

## 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	<b>October 24<sup>th</sup> 2016</b>
Report Compiled by	Kieran O'Neill
Items discussed at the meeting	<ol style="list-style-type: none"> <li>1. Update on Planning Enforcement</li> <li>2. Rebuilding Ireland – Action Plan for Housing and Homelessness</li> <li>3. Local Infrastructure Housing Activation Fund</li> <li>4. Car parking spaces in new developments.</li> <li>5. Fingal Development Plan 2017 – 2023</li> </ol>
Issues brought forward by the PPN Representatives (if any)* <small>*JPC to report information according to areas: <i>Castleknock/ Mukhuddart, Howth/ Malahide, Swords/ Balbriggan</i></small>	FPPN concerns on the difficulty residents have engaging in the planning enforcement process were raised in a previous meeting. At this meeting the councillors were very supportive when the issue of Planning Enforcement was discussed and had similar observations.
Key Decisions Made	<p><b>1. Update on Planning Enforcement</b></p> <p>The Senior Executive Officer, Planning &amp; Strategic Infrastructure Department gave a verbal update on follow ups from the previous meeting held in August.</p> <ul style="list-style-type: none"> <li>• Enforcement Representation Form A draft revised Enforcement Representation Form circulated to the members and following discussion several revisions were requested and official agreed to consider/amend the document.</li> <li>• Enforcement Register It was agreed to ask the Registry Section to investigate the possibility of making the Enforcement Registry available online. A sample page from the Enforcement Register will be presented at the next meeting.</li> <li>• Resourcing in the Enforcement Section A request for a third Inspector had been made to the Department of Communications, Climate Action and Environment</li> </ul> <p><b>2. Rebuilding Ireland – Action Plan for Housing and Homelessness</b></p> <p>Aim of the Plan - ramp up delivery of housing from its current under-supply across all tenures to help individuals and families meet their housing needs, and to help those who are currently housed to remain in their homes or be provided with appropriate options of alternative accommodation, especially those families in emergency accommodation.</p> <ol style="list-style-type: none"> <li>1. Address Homelessness</li> <li>2. Accelerate Social Housing</li> <li>3. Build More Homes</li> </ol>

#### 4. Improve the Rental Sector

#### 5. Utilise Existing Housing

Increase the output of private housing to meet demand at affordable prices.

Doubling of output to deliver over 25,000 units per annum on average over the period of the Plan (2017-2021) aided by;

- Opening up land supply & low-cost State lands
- Local Infrastructure Housing Activation Fund (LIHAF)
- Planning Reforms
- Putting in place a National Planning Framework & land management actions
- Efficient design & delivery methods to lower housing delivery costs
- Measures to support construction innovation & skills

Pathfinder Projects to test and demonstrate the Action Plan's effectiveness – see next item for details of the 4 pathfinder projects.

### **3. Local Infrastructure Housing Activation Fund**

€200m funding available nationally - €150m in Exchequer funding, matched by €50m in local authority funding, and will operate over the period 2017-2019. All local authorities competing for this.

LIHAF funding is aimed at (but not restricted to) enabling off-site infrastructure such as access (e.g. distributor roads, bridges, pedestrian/cyclist facilities), environmental improvements (e.g. site remediation, surface water management, utility diversion), and community and amenity facilities (e.g. parks, sports/recreational facilities).

Off-site infrastructure is defined as that would normally fall to the local authority to provide in its infrastructure delivery role or which would straddle a number of individual development sites, requiring a cross-developer/land owner funding solution.

Proposals submitted by Fingal county council to Department of Housing, Planning, Community and Local Government for funding address key infrastructural deficits and enable permitted housing development to proceed.

This application for funding seeks to source 75% of the total infrastructure spending so as to secure the build out of these LAP lands. This application is aligned with a commitment of Fingal County Council to provide 25% in matching funding.

Fingal proposed 4 projects for application

1. Swords: Oldtown-Mooretown LAP (distributor road, diversion of overhead power cables) additional ~1600 residential units.
2. Baldoyle-Stapolin LAP – (Hole in the Wall Road upgrade, wetland of a sufficient size to serve the entire development is required to provide water quality treatment). 550 units with small retail element.

3. Barnhill, D15 (Part 8 road has been approved including bridge over the Clonsilla – Pace Railway Line, Land is in FCC ownership, works to access the Barnhill zoned lands including the railway bridge and single carriageway ). ~ 1500 units. Require a Local Area Plan.
4. Donabate distributor road, significant portion of lands in Fingal ownership with mixed private, affordable and social housing. Enable the development of 2,035 no. units 58 hectares;

There is a limit on the selling price of houses in the scheme with claw back provision if developers attempt to sell at higher prices.

Competition amongst local authorities for funding is likely to be intense and exceed available funds.

**4. Parking Standards** in the development plan explained by Sean McGrath, Senior Executive Engineer.

Conflicting demands to provide sufficient parking but limit car-borne commuting.

**Key concept** - If you don't have a parking space you won't drive. Development plan will have reduced standards.

Illustrated by referring to Google's offices in Grand Canal Dock – entrance plaza to building shared with train station.

FCC aiming for 2 standards of Public Transport Access Level Zone 1

- Within 800m of QBC or high quality bus service
- Within 1600m of Luas/DART/Metro (existing or planned)
- Section 49
- Major Town Centre (Swords, Blanchardstown)

Zone 2

- Everywhere else

Draft County Development Plan (Drft CDP)

- Residential - unchanged
- Employment, Education - tighter standards
- Leisure, Sport, Institutional – norms

Ground Floor Area - per car parking space

	Office	Industry	Retail - Comp.	Retail – wareh'se	Schools per class
Fingal	25	35	20	30	2
Draft CDP	30	40	20	30	1.5

FPPN representatives argued against a drop in car parking standards. No SPC decision, but will be voted as part of development plan.

	<p><b>5. Fingal Development Plan 2017 – 2023</b></p> <ul style="list-style-type: none"> <li>• Proposed material alterations to the draft Plan will go on display for public consultation from Friday the 4th November to Friday the 2nd December 2016</li> <li>• Public information days held every Wednesday from 2.00 p.m. to 4.00 pm. In County Hall, Main Street Swords during the public consultation period.</li> <li>• A Chief Executive’s Report based on the submissions made during the public consultation will be issued on the 9th January 2017.</li> </ul>
<p>Issues of interest to/ to be raised with the Linkage Group/ PPN members</p>	<p>Post meeting note - The overall total cost of the 74 funding bid applications from all local authorities is approximately €800m, with funding of some €600 million being sought from the Exchequer. Only €150 million Exchequer funding is available. Successful applications expected to be notified during the first quarter of 2017.</p>
<p>Any other comments</p>	