Housing: National Planning Issues

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DECLG
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 Work

Difference?

Plan-Led vs speculative development...
Ireland’s Planning Process

**EU, National Legislation and Policy**
- EU Directives
- Planning Act
- Ministerial Guidelines
- Capital programmes

**Spatial Strategy**
- National

**Regional Planning Guidelines**
- Regional

**Development Plans** (Inc Core Strategy)
- Local

**Local Plans**

Establishes Policy Context for...

**Assessment of and Decisions on Development Proposals**
- Application to Planning Authority (PA)
- Bord Pleanála (Strategic Infrastructure) (SI)
- Development/Refusal of PP
- ABP decision to grant/refuse
- Appeal?

**Local Authority**
- Housing Strategy
- Retail Strategy
- Social and Economic Plan
- Capital Programme
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
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+
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
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
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)

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

Comhshaoil, Pobal agus Ríolás Áitiúil
Environment, Community and Local Government
IRELAND PLANNING POLICY HIERARCHY 2016+

Strategic Objectives

National
Planning Framework
2016-2026

Regional
Spatial and Economic
Strategy

City and County
Development Plans

Local Economic
and Community Plans

Local Area Plans
Area Based / Local Development

Detailed Proposals
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