

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Chapter 14 - Development Management Standards

Motion from Councillor Joan Hopkins, Councillor Paul Mulville: 82182

Opposing CE CH 3.9

That CE CH 3.9 be rejected.

CE CH 3.9:

Amend Section 14.7.3 Internal Storage as follows:

Internal Storage

Internal storage within an apartment unit shall be provided in accordance with the Sustainable Urban Housing Design Standards for New Apartments as set out in Appendix 1 and Section 3.30 to 3.34.

Storage should be additional to kitchen presses and bedroom furniture. "Hot press/boiler space will not count as general storage." No individual storage room should exceed 3.5 sq. m. Apartment schemes should provide storage for bulky items outside individual units (i.e. at ground or basement level). Secure, ground floor storage space allocated to individual apartments and located close to the entrance to the apartment block or building should be provided. This form of storage may be used for equipment such as, for example, bicycles or bicycle equipment, children's outdoor toys or buggies. This form of storage does not satisfy bicycle parking requirements for the apartment scheme.

REPORT:

CE CH 3.9 states as follows:

Amend Section 14.7.3 Internal Storage as follows:

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Internal storage within an apartment unit shall be provided in accordance with the [Sustainable Urban Housing Design Standards for New Apartments as set out in Appendix 1 and Section 3.30 to 3.34.](#)

~~*Storage should be additional to kitchen presses and bedroom furniture. " Hot press/boiler space will not count as general storage. " No individual storage room should exceed 3.5 sq. m. Apartment schemes should provide storage for bulky items outside individual units (i.e. at ground or basement level). Secure, ground floor storage space allocated to individual apartments and located close to the entrance to the apartment block or building should be provided. This form of storage may be used for equipment such as, for example, bicycles or bicycle equipment, children's outdoor toys or buggies. This form of storage does not satisfy bicycle parking requirements for the apartment scheme.*~~

It is considered appropriate to amend Section 14.7.3 of the Draft Plan with regard to Internal Storage in Apartment Developments. This is in order to ensure that the Draft is consistent with guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended) and to address ambiguity which may otherwise be caused by including extracts from the Draft rather than citing the relevant Sections in full. In this regard, Section 3.0 of the Guidelines relates to Apartment Design Standards with Sections 3.30 to 3.34 exclusively addressing Internal Storage. These sections refer to issues such as accommodation of household utility functions, storage of bulky items, non-inclusion of hot press/boiler space, cap on floor space of individual storage rooms and provision of secure ground floor storage areas among other issues.

Appendix 1 refers to Required Minimum Floor Areas and Standards, including required minimum storage space specifications based on apartment size.

It is recommended in the interests of clarity that recommendations made in relation to CE CH 3.9 are retained.

RECOMMENDATION:

No change to Chief Executive's Recommendation CE CH 3.9