



## Strategic Housing Development (SHD)

2<sup>nd</sup> November, 2017

### Update - July to October 2017

In July 2017, new legislation was enacted to allow planning applications for housing developments of more than 100 residential units and 200 plus student bed spaces to be made directly to An Bord Pleanála. In the first four months of taking on this new function, 22 valid requests for pre-applications have been made to An Bord Pleanála and the first three applications have now been lodged.

An Bord Pleanála has set up a new Strategic Housing Unit to deal with new Strategic Housing cases and detailed guidance for applicants, local authorities and the general public is now available at [www.pleanala.ie](http://www.pleanala.ie).

### Pre-Application Consultations

22 valid pre-application consultation requests were received by An Bord Pleanála between July and 31<sup>st</sup> October 2017. These requests relate to proposed developments across the country and include provision for up to 5,948 units (3,559 houses and 2,389 apartments) and 4,978 student bed spaces.

Pre-Application Consultations (July- October 2017)				
Valid Requests	Units	Houses	Apartments	Student Bed-spaces
22	5,948	3,559	2,389	4,978

Pre-Application meetings are held within 6 weeks of receipt of the request from the applicant and are attended by representatives from An Bord Pleanála, the relevant local authority and the applicant. 19 meetings were held between July and October with a further 3 meetings scheduled to take place in November.

Following a Pre-Application meeting, An Bord Pleanála issues an Opinion as to whether the documents constitute a reasonable basis for an application or whether they require further consideration or amendment. Eleven Opinions issued to prospective applicants between August and October.

### Applications

The first three applications for SHD have been lodged with An Bord Pleanála, two in Dublin and one in Co. Galway.

Application	Brief Description	Website address	Received	Decide by date
Student Accommodation (on campus) at UCD	3,006 bed spaces etc	<a href="http://ucdplanning.ie">ucdplanning.ie</a>	21/09/2017	19/01/2018
Residential Development at Clay Farm, Ballyogan, Dublin 18	927 residential units (365 houses and 562 apartments)	<a href="http://cfp2.ie">cfp2.ie</a>	22/09/2017	22/01/2018
Residential Development at Truskey East, Bearna, Co. Galway	113 houses	<a href="http://bearnahousingburkeway.com">bearnahousingburkeway.com</a>	23/10/2017	20/02/2018

These applications are to be decided within a mandatory 16-week period.

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