

Minutes of the Docklands Oversight and Consultative Forum (DOCF)

Meeting (held via video link over MS TEAMS), Monday 12th of April 2021.

Present

Chairperson: Michael Stubbs

Members:

Name	Organisation
Clr Ray McAdam	DCC Councillor
Frank Masterson	CIE Property
Bernard Sheridan	Central Bank of Ireland
Tony Mc Donnell	North Port Dwellers Association
Owen Reilly	Docklands SME & Start-up Partnership
Owen Keegan	Dublin City Council
Clr Claire Byrne	DCC Councillor
Charlie Sheil	Docklands Hospitality and Entertainment Association
Clr Kevin O'Donoghue	DCC Councillor
Prof Ciaran O'Neill	Trinity College Dublin

Name	Organisation
Alan Robinson	Docklands Business Forum
Ms Catriona Ryan	Dept Housing, Planning and Local Government
Michael Ingle	Grand Canal Dock Residents Association
Clr Joe Costello	DCC Councillor
Sueann Moore	Ringsend Community Services Forum
Gina Quin	National College of Ireland
Cormac Kennedy	Dublin Port company
Dolores Wilson	St Andrew's Centre
Mark Fay	North Wall Community Association

Apologies:

Name	Organisation
Vincent McCabe	Dublin Docklands Cultural Forum
Máirin Ó Cuireáin	Waterways Ireland

Non Member attendees:

Name	Organisation
Derek Kelly	Senior Executive Officer, Docklands Office DCC
Deidre Scully	DCC Deputy City Planner
Myles Farrell	DCC Senior Executive Planner
Robert Gallagher	Staff Officer, Docklands Office, DCC

- 1. Minutes from 11.01.21 Agreed by members**
- 2. Overview presentation on City Development Plan (DP)2022-2028 by Deirdre Scully, Deputy City Planner**

Members thanked Deirdre Scully for the presentation and asked

Q. Does DCC take stock and review what was achieved from previous Development Plans (DP)?

Response. As part of the preparatory work on the Draft Plan the planning team have reviewed all existing policies and objectives in the 2016 Plan and considered the scale of delivery, and where appropriate such as more general continuous objectives, the merits of their inclusion in the upcoming Draft Plan. The Strategic Issues Paper published for the public consultation includes a summary of this review.

Q. Is the new DP going to address the failures of previous DP and the Docklands SDZ, in developing and addressing the lack of supports for diverse small and medium sized business infrastructure, affordable housing and cultural projects?

Response. The subject of the City economy and enterprise is specifically addressed in chapter 6 of the draft DP.

The SDZ overrides the DP and is its own planning and legal framework. The DP does not over write the SDZ but takes account of it.

Housing within Dublin is reviewed on a City wide bases and housing need is co-ordinated between the four Dublin Local Authorities.

Q. There are problems with Strategic Housing Developments and co-living models and the lack of Part 5 provision being delivered on site within the SDZ. Due to Covid-19 pandemic, working from home work practices are evolving with an opportunity to investigate the possibility to convert/reconfigure office spaces to living spaces?

Response. The planning department received a large number of submissions raising the issue of Strategic Housing Developments and co-living. It is proposed to include specific policies on these particular forms of housing, particularly the issue of clustering, due to the impact this can have on particular areas.

Q. How long will the SDZ the planning last and can delivery of part 5 housing on site within the Docklands SDZ be increased

Response. The SDZ status of the Docklands can be revoked by the Government or by the Elected Members by vote. Part 5 Housing provision requirements are set out in legislation and can also be amended by government legislation.

Q. Chapter 15 of the DP, relating to Strategic Development and Regeneration Areas: Guiding Principles for Development, how can the Forum engage with its objectives as it relates to the Docklands?

Chair Michael Stubbs requested a work shop be arranged for the Forum Members to examine and respond to the DP at a suitable date in the future.

3. North Port Dwellers Association presentation by Tony Mc Donnell Acting Chair NPDA

The members thanked Tony Mc Donnell for his presentation and members expressed their great concern with how the residents have been effected and the physical impact the new development within the Docklands SDZ has had on the local community and their properties.

Members questioned whether or not DCC planning enforcement was effective in tackling breaches of the SDZ planning conditions, objectives and planning regulations in general within the Docklands and requested DCC planning enforcement officials be present at the next Forum meeting to answer their questions and concerns.

DCC Chief Executive Owen Keegan advised Tony McDonald he will request an official response to the issues raised in the North Port Dwellers Association presentation. This response was issued to Mr. McDonnell on 17TH May 2021

4. Dublin Port 3FM (3rd and final Masterplan) update by Cormac Kennedy Head of Property Dublin Port Company

Due to an internet connection issue Cormac was unable to present Dublin Port 3FM presentation to the Forum but offered the presentation to the members via Share file link and would respond to any questions related to it.

5. Docklands Planning update presentation with reference to Connolly station and the heights review amendments for the SDZ By Myles Ferrell DCC Senior Planer

Main points raised by the Members were

Strong concerns expressed on the possible effect the development of the Connolly Station site would have on surrounding communities.

The members raised concerns regarding an application for permission to build up to 45 stories high within the SDZ and members highlighted the massive impact it would have on surrounding communities and pressure placed on infrastructure, it would also open the door for other developments to follow suit.

Q. Why was only the heights of the SDZ reviewed and not the many other issues and their impacts on local communities due to the SDZ implementation? It was recommended any further reviews of the SDZ include the impact of the SDZ on local communities.

Response. In December 2018 Minister for Housing, Planning and Local Government issued Urban Development and Building Heights Guidelines for Planning Authorities under Section 28 of the Planning and Development Act (2000), as amended. The guidelines set out planning criteria for considering increased building heights and include Specific Planning Policy Requirement No.3, Part 'B' which requires a review of established SDZ planning schemes in relation to building heights.

6. Discussion on current anti-social behaviour taking place within the Docklands tabled by Michael Ingle

Michael Ingle describe the current anti-social situation taking place in the Grand Canal Square and his belief the response from Apleona, the Garda and DCC to the situation has been ineffective and sub-standard and requested the Forum take action to engage with the relevant authorities to improve the public environment in the Square and it's surrounds.

The members agreed the situation deserved immediate action and called for Derek Kelly to arrange a meeting with managing estate agents Apleona, Garda Síochána and DCC to address the issues raised.

AOB

None

Next Meeting

To be agreed.