

Minutes of the Docklands Oversight and Consultative Forum (DOCF)

Meeting, Monday 13th May 2019.

Present

Chairperson: Michael Stubbs

Members:

Name	Organisation
ClIr Christy Burke	DCC Councillor
Gerry Fay	North Wall Community Association
Owen Keegan	Dublin City Council
Frank Masterson	CIE
Owen Reilly	Docklands SME & Start-up Partnership
Catherine O'Brien	Co-operative Housing Ireland
Gina Quin	National College of Ireland

Name	Organisation
ClIr Claire Byrne	DCC Councillor
Charlie Sheil	Docklands Hospitality and Entertainment Association
ClIr Dermot Lacey	DCC Councillor
Michael Ingle	Grand Canal Dock Residents Assoc
Mary Lee Rhodes	Trinity College
Alan Robinson	Docklands Business Forum
Dolores Wilson	St Andrew's Resource Centre
Eamonn O'Reilly	Dublin Port Company

Apologies:

Name	Organisation
ClIr Gaye Fagan	DCC Councillor
Vincent McCabe	Dublin Docklands Cultural Forum
Paul Molumby	Central Bank of Ireland

Non Member attendees:

Name	Organisation
Myles Farrell	A/Senior Planner, DCC
Derek Kelly	Administrative Officer, Docklands Office DCC
Robert Gallagher	Staff Officer, Docklands Office, DCC
Minister Eoghan Murphy	Minister of Housing, Planning and local Government
Conor McCabe	Dept Of Housing, Planning and Local Government

1. Discussion with Minister Eoghan Murphy of Dept Housing, Planning and Local Government

The Chair opened the meeting by welcoming The Minister Eoghan Murphy and opened the floor to member's questions for the Minister.

Members raised the following issues with the Minister.

The delivery of part 5 social housing on site within the Docklands has not occurred as promised due to high cost of the units offered. It is proposed that any part 5 housing to be integrated into development cost and spread out over full development price at an agreed fixed price before planning permission granted.

Development of Council or Government land should be prioritised for social and affordable housing units, case in point the redevelopment of the Waterways Ireland Site should prioritise local housing needs.

Impact of small and confining housing units and lack of open spaces having negative impact on families and the development of children raised in such environments.

The Docklands area is a suitable city area for taller developments which can help deliver a greater mix of residential, entertainment and commercial units but under current planning regulations and development plans the height of developments are restricted.

SDZ not delivering on balanced social and affordable housing and it is a missed opportunity and must not be repeated with Poolbeg SDZ.

Social and affordable housing development financing and tradable tax credit schemes should be developed and made available to developers when delivering on affordable and social housing.

Indigenous community housing needs are not been met under current Docklands SDZ developments.

Affordable housing scheme required to sustain indigenous community within their traditional area.

Previous governments built large scale social housing estates when tax revenues were nowhere near as healthy as they are today, why is the current Government not building large scale social and affordable housing schemes now when there is a genuine housing crisis

The Minister response to the Members questions.

In relation to the use of state lands for residential development the Minister pointed to the government's establishment of The Land Development Agency (LDA) which is a commercial State-sponsored body, acting within a clear Government policy framework: that all public land disposals must deliver at least 40% of any housing potential on such lands in the form of social (10%) and affordable (30%) housing.

The Minister acknowledged the real issues and impacts on families and particularly children, living in confined and overcrowded accommodation, with restricted availability to play and recreation areas

and reaffirms his Departments commitment to work with local authorities and NGO groups in the delivery of more suitable accommodations for families. The Minister would encourage greater communication and information feedback with service providers and his Dept.

The Ministers informed the Forum that his Dept. is exploring the possibility of developing the Custom House building's green areas as a public park.

The Minister believes the Housing NGO's are doing a good job and his Dept in conjunction with European agencies and are seeking new avenues of financing for them to access to enhance their ability in delivering their projects.

The Minister acknowledges the difficulties associated with Part 5 social housing delivery on site in many of the developments within the Docklands SDZ and the difficulty for DCC in balancing costs/value for money with the delivery of social housing in an area of very high costs. He points to the work done to deliver in the Poolbeg SDZ affordable and social housing well above Part V requirements of 10%. Owen Keegan and Councillor Dermot Lacey highlighted the work of Dublin City Council in negotiating at least 600 affordable and social housing to be delivered on site as part of the Poolbeg SDZ.

Amendments to the planning regulations brought in by the current Government have given extra flexibility for increased building heights.

The Minister informed the Forum that the National Development Finance Agency is rolling out and working on new housing schemes to deliver affordable and social housing through a Public/Private Partnership framework.

The Minister detailed the current government's plan Rebuilding Ireland as a multi-annual, broadly based action plan which seeks to increase the overall supply of new homes to 25,000 per annum by 2020 and deliver an additional 50,000 social housing units in the period to 2021. The delivery of social housing by previous governments took place over many years and the Minister points to any comparison made with historical delivery of social housing has to be put in the context that the supply of social housing stock in the past took place over an extended period of time.

2. Minutes for 11th of March 2019

Minutes were approved by the members.

3. Planning Presentation

Myles Farrell DCC A/Senior Planner, gave a progress report presentation on North Lotts/Grand Canal Dock SDZ & Poolbeg West SDZ.

The members thanked Myles for his planning update.

It was agreed by the members to write to Transport Infrastructure Ireland (TII) informing it of the concerns the members have of the planned Eastern Bypass and recommending the TII consider the

Eastern Bypass be placed under ground when passing through the Docklands as the best and least impactful option for the Dockland residents and businesses.

AOB

Councillor Claire Byrne informed the Forum of her very positive experience as a judge, at Dublin's First 3D City Data Hackathon organised by DCC through its Smart Dockland section and recommend the Forum support further initiatives by DCC Smart Docklands.

Next Meeting

Next meeting date to be agreed after consultation with member's diaries.