



## 13th August, 2018 – Strategic Housing Development – One Year On

Since legislation came into effect in July 2017, applications for planning permission for strategic housing developments are made directly to An Bord Pleanála. The first application was submitted in September 2017 and a decision issued within the mandatory 16-week timeline on 19<sup>th</sup> January, 2018. In relation to progress in the period since the legislation came into effect, key points to note include:

- 34 applications were received between 21<sup>st</sup> September and end July 2018.
- 23 applications have been decided (18 granted and 5 refused).
- Permission has been granted for 4,380 housing units (2,272 houses and 2,108 apartments) and 4,085 student bed spaces.
- A further 11 applications are currently under consideration by An Bord Pleanála.

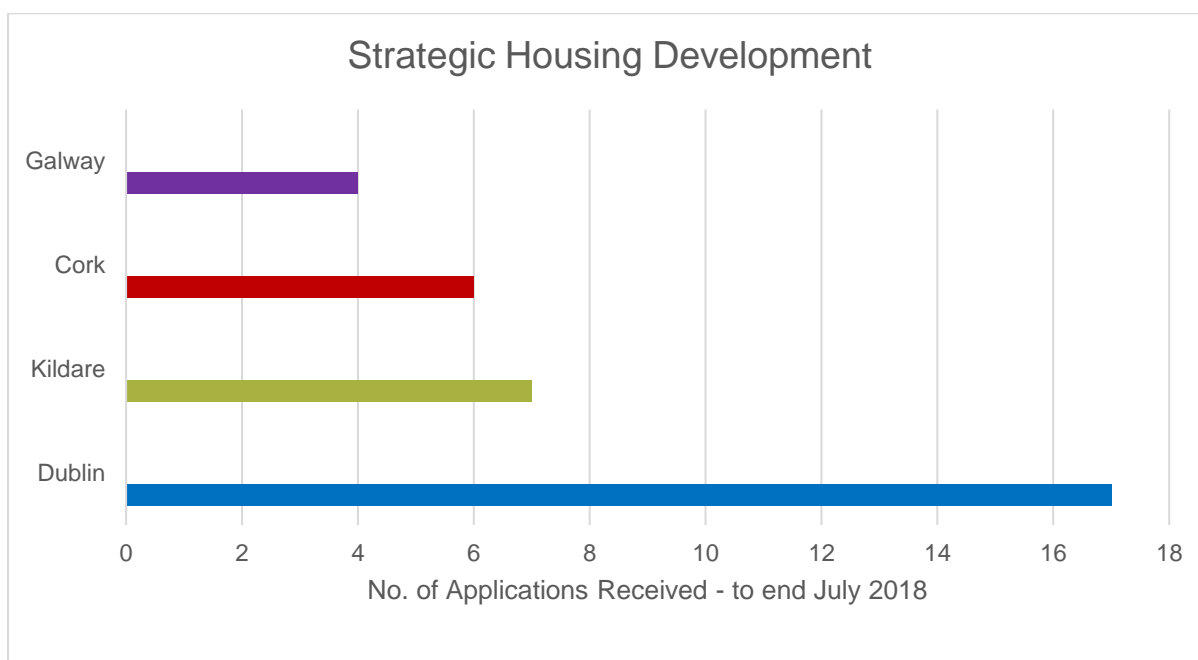
All applications have been decided within the mandatory timeline of 16 weeks.

## Rebuilding Ireland – Action Plan for Housing and Homelessness

The Rebuilding Ireland Plan published by Government in 2016 to address the national housing and homelessness crisis included measures to accelerate delivery of housing proposals. Since July 2017, planning applications for housing developments of more than 100 residential units and 200 plus student bed spaces can be made directly to An Bord Pleanála.

### Applications

The first application was received by An Bord Pleanála on 21<sup>st</sup> September 2017 and, as at the end of July 2018, a total of 34 applications had been received. Dublin accounted for 17 applications with 7 in Kildare, 4 in Galway and 6 in Cork.



## Decisions Issued

Up to the end of July 2018, An Bord Pleanála decided 23 applications, granting 18 (Schedule A) and refusing 5 (Schedule B).

Strategic Housing Developments (Jan-July 2018)		
Permissions Granted	Housing Units	Student Bed-Spaces
18	4,380	4,085

Permission was granted for 4,380 housing units (2,272 houses and 2,108 apartments) and 4,085 student bed spaces. One application decided was the subject of a judicial review. The case was conceded by An Bord Pleanála and has been remitted to the Board.

A mandatory timeline of 16 weeks to decide strategic housing applications was met for all decisions issued. As at the end of July, there were 11 active cases with An Bord Pleanála due for decision between August and November.

A pre-application consultation with the applicant, relevant local authority and An Bord Pleanála is required as part of the application process. 56 Opinions as to whether documents submitted constitute a reasonable basis for an application have been issued by An Bord Pleanála between July 2017 and end of July 2018.

Detailed guidance on Strategic Housing Developments for applicants, local authorities and the public is available at [www.pleanala.ie](http://www.pleanala.ie).

For further information, please contact [bord@pleanala.ie](mailto:bord@pleanala.ie)

## Schedule A

Strategic Housing Development – Applications Permitted (to end July 2018)					
Residential Development					
Application	No. Houses	No. Apartments	Total Units	Received	Date of Decision
Former CIE lands, Cabra, Dublin 7	1	419	420	19/12/17	20/03/18
Station Road Portmarnock, Townlands of Maynetown, Co. Dublin	98	52	150	20/12/17	19/04/18
Ballinglanna, Glanmire, Co. Cork	496	112	608	20/12/17	29/03/18
Fortunestown Lane, Garter Lane, Saggart Co. Dublin	459	65	524	21/12/17	26/03/18
Lands to the East of St. Paul's College Raheny, Dublin 5*	104	432	536	22/12/17	03/04/18
Halfstraddle, Ballygaddy Road, Tuam, Co. Galway	128		128	22/12/17	12/04/18
Residential units, Barnhall, Leixlip, Co. Kildare	350	100	450	05/01/18	13/04/18
Residential units, Brennanstown Road, Cabinteely, Dublin 18	26	89	115	28/02/18	29/05/18
Residential units, Glounthaune, Co. Cork	164	10	174	16/03/18	29/05/18
Site Comprising of Kylemore, Woodlawn, Rockwinds, Smallacre, Church Road and No. 66 Watson Drive, Church Road, Killiney, Co. Dublin	21	81	102	27/03/18	06/07/18
Former Aldi Site, Sandyford, Dublin 18		459	459	13/04/18	17/07/18
Hazel Brooke, Spaglen, Mallow, Co. Cork	105	44	149	17/04/18	20/07/18
Student Accommodation					
Application	No. Student Bed Spaces		Received	Date of Decision	
UCD, Belfield, Dublin 4	2,178		21/09/17	19/01/18	
The Donnelly Centre, Cork Street, Dublin 8	399		14/11/17	13/03/18	
Former Crow's Nest site, Carrighrohane Road and Victoria Cross, Cork	255		29/11/17	29/03/18	
Former Matts of Cabra, Faussagh Ave, Cabra, Dublin 7	194		12/01/18	03/05/18	

<b>Residential and Student Accommodation</b>					
<b>Application</b>	<b>No. Houses</b>	<b>No. Apartments</b>	<b>No. Student Bed Spaces</b>	<b>Received</b>	<b>Date of Decision</b>
Former Blakes and Esmonde Motors site, Lower Kilmacud Road, Stillorgan, Co.Dublin		103	576	20/12/17	16/03/18
Mariavilla, Moyglare Road and Dunboyne Road, Maynooth, Co. Kildare	320	142	483	20/03/18	03/07/18

\*Case conceded

## Schedule B

<b>Strategic Housing Development – Applications Refused (to end July 2018)</b>					
<b>Residential Development</b>					
<b>Application</b>	<b>No. Houses</b>	<b>No. Apartments</b>	<b>Total Units</b>	<b>Received</b>	<b>Date of Decision</b>
Clay Farm Ballyogan, Dublin 18	365	562	927	22/09/17	12/01/18
Truskey East, Bearnna, Galway	113		113	23/10/17	06/02/18
Kill Hill and Earls Court, Kill, Co.Kildare	130		130	22/12/17	27/03/18
Glenamuck Rd, Enniskerry Rd, Kiltiernan, Dublin 18	98	43	141	19/01/18	26/04/18
Former Magee Barracks, Hospital Street, Kildare Town, Co. Kildare	200	64	264	04/04/18	09/07/18