



## **23<sup>rd</sup> June 2017 - Rebuilding Ireland: Direct Applications for Strategic Housing Development**

The Planning and Development (Housing) and Residential Tenancies Act, 2016 was enacted in December 2016 and the associated regulations come into effect on 3<sup>rd</sup> July, 2017. Direct applications can be made under the new legislation for developments comprising 100 or more houses or 200 bed spaces for student accommodation which may include a mixture of other uses subject to certain limitations.

This new type of application has been introduced as part of Rebuilding Ireland to speed up the planning application process and accelerate delivery of larger housing and student accommodation proposals.

Dr. Mary Kelly, Chairperson of An Bord Pleanála said: “An Bord Pleanála is taking on this new role as the principal planning body deciding applications for strategic housing developments. We look forward to playing a pivotal role in the timely delivery of high quality planning decisions and will do so with the benefit of the local knowledge, experience and support of the Planning Authorities and relevant prescribed bodies.”

An Bord Pleanála will publish guidance next week on the pre-application process and relevant request forms to assist prospective applicants entering into (Section 5) consultations with An Bord Pleanála.

Over the coming weeks, An Bord Pleanála will also publish ‘Strategic Housing Developments - Guide to Making an Application’ and accompanying application forms at [www.pleanala.ie](http://www.pleanala.ie).

Advice will also be available for members of the public who wish to make submissions or observations on developments during the application process.

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