



# SDZ Draft Planning Scheme

Consultative Group Meeting  
15<sup>th</sup> February 2011

Strictly Private and Confidential

# SDZ – draft Planning Scheme

- Current status
- Content of draft Planning Scheme
- Process of Adoption
- Implications
- Next Steps

# Current Status



- Draft planning scheme nearly complete
- Some remaining works to be finalised
- Full Completion due March 2011

# Content of draft Planning Scheme

- CHAPTER 1 – INTRODUCTION TO DRAFT PLANNING SCHEME
- CHAPTER 2 – THE SITE AND ITS CONTEXT
- CHAPTER 3 – PROJECT VISION
- CHAPTER 4 - NATURE AND EXTENT OF PROPOSED DEVELOPMENT
- CHAPTER 5 - TRANSPORTATION, MOVEMENT AND MOBILITY
- CHAPTER 6 – CONSERVATION AND CULTURAL HERITAGE
- CHAPTER 7 – PROVISION OF SERVICES
- CHAPTER 8 – PHASING AND IMPLEMENTATION

# Content of draft Planning Scheme

- Appendices to Chapter 6
  - 01 – Protected Structures
  - 02 – Structures to be Removed
- Environmental Report (from SDZ SEA)
- Appropriate Assessment
- Visual Study
- Daylight and Sunlight Analysis

# Additional Content

- Accompanying reports
  - Transport Assessment
  - Mobility Management Strategy
  - Waste Management Strategy
  - Tree Survey
  - Services Report

# Process of Adoption

The Planning Authority advertise the Draft Planning Scheme ('DPS'), invite submissions (6 weeks) and prepare a (Manager's) report within 6 weeks of submissions received

The DPS and Manager's Report considered by the Elected Members, who can accept, vary, modify or reject the scheme (6 weeks from receipt)

The Draft Scheme may then be appealed to ABP  
(which may include an Oral Hearing)

Once approved, the Planning Scheme becomes part of, and takes precedence over, the Development Plan  
(until such time as the Planning Scheme is revoked)

The Planning Authority must grant permission for development that is consistent with the Scheme and must refuse permission for development which is not consistent with it

# Implications

- The Planning Authority must grant permission if it complies with the Planning Scheme, and must refuse if it does not comply.... – *Section 170(2) of Planning and Development Act 2000*
- The Planning Authority may by resolution, with consent of the Agency, amend or revoke the Planning Scheme – *Section 171 (1)*

# Current Proposed Next Steps

- Review by Board of proposed draft Planning Scheme
- Presentation of draft Planning Scheme & process to Central Area Committee (DCC)
- Approval from Agency Board for submission of draft Planning Scheme to DCC (Planning Authority)
- Presentation to DCC full council meeting prior to issue of notice by DCC

End