

Planning Linkage Groups
7th February 2017, 7pm, Rm 3A6 County Hall Swords

Meeting Notes

Notes from last Linkage Group meeting

Notes from the 10th October 2016 meeting were reviewed.

Feedback from the SPC meeting

Kieran undertook to give feedback from the 24th October 2016 SPC meeting

Greg Farrell undertook to give feedback from 23rd Jan 2017 SPC meeting

Feedback included the following

(1) DAA presentation on the RunWay was made to the SPC – available on www.fingalppn.ie

Issues discussed included

* concerns that they are not noise compliant – report does not consider total noise (slow noise rumbling and building shakes). The information format and methodology provided by DAA is misleading and does not reflect the true decibel levels likely to be experienced by surrounding communities. The levels will greatly exceed the world health organisation's guidelines.

*The SPC Requested a longitudinal analysis showing an aeroplane taking off – this would follow the noise decidable levels as its height increases. This analysis was to show the correlation between height ,distance and decibel levels over neighbouring communities. This was requested previously and was promised by the DAA.

*Compliance had been approved to DAA by Fingal County Council in relation to prior to commencement conditions. DAA confirmed that they intended to overturn the conditions relating to airport operations and systems (condition 3 & 5).

*Key element of the Planning Permission include: Voluntary buy scheme for affected residents, Home insulation scheme, new roads infrastructure (yet to be clarified) and other migration measures (tree planting and habitat replacement)

*Questions: need for an updated conservation habitat survey? Are they replacing hedgerow?

Contractor not appointed – expect further information in next 2/3 weeks(April),

Details on Aligning and divergence Roads – are they preserving the old small Martello house

*Negotiating on a vacant house strategy – houses purchased through the dwelling compensation scheme should not be demolished but rented to local residents/approved tenants, this needed to be negotiated with the residents directly.

* Need to Negotiate a Compensate package – for people who stay, this must be fair and equitable and must involve the residents in the decision making process.

*Existing permission expires in August 2017 – DAA are seeking an extension of 5 years (submitted in Jan 2017): they need to be significantly advanced before extension should be considered.

*DAA explained they are addressing problematic conditions – such a restrictions on night time aircraft movements applicable to new runway –They confirmed that they intend to overturn these restrictions.

*Councillor O Callaghan wanted it specifically noted that these conditions were provided as a result of a public process (oral hearing)to protect the residents and that the permission should be honoured completely. Removal of these conditions will not be supported by the SPC. It was also noted by the elected representatives that DAA should endeavour to properly and fairly deal with the 40 residents as it was a small price to pay for such a huge piece of infrastructure and in reality it was such a small concession in comparison to Heathrow who would be dealing with circa 4000 residents.

*Needs to be more noise neighbourhood stations – to accurately record noise levels

*Concerns that Air quality (specially fuel residue in the air) – is being overlooked : data is being supplied to EPA but it is difficult for public to access and it is therefore difficult to challenge.

*Detailed engagement with Local Community Groups must be more transparent.

Questions Raised by the SPC included:

- Will DAA create a replacement habitat area in Coolquay as a compensation for the habitat being lost including flora and fauna as well as a tree planting and hedgerow planting scheme?
- SPC are against changing existing planning conditions in any shape of form.
- COs & emission levels were queried,
- SPC queried the loss in passenger numbers, the data supplied by DAA was unsupportable as provided.
- It was also stated that it was unfair the DAA did not attend the Oct SPC prior to compliance being approved by Fingal County Council and the late cancellation of attendance in October reflected a lack of engagement in the public process at a critical juncture i.e. before compliance was fully lodged.
- The claim made by DAA the current aircraft fleet is now quieter was not accepted as the altitude levels of the proposed routes from the new runway over the surrounding communities would result in a significant nuisance. Any reduction in noise levels arising from the alleged quieter aircraft would only be experienced at medium to high altitudes.
- The SPC requested the longitudinal sections & DEF level, Daa continuously refuse or neglect to issue this data. The indicated they are still working on the information.
- It was raised that there was insufficient air monitoring stations and reporting of emissions levels by DAA. It was noted that insufficient quantities of air and noise monitoring stations existed outside the Airfield boundary to adequately provide accurate data on an ongoing basis. DAA could not confirm whether this will be reviewed.

(2) Building Control & Taking in Charge

- Presentation from FCC – responsibilities for monitoring regulation/ call to site at inspection phases (inspection plan submitted by the builder to BCMA)
- (15% of builds are inspected) versus assigned certifier over-seeing the development.. Issue arise on the enforcement from if work is not good/ poor materials/ poor detailing - This will affect taking in charge, releasing the developers cash bond
- Responsibilities for investigating dangerous structures/ investigate complains/ issue enforcement notices (approx. 50per year).
- Issue with BREXIT – may be issues with developments that are using BBA certification – these may need to recertified

Taking in Charge

- Developer applies to the FCC to have their housing scheme taking in charge – FCC take the open space, roads, drainage lighting, all services in the public domain =unless a management company has taken this in charge)
- FCC will review/ develop a snag list/ and taken in charge when all aspects are to FCC standard – then the Developer Bond will be returned.
- Legacy issues – affect the taking in charge i.e. drainage, issues with residents (damage lighting/ trees), financial if liquidator is involved, Irish water, management companies
- Address above with better frameworks

SPC Work programme for 2017

- A. Fingal PPN Reprs to enquire about the Planning SPC Linkage Group Workplan for 2017

East coast way

Moving ahead with the Donabate to Malahide coastal way – plans are afoot!

Issues for Upcoming SPC Meeting – 24.04.17

Fingal CC TRICS Trip Rate Information Computer Systems: - this generates how many trip will be made by users to X venue. i.e. trips to a medical practice. Developer uses this approach when making palling applications to the LA – it can influence decisions such as where a road is located, the width of the road, traffic signals etc

Members of the Linkage Group raised concerns that the information presented is flawed as it is based on UK based evidence -

Members want FCC to request the Planning Applications with TRICS be accompanied with further details (want it open, upto date, accurate, transparent and best practise)

A. Fingal PPN Reprs to raise this at the SPC

The Woodland Park residents Association would like the Fingal Tree policy reviewed/discussed in relation to the practice of cutting down trees within 5m of public street lights. They would like the option of pruning to be adopted in lieu of felling.

Ireland 2014 National Planning Framework – call for submissions (16th March)

SPC will made the submission on National Development Plan (last plan was 10 years ago). Expect that the framework is looking to make a more balanced development – table refelects development Dublin V island of Ireland (P24) – have large city development and then smaller development-needs to be balances.

Note: concerns that Dublin will be left behind – and that all public investment will be directed towards these areas (transport, connectivity). Linkage Group want to see transport 21 to be back on the table and investment directed into it.

A: Linkage group will make a submission – preamble to be sent to members and groups encouraged to make submission

Fingal Development Plan – Information Awareness Evening (4th April 2017 6.30 – 9.30, FCC County hall Swords – this is being organised by Fingal PPN and Planning Linkage group. All PPN members are encouraged to attend

Next meeting date: 4th April (Fingal Develop Plan Awareness Evening – all groups are encourage to attend)

Further Notes

Linkage Groups Programme of Work

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| Action |
| Planning Enforcement Policy and Processes Challenge Fingal County Council's Policy of enforcement around Planning |
| Climate Change Raise the profile of Climate Change and its effects Examine Fingal County Council's implementation of measures to address Climate Change <ul style="list-style-type: none">- Flood risks assessments – achieved- Hard landscaping in gardens –permeable paving (pebble stones/ permeable tarmacadam)- Identify strategic infrastructure and how they impact climate change : roads, bus lanes, etc |
| DAA Developments at Dublin Airport Ensure that the community is kept informed of issues relating to the development of the new runway at Dublin Airport |
| High Density Development Encourage community consultation around high density development around the County |
| Fingal/North Dublin Transportation Ensure the issue of the Metro North Project is kept on the SPC Agenda |

Planning Permission and strategic Infrastructure Ensure that Strategic Infrastructure is a pre-requisite to the granting of Planning permission

Planning for sufficient school places for the growing population Ensure that there is sufficient planning for the inevitable increase in school places around the county

Community Representation Ensure full and effective community representation at the Planning SPC