

# Housing: National Planning Issues

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# What Planning Does

- Ensuring that the right kind of development happens in right places and at right time
- Co-ordinating public and private sector activity to create the conditions where enterprise and job creation flourishes
- Anticipating and meeting needs of all sectors/community: Employment, Housing, Infrastructure, Environment, Community
- Focus: building communities strengthening economies, alignment of investment priorities



# Planning in Ireland: What Works/Doesn't



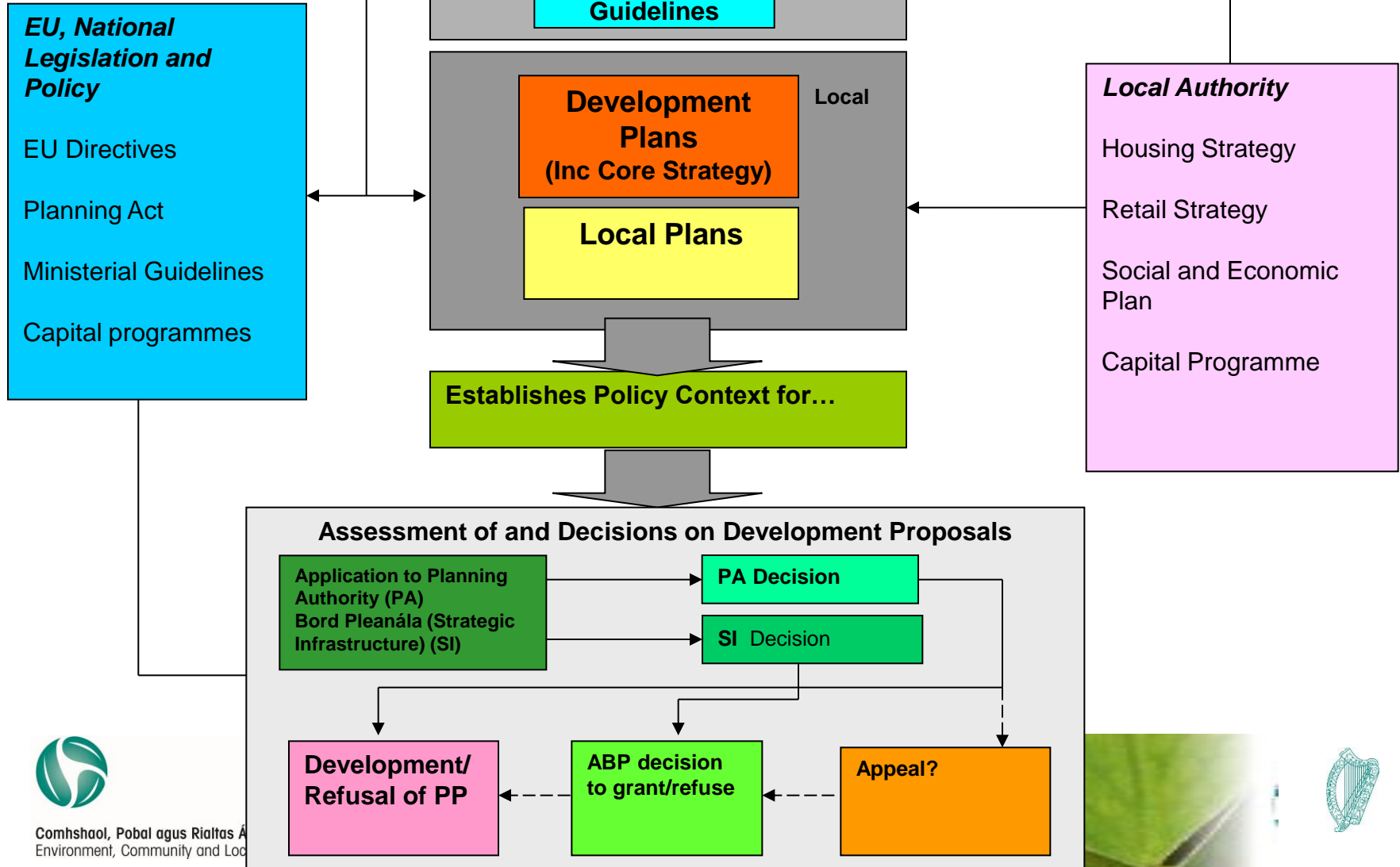
**Difference?**

**Plan-Led vs speculative development...**



# Ireland's Planning Process

## Process



# Housing Delivery: Implementation Issues

- Zoning of land one thing – certainty around financing of public infrastructure another (Irish Water gearing up for a new Water Services Strategic Plan)...
- Getting key sites (especially brownfield) into production...
- Understanding of commercial viability aspects at both policy and consent levels...
- Availability of development finance...
- Achieving long term goals in addressing short term needs (e.g densities)



# Construction 2020: DECLG Commitments (1)

- **National Framework for Housing Supply**
- **Dublin Housing Task Force**
- **Improved collection of management information data**
- **Reform of Part V of Planning Act**
- **Development of a National Planning Framework and Policy Statement on Planning**
- **Establishment of an independent Office for Planning Regulation to assess local authority plans and performance**
- **Implementation of newer reduced development contribution rates in respect of older un-commenced planning permissions**



## Construction 2020: DECLG Commitments (2)

- **Flexibility around early phase densities in new larger scale housing developments subject to higher densities later on**
- **Introduction of development schedules for housing projects of scale**
- **E-planning – (Dublin On-Line Planning Application Project and ABP ICT Project underway)**
- **Examination of measures to encourage activation of vacant/underutilised sites**
- **Review of Strategic Development Zones**



## Construction 2020: DECLG Commitments - Progress

- **Proposals to prepare 2 Planning Bills to be considered by Government (i) dealing with practical measures to support commitments under C2020 and (ii) dealing with planning regulator**
- **Dublin Housing Task Force formed and inputting to Govt**
- **SDZ Review underway**
- **DECLG correspondence with Dublin LA's re "Kickstart"**
- **On-line planning: Dublin LA's project and [www.myplan.ie](http://www.myplan.ie)**



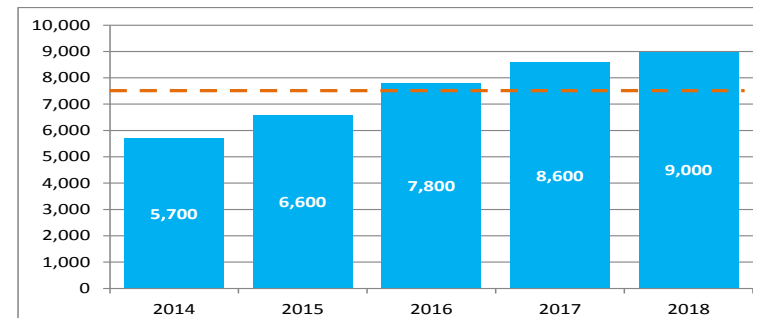


# Dublin Housing Task Force...

- Housing Agency report on Future Housing Requirements projects that a minimum of 37,700 dwellings are required in Dublin over the next 5 years
- Immediate supply requirement of 5,663 units in 2014 rising to 8,970 units in 2018
- Task Force initial analysis indicates that implementable pp's would meet at least 3 years of the above immediate supply requirement
- Further study necessary on 3+



Urban Settlements (<1,000 People) in the Dublin Region

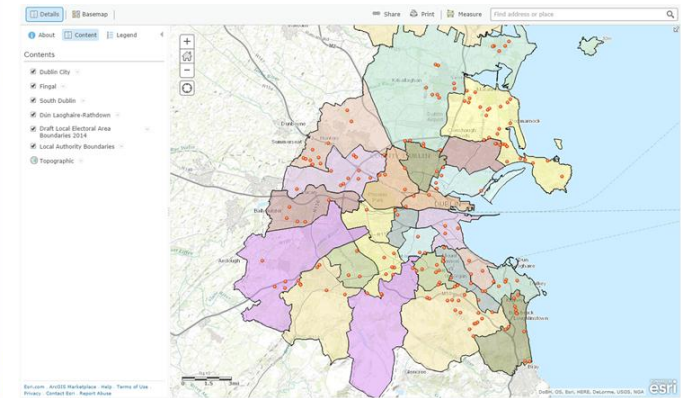
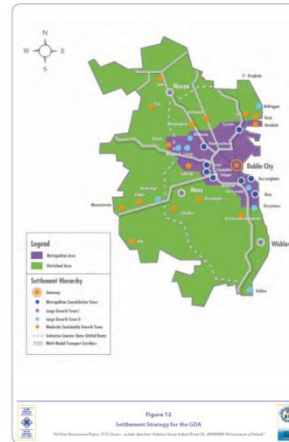


(Annual) Housing Supply Requirement  
Average Housing Supply Requirement 2014-2018

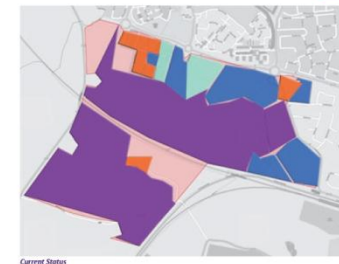


# Housing and Planning Co-ordination in Dublin

- Strategic planning context is clear
- Local Authorities and key stakeholders are working more closely together
- Asset Management approach
- Dublin Housing Task Force
- DECLG is supporting through data gathering and oversight

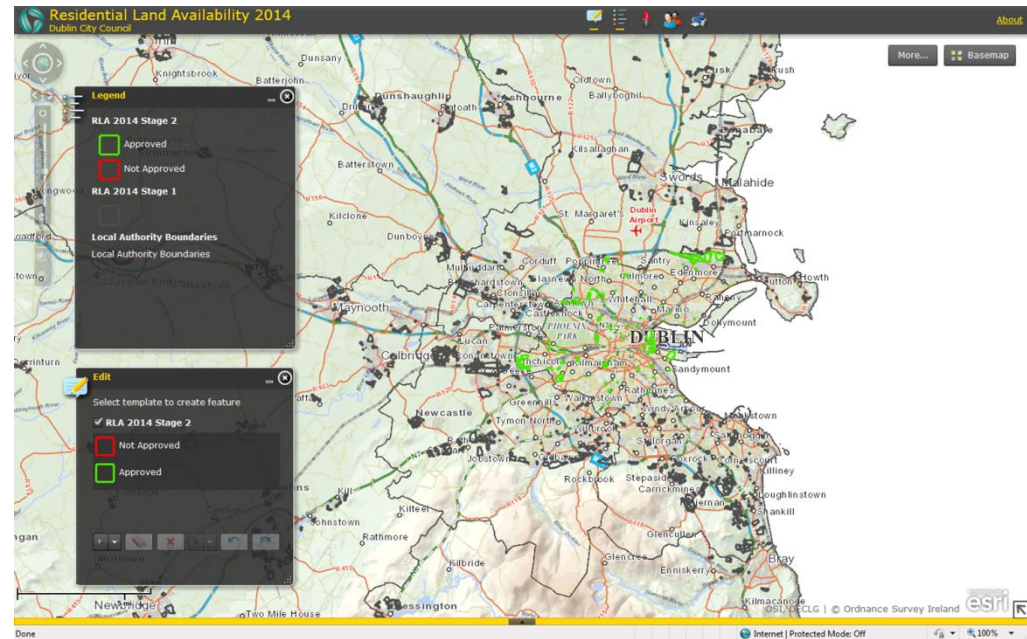


FINGAL  
Hansfield / Barnhill



# Wider DECLG Housing/Planning Co-ordination Initiatives

- Residential Land Availability Survey
- Key data-base for future National Planning Framework
- Action Programme on Unfinished Housing Developments
- NAMA involvement and support in both



- Infrastructure is sufficient to achieve the RPG or Development Plan target for 2016
- Some development may proceed (subject to altered operational procedures or future investment in infrastructure) which will accommodate the RPG or Development Plan target for 2016
- Investment in infrastructure is required to accommodate the RPG or Development Plan target for 2016



CAPITAL WATER SERVICES INVESTMENT PROGRAMME (WSIP) 2010 - 2013 53

- CC CONSTRUCTION COMPLETED
- CaC CONTRACTS AT CONSTRUCTION
- CS CONTRACTS TO START (INCLUDES TENDER STAGES)
- PS SCHEMES AT PLANNING STAGE (INCLUDES DESIGN, PRELIMINARY REPORT OR STUDY PHASE)
- NW SETTLEMENTS NOT LISTED ON CAPITAL WSIP

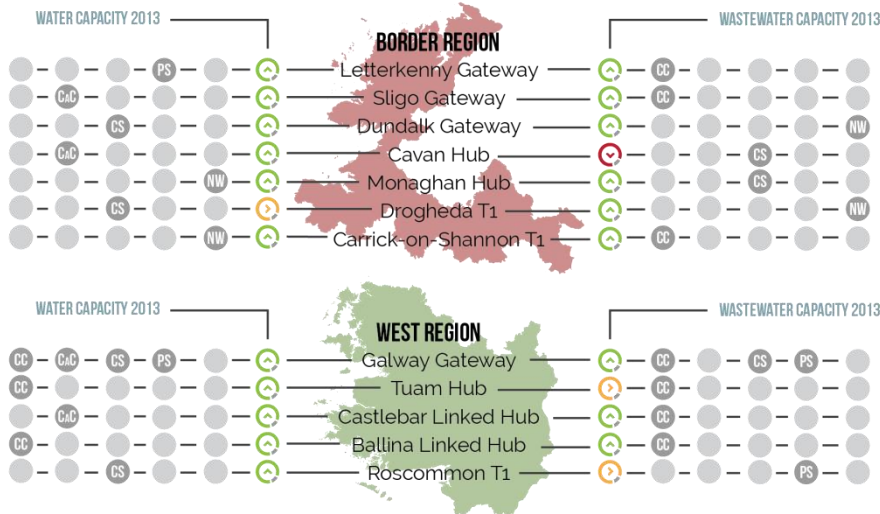


Figure 4.4 - Water & Wastewater capacities per Gateway, Hub and Tier 1 Settlement (T1). 54

# Strategic Planning and Infrastructural Investment Co-ordination

## Regional Indicators Report 2013

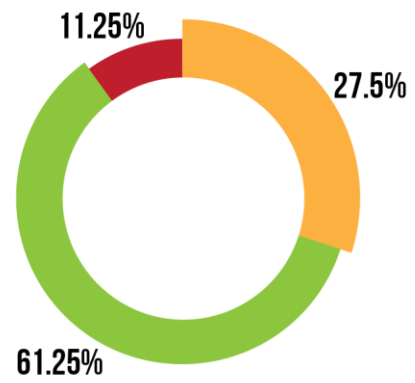


Figure 4.8: Water Capacity for all RPG Settlements (2013)

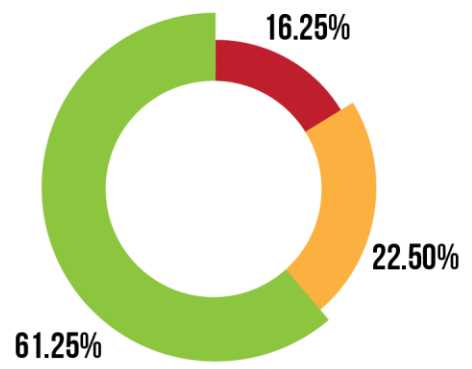


Figure 4.9 - Wastewater Treatment Capacity for all RPG Settlements (2013)



# IRELAND PLANNING POLICY HEIRARCHY 2016+



## Summary

- **Supply/Demand and Price/Quality aspects of Dublin Housing Markets need improvement to avoid mistakes of the past**
- **Construction 2020 represents a determination by Government to ensure a more strategic approach**
- **Co-ordination structures are in place to deliver a more strategically managed approach to supply of land/planning permission**
- **Supporting legislative/policy measures also advancing**
- **Activity needs to respond**

