

## DEPUTATION MEETING MINUTES

**Date & Time:** 22<sup>nd</sup> November 2017 at 3pm

**Deputation Group:** Airlie Heights Residents against Proposed Car Park & All Weather Pitch

<b>Councillors Present:</b>	Cllr. Ed O'Brien Cllr. Madeline Johnson  Apologies: Cllr. Ruth Nolan Cllr. Vicki Casserly	Cllr. Paul Gogarty Cllr. Liona O'Toole
<b>Deputation:</b>	Orla Rankin Elaine Redmond Debbie McDonald Gareth Fitzpatrick	
<b>Council Officials Present:</b>		
Mary Maguire	Environment Water & Climate Change	
Suzanne Furlong	Environment Water & Climate Change	
Siobhan Duff	Land Use Planning & Transportation	
Brian Leonard	Housing, Social & Community Development	
Brian Carroll	Housing, Social & Community Development	
Carol McDonnell	Housing, Social & Community Development	

The meeting was chaired by Cllr. E O'Brien.

- 1) **Requirement of a revised planning application for access road to serve units at rear of 17-23 Dodsboro Cottages.**
- 2) **Details of planning permission relating to the construction of the access road at rear of 17-23 Dodsboro Cottages.**
- 3) **Part 8 planning for car park.**
- 4) **Original Part 8 report and site notice for access road to serve units at rear of 17-23 Dodsboro Cottages.**
- 5) **Meetings with Residents Association on proposed development.**

The group ask in relation to the access road and given that there has been significant change to the original plan, should it require revised planning application or Part 8.

Ms. Suzanne Furlong of the Environment Water & Climate Change department replied to say that as there had been no material changes to the original Part 8 there is therefore no requirement to revise the Part 8.

The group refer to Section 2 and the possible increase of traffic and that the number of houses built deviates from the number stated in the Part 8.

Ms. Siobhan Duff of the Land Use Planning & Transportation department stated that the change submitted by the applicant and approved by An Bord Pleanála supersedes any application that came previous to it.

The group state that An Bord Pleanála granted permission of the all-weather pitch with the 30 space car park as a condition.

Ms. Duff replies to say that An Bord Pleanála is a higher authority than South Dublin County Council (SDCC) so including the 30 space car park as a condition is effectively granting approval.

The group ask to be shown where the car park has complied with the condition.

Cllr. Gogarty asks about the exact location of the car park.

Ms. Duff replies to say that the An Bord Pleanála reports refer to the car park and the drawing dated the 9<sup>th</sup> April 2015 gives the location of the car park.

The group state that they have not been shown how the club have complied with planning permission, that the car park was not a part of the original application and there is no letter of consent for additional piece of land.

Ms. Duff replies to say that SDCC take the decision made by An Bord Pleanála on face value.

Ms. Furlong confirms that there is no current proposal to dispose of the land and that SDCC will retain ownership of the land.

Ms. Mary Maguire of the Environment Water & Climate Change department states that when the road is constructed it will have to adhere to required specifications to be taken in charge and will then become part of SDCC's remit.

The group ask how SDCC plan to comply to fulfil the condition of the car park.

Ms. Duff replies to say that there is nothing in An Bord Pleanála's decision that requires action by the applicant in relation to this other than compliance with the condition of the grant.

Ms. Furlong confirms that in relation to the build of the all-weather pitch, in order to comply with planning permission, the car park will also have to be built.

The group ask for the paperwork of how are they going to comply with this condition and what agreement or arrangement has been entered into.

Ms. Duff explained that there is no further requirement on submission of plans in relation to the car park.

Cllr. Ed O'Brien asks as way of clarification, where the car park is going to be, if it is on lands additional to where the all-weather pitch was going to be or if it is additional lands and how are Lucan United acquiring it.

Cllr. Gogarty asks who is paying for the road & the car park, who is building the road & the car park and what time frame will they both have to be completed?

Ms. Duff describes the location of the car park as that given in the drawing dated 9<sup>th</sup> April which was submitted, as further information, by the applicant to An Bord Pleanála. The drawing is now on public file.

Ms. Maguire explains that the car park is mandatory with the development of the all-weather pitch due to the grant of planning permission by An Bord Pleanála, the all-weather pitch will be managed & constructed with project management by SDCC. The road, which was subject to a Part 8 process, will be funded through the developers including Pavement Development and Lucan United, or so SDCC have been given to understand. The road will be to a standard specification that will allow it to be taken in charge by SDCC.

Cllr. O'Toole asks, if the club will be fully responsible for the running and maintenance of the car park and if SDCC will have no role in the running of the car park?

Ms. Maguire confirms that only the road will be taken in charge.

Cllr. Gogarty asks, will the club own the car park?

Ms. Maguire explains that the facility, including the car park, will be managed under an annual licence.

Cllr. Gogarty states that there had been talk of a monitoring committee that would include the club, the residents & SDCC. Cllr. Gogarty asks if this will happen and what guarantees are there that if agreements set out are not adhered to, the Council not renew the subsequent licenses.

Ms. Maguire states that the management arrangement will be between SDCC and Lucan United, and suggested that a memorandum of understanding between the Club and Residents would be helpful and reflect the agreed Management arrangements.

The group ask if the car park will be under a license arrangement or a lease arrangement.

Ms. Maguire states formal arrangement have not been made as project not commenced or been delivered.

The group state that the Lucan United website says that the tenders will be going out in November and also ask if the houses are being built in line with the access road.

Ms. Furlong states that there is no date for the tender yet and tender documents are still being completed. There has also been no notification of the road being constructed yet.

Ms. Duff explains that planning permission lasts for five years with regard to building of houses. Extensions can be applied for. The commencement notice will only be received a few weeks before building begins.

A discussion takes place regarding the building of the houses and alleged breaches of the planning conditions.

Ms. Duff states that in regarding to alleged breaches of planning, a complaint should be made by the residents to the Planning Enforcement section.

The group ask, who has the planning permission to build this road?

Permission to build the road was via the Part 8 process by SDCC.

The group ask if planning permission has been given to Lucan United to build the car park. The groups ask if a letter of consent has been issued and where are the conditions being complied with as put to them by An Bord Pleanála. The group also ask if SDCC have given the club this land and request to see the paperwork for the disposal of the land.

Ms. Maguire replied to say that the grant of permission by An Bord Pleanála included a condition to build a car park and confirmed that a letter of consent did not issue at the time of the submission of further information by Lucan United to An Bord Pleanála. There is no land disposal proposed in relation to the car park.

Cllr. Gogarty asks can SDCC give a commitment that the terms of any license agreement will be clearly set out, there will be consultation at least with the Elected Members and that if the conditions that have been set out are breeched, the license will not be renewed?

Ms. Maguire replies to say that the licence arrangement for the facility, to be put in place between SDCC & Lucan United, will be subject to conditions (as in similar other arrangements). It is recommended that the two neighbouring parties i.e. Lucan United & Airlie Heights Residents, would enter into a memorandum of understanding which would mirror conditions of the management license. SDCC suggest that alleged breaches of the management licence be notified to SDCC.

The group request sight of the permission given for the car park, the fully developed road design including the proposed car park.

The drawings relating to the car park and road were circulated and available at the meeting. All are publically available on the Councils website or An Bord Pleanála's website.

## **6) Commitments given at the Deputation meeting.**

No commitments given.