd October. In the new development plan there will be a prioritisation given to infrastructure and housing supply. <p>Reducing the extent of the RA zoning which requires an LAP will be given particular attention.</p> <p>Lap/Masterplan Review</p> <ul style="list-style-type: none"> There are currently 42 LAP's in the current development plan. It is endeavoured to reduce this to approx. 19 to speed up the development process especially with regard to housing supply. This will entail a high level approach to LAP & Masterplans in adopting a pragmatic approach in the decision making process. In the new development plan there will be a priority given to both Infrastructure and new housing. <p>Motion By Councillor David Healy</p> <p>Motion By Councillor D Healy in relation to 'flood risk guidelines' and in particular to the practice of covering residential garden areas with hard landscaping. It is proposed that only those persons who comply with sustainable drainage principles should be permitted to install such finishes in lieu of garden areas. This is essential to alleviate the flooding challenges faced by Fingal County Council and other authorities.</p> <ul style="list-style-type: none"> The motion was presented and passed by the SPC. <p>AOB</p> <ul style="list-style-type: none"> Councillor O'Connor presented details of recent correspondence issued by the Dept. of housing in relation to introducing measures to boost the housing supply. This is

proposed for discussion at the next meeting.

- As per the agenda issued at the linkage group meeting, DAA were proposed to present at the next meeting also with regard to the runway proposals, this is to be confirmed.O.B