

Planning and Development Act 2024

Implementing Part 3: Forward Planning

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Layout of Presentation

- 1) **Introduction and 2024 Act- purpose, update.**
- 2) **Development Plans- what's different**
- 3) **Changes to the Development Plan-making Process**
- 4) **Area Plans in the New Act**

Implementing Part 3 of the Act- (1) Introducing the 2024 Act

A Plan Led System - Policy Hierarchy



- **National Planning Framework**
 - National Government
- **Regional Spatial & Economic Strategies**
 - 3 Regional Assemblies
- **City and County Development Plans**
 - 31 Local Authorities
- **Area Plans and Joint Area Plans**
 - Local Authorities

Role of Development Plans

“*A development plan shall set out an integrated overall strategy for the proper planning and sustainable development of the functional area to which .. it relates.*”

(Section 43 of the Planning and Development Act, 2024)



The Need for Reform

- 2000 Act **unrecognisable** – risen from 277 to 515 sections
- Need to **streamline** and integrate changes in a more logical and hierarchical sequence, including EU **Directive-related** provisions
- Court **judgments** and case-law indicate that some elements of the code not sufficient to **withstand** levels of scrutiny now being applied
- Need to **balance** the common good and the rights of others

Need for Clarity, Consistency and Certainty

The Need for Reform

- Strengthen the **strategic** focus of Plans - longer term time horizon
- **Clarify National Planning Policy** and its role in the Planning system
- Bring **clarity** of purpose to the Planning hierarchy
- Strengthen the role of Development Plans as the **cornerstone** document in planning and the operation of planning policy.
 - Development Plan is made by the Elected **Members**
 - Ensure the development plan is the **prime** decision making document
 - Requirement for Plan to stay policy **relevant**
 - **Robust** review of Plan during its lifetime and variations when needed.

What has Commenced-

Provisions	Commencement Date	Commencement Order
Part 1	02 December 2024	S.I. No. 662/2024
Part 22 UDZ (suitable sites)	09 June 2025	S.I. No. 239/2025
Part 17 An Coimisiún Pleanála	18 June 2025	S.I. No. 256/2025
Ch 1 Part 9 JR & S.180 suspensions	01 August 2025	S.I. No. 379/2025
Part 3 partial (NPF, NPS + RSES) & Part 16 (funfair) & Part 6 AA of plans	02 October 2025	S.I. No. 452/2025
Remainder of Part 3- Development Plans, Variations, Area Plans	31 December 2025	S.I. No. 633/2025

Implementing Part 3 of the Act- (2) Development Plans- what's different?

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Planning & Development Act 2024

& CDPs



Moving to 10 year timeframe for CDPs



Longer Term Horizon



Stronger Strategic Focus



Aligns with Delivery Timeframes



5 year Review & Agility to Adapt

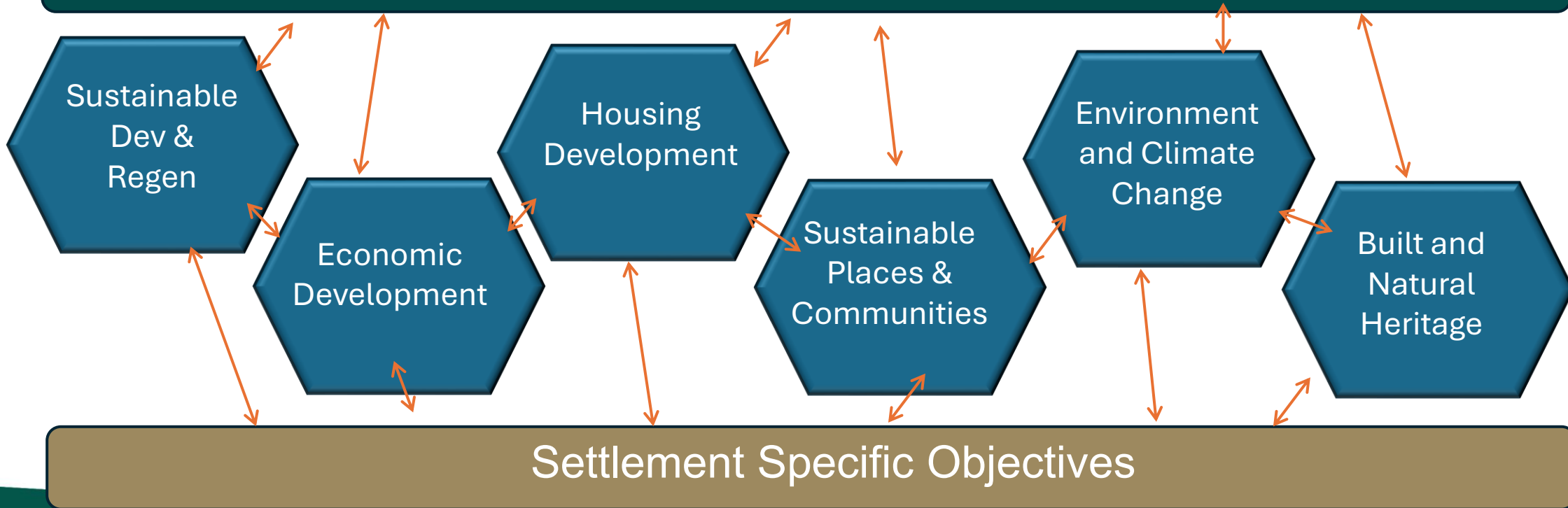
City and County Development Plans under the 2024 Act

- Process, core *role* and *function* of CDPs remains the *same*
- But there is a clear *need* for change
- A new approach to content is necessary

What does a 2024 Act Development Plan look like?

- Easy to read – *concise*
- Clear spatial vision and pathways - *shows what success will look like*
- Strategic objectives giving meaning to the vision - *solid and logical evidence base*
- Brings forward zoned land into CDP process- *delivery focussed*
- Tools to enable delivery – *Area Plans, Development Management, local settlement objectives*

Integrated Overall Strategy



The Integrated Overall Strategy

- Sets up the long-term strategic **direction** for the City/County
- The “plan” in **summary**- answers all the key questions
- The **uniting** framework of all other strategies in the written statement
- Contains the vision and the settlement **hierarchy**- where growth goes, what needs to go with it
- **What** area plans will be done in what order

A framework for development and action

The Sustainable Development and Regeneration Strategy

- The Overall strategy looks where growth will be delivered; this Strategy looks at how it will be *implemented*
- Thematic objectives for supporting development
 - density, height, design, housing/mixed use developments, movement, surface water management, regeneration, energy...
- Strong emphasis on vacancy, dereliction and action on regeneration

The Housing Development Strategy

- Sets out the numerical evidence base for overall integrated strategy
- Demonstrates sufficient lands are available
- “Statement” to prioritise compact urban sites
- List of what infrastructure investment is needed for key areas
- Vacancy- analysis and actions
- Connection to Part 7 Housing Strategy (social, affordable, cost-rental)

The Strategy for the Creation, Improvement and Preservation of Sustainable Places and Communities

Shaped around three main aspects -

- Provision of Amenities
 - Social, green, cultural, social inclusion
- Promoting high standards
- Protecting key Cultural/Landscape Assets

The Strategy for Environment and Climate Change

- Two big CDP topics combined
- New complex pieces to include
- Existing: Climate action, Water Framework Directive, flooding, quarries etc
- New: Climate and Energy Targets, Coastal Erosion, Natural Hazards

Settlement Specific Objectives

- Opportunity to bring into CDP targeted town/area plans for without delay of preparing full area plans
- More focussed approach, integration at micro-level
- All towns over 1,500 pop get a section
- All locations named in RSES for a Coordinated Area Plan
- Address Gaeltachts and islands in need of renewal

Settlement Specific Objectives

- Individual section for each town/area
- Short, focussed text (“summary statement”) and map for each
- Address activation in local context, outline core/retail area and phasing, infrastructure provision, heritage
- Focus is “protection, renewal and growth”

Development Management Statement

Contains:

- *Objectives for Management of Areas, Uses and Structures*
 - the Development Management standards
 - Include piece on designing in flexibility and re-use of buildings (link back to action on regeneration/vacancy)
 - Materially consistent with Government policy
- *Zoning Categories*
 - Description of zoning objective, what is permissible/open for consideration etc.,

Implementing Part 3 of the Act- (3) The Development Plan-making Process

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Before the Statutory Start: Pre-Preliminary and Preliminary

- *research, baseline, preparation...min 8 months*
- OPR consultation
- Report to the OPR- summary of key issues and intent
- OPR opinion response

Pre-Draft Stage

- Strategic Issues and Options Paper for pre-draft consultation
- Public Display and receipt of Submissions
- More focussed high-level approach to Strategic Directions stage - one strategic direction per strategy

Draft

- 18 weeks now to get Draft published (up from 12)
- Tight 8 week window from CE Draft to Elected Members Draft
- 4 weeks to get on display after meetings (increase of 2)
- 8 week display, CE Report due after 14 weeks (increase of 2)

Material Amendments

- 3 weeks to get Material Amendments on display
- Display 4 weeks, 8 weeks for CE Report
- 6 weeks for Council chamber to debate and make plan
- Takes effect 8 weeks after

After Adoption: Variations & Review

- Five year review- more formal; focus on capacity to refocus.
- Variations- Development plans
 - S58- **Standard** variation process
 - S59- variations of settlement specific objectives, **tied in** to Area Plans
 - S61 and S62 -Required actions following new National Planning Statements (**expedited** variation)
 - S67- **urgent** direction- Approval of Government- Minister issues- variation required – carried out by the executive.

Implementing Part 3 of the Act- (3) Area Plans

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Impact of 2024 Act

- Process of making an area plan remains very familiar, no major changes from the old LAP process.
- Now three types of statutory Area Plans, where before was one.
- Key differences –
 - 10 year life with no extension,
 - Local Authorities decide what plans should be done- no mandatory plans,
 - Zoning decided in the Development Plan process.
- Retains flexibility on local objectives and content.

The 3 Area Plans

- Urban Area Plans (the towns)
 - Needs to include objectives on community facilities, design, public spaces
- Priority Area Plans (targeted growth areas)
 - Large new/regeneration lands that are too complex to resolve in the Settlement Specific Objectives in Part II of the CDP
- Coordinated Area Plans
 - Designated in the RSES, need to consider these now to input into RSES review

General Points

- Take the long view in selecting locations for Area Plans
- For areas of complex challenges, these will provide the sites for the latter phases of the current and for next CDP
- Use Area Plans as an enabling tool for future growth