

Large Scale Residential Development A Planning Authority View

Biography & SDCC Context

Eoin Burke

South Dublin County Council (2008 -)
Kildare County Council (2005-2008)
DIT Graduate

Passions

People Development
Service Excellence
Innovation
Change Management/ Digital Transformation

Why Me?

- Senior Planner in Development Management since Feb 2020
- Sought and carried out discussion between all Dublin Local Authorities
- At time of legislation, leading admin and technical teams in SDCC

SDCC DM Structure

Two Teams – North & South
1 Senior Planner
2 Senior Executive Planners
6-8 Case Officers
Planning Admin

Planning Applications – c1,000
Pre Planning (Mandatory) – c50
SHD3 2019 – 2021 – c30
Population – 278,767 (2016)

Agenda

Thought Process

Customer

Process & Approach

The Challenge



Background & Context

- LRD Act & Regulations (2021)
- Our Public Service 2020
- Public Service ICT Strategy
- SDCC Corporate Plan 2020-2024
- Digital Transformation
- Customer Service
- Design Thinking – Respond to feedback
- Efficiency



Our Public Service Pillars and Actions

Delivering for Our Public



- | | |
|---|---|
| 1 | Accelerate digital delivery of services |
| 2 | Improve service for our customers |
| 3 | Make services more accessible to all |
| 4 | Significantly improve communications and engagement with the public |
| 5 | Drive efficiency and effectiveness |

Thought Process

Customer

Staff

Built
Environment



The Customer

Integrating LRDs

- SDCC Website Update – Adapting Information
- LRD SDCC Application forms
- Clarity on pre planning process
- Commitment to Multi Disciplinary Pre Planning
- Customer Service Queries
- Informing Elected Members
- ‘LRD’ prefix

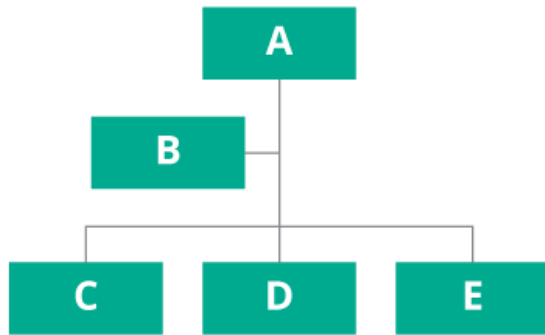
More to Do:

- Eplanning
- Pre Planning Submissions online
- Third Party Submissions online
- Search by Application Type on website – Large Scale Residential

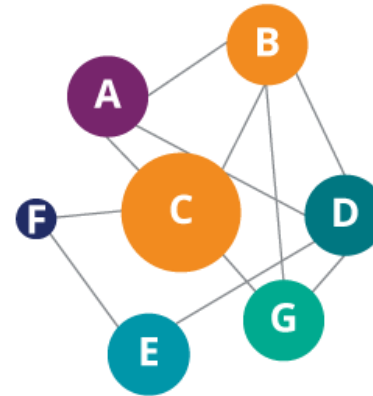
SDCC - Understanding the Process Change

The Organisation of Today

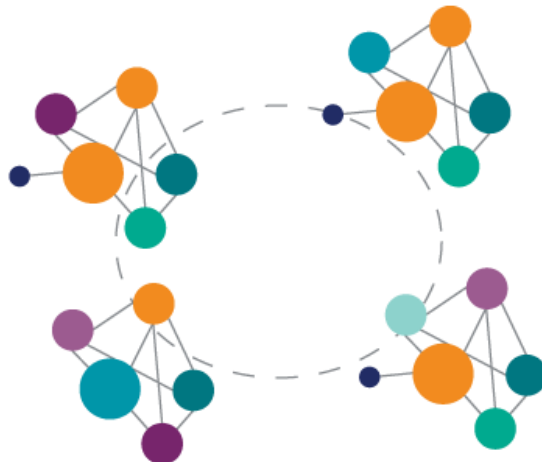
How things *were*



How things *are*



How things *work*



LRD Process Development

Internal Depts

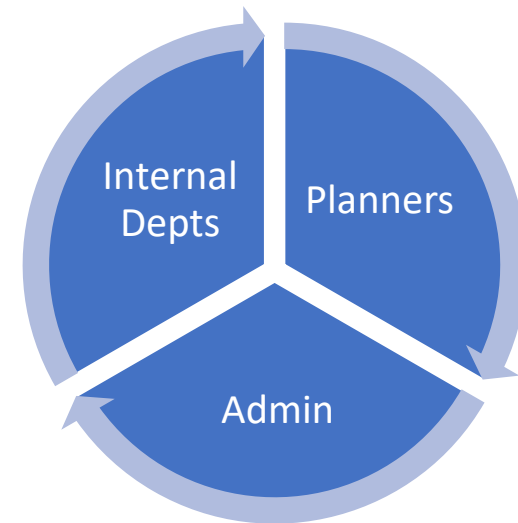
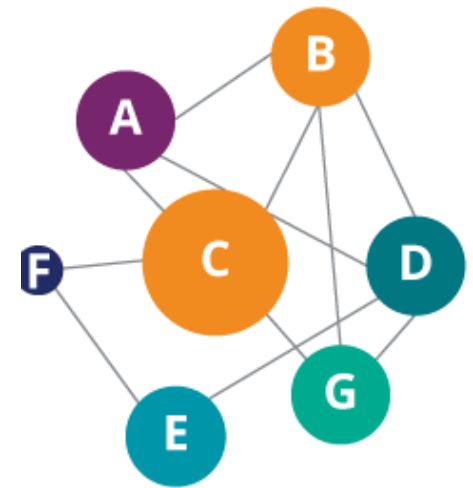
- Internal workshops – SHD process review
- CPD – sharing learnings
- Multi – disciplinary approach
- Formalise internal consultation prior to LRD Stage 1
- Limited resources - consideration of timing/ medium of input for LRD Stage 2

Planning Administration

- Awareness of regulations requirements (e.g. weekly lists, validation checklist changes)
- Application forms preparation
- Pre Planning Fee setup
- Change to pre planning setup
- Learnings from An Bord Pleanála Opinions – format, structure, record of meetings

Planners

- Consultation with other Planning Authorities – consistency
- CPD culture – skill set/ knowledge
- Embedding workload into weighted planning allocation process
- Validation criteria



LRD – The Approach

LRD Stage 1 – Pre planning

- Similar to current S247
- Continue with Teams as medium – maximise limited resources across Depts
- Timely arrangement of pre planning – clarity for customer and staff
- Emphasis on increased internal multi disciplinary discussion (before consultation)
- Facilitate and encourage multiple consultations for sites
- Clear identification of issues & planning policy conflicts

LRD Stage 2 – LRD Meeting & Opinion

- Meeting in 4th week – enable time for scanning, circulation of docs, agenda formation & notice to attendees (tight timeframe).
- Allocation to Case Officer similar to a planning application
- Internal multi disciplinary meeting to form Planning Authority view and establish Agenda
- LRD meeting input led planners (Case Officer & SEP)
- Written input from internal Departments after LRD Meeting
- Planning Authority produce Planning Report with Opinion and Record of Meeting
Balancing issues/assessment with ‘reasonable basis on which to make an application’
– ongoing review

LRD – The Approach

LRD Stage 3 – The Application

- Validation with PA (change from SHD)
- Learn from An Bord Pleanála SHD experience - high level of documented considerations in reports & environmental assessments
- Notification to Elected Members
- Likely requests from Elected Members to continue briefings (SHDs at ACMs)

LRD – Appeals

- Recognise need for increased involvement in appeal process
- Oral Hearings / Legal

LRD – Challenge

Timing & Context

- Planning service demand increasing (applications, Section 254s, pre planning, derogations, EDs)
- The rate of New (DM context) (including but not limited to)
 - Statutory Compliances
 - Part V changes
 - Section 42 amendment
 - Security of Electricity Supply Policy Statement
 - Section 28 Guidelines
 - OPR Best Practice Notes – EIA & AA
 - Judicial Review decisions

More Priorities

- Digital Transformation – integrating eplanning, improving online services
- Eworking – post Covid adaptations and expectations
- Statistical analysis improvements – real time data
- Striving for Operational Excellence – workflow analysis & system adaptation
- SDCC Planning Department as a place to work

LRD – Resource Challenge

Resources

- LRDs require significant resources in Planning Authorities and across industry
 - High quality pre planning
 - Reports with higher level of documented considerations
 - Appropriate Assessment considerations
 - Environmental Impact Assessment Report assessments
 - Increased Administration
 - Time for CPD – IPI/OPR/Internal
- Need for access to highly skilled planners and specialists in Planning Authorities
- High demand for planning industry skill set & specialist skills sets
- Consideration of resource implications in timing and content of legislation?
- Rate of New – Compliance and LRD introduced on same day!
- Planning Authorities need backing of Department on resources



**THANK YOU
QUESTIONS?**