An Roinn Tithíochta,
Pleanála agus Rialtais Áitiúil
Department of Housing,
Planning and Local Government

Oifig an
Rialaitheora Pleanála
Office of the
Planning Regulator

Our Planning System

Legislative and Policy Context

AILG Seminar - 10th October, 2019

Stewart Logan

Senior Adviser, DHPLG

Structure of Presentation

1) Planning System Overview

2) Project Ireland

3) Planning Policy Priorities

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1) **Planning System Overview**

2) **Project Ireland**

3) **Planning Policy Priorities**

Irish Planning System: Hierarchy of Plans

NATIONAL
National Planning Framework

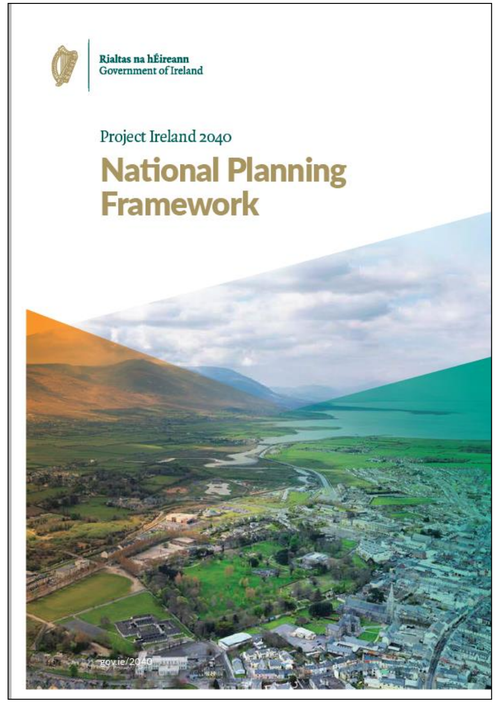
REGIONAL
Regional Spatial & Economic Strategies

LOCAL
Development Plans
(Including Core Strategy)

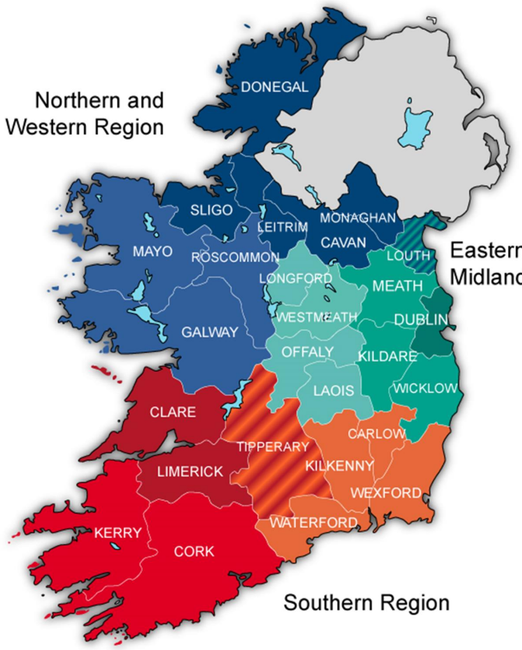
Local Area Plans

Establishes Policy Context for...

Assessment of and decisions on development proposals



Irish Planning System: Hierarchy of Plans



Eastern
Midland Reg

Assessment of and decisions on development proposals

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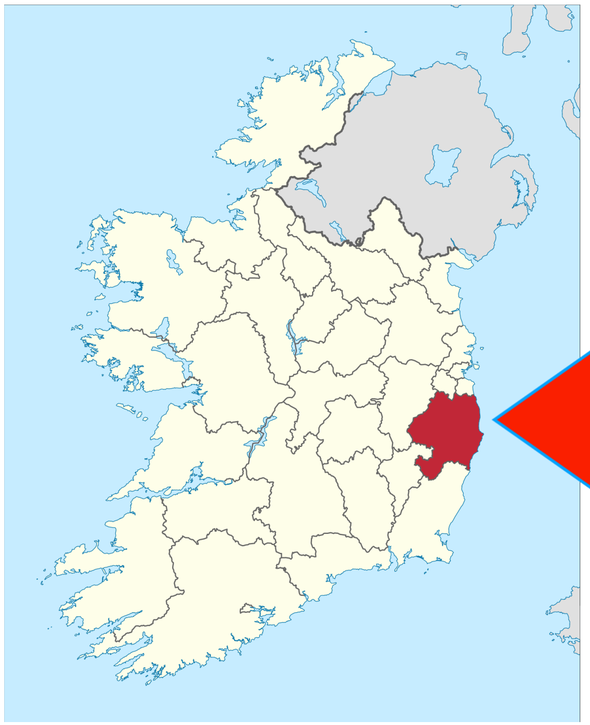

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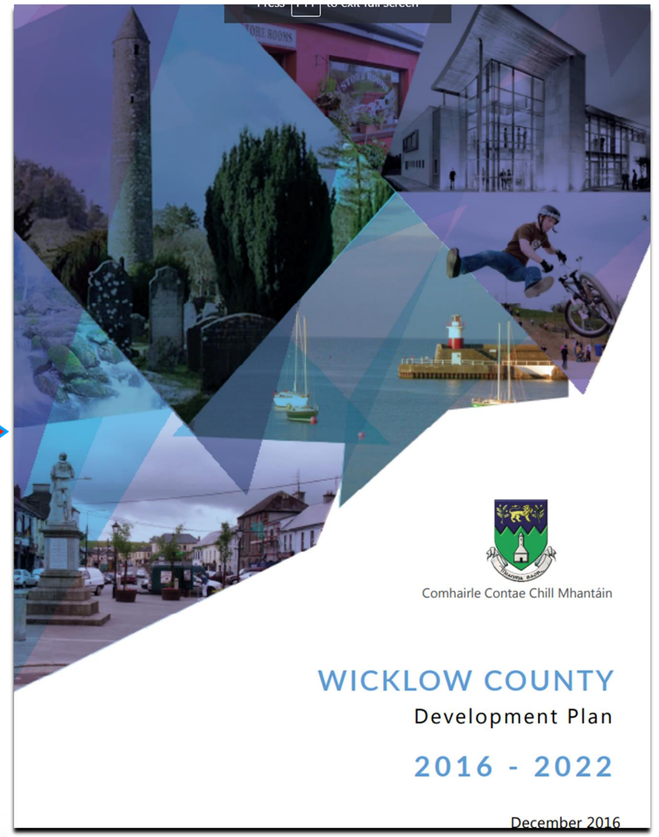
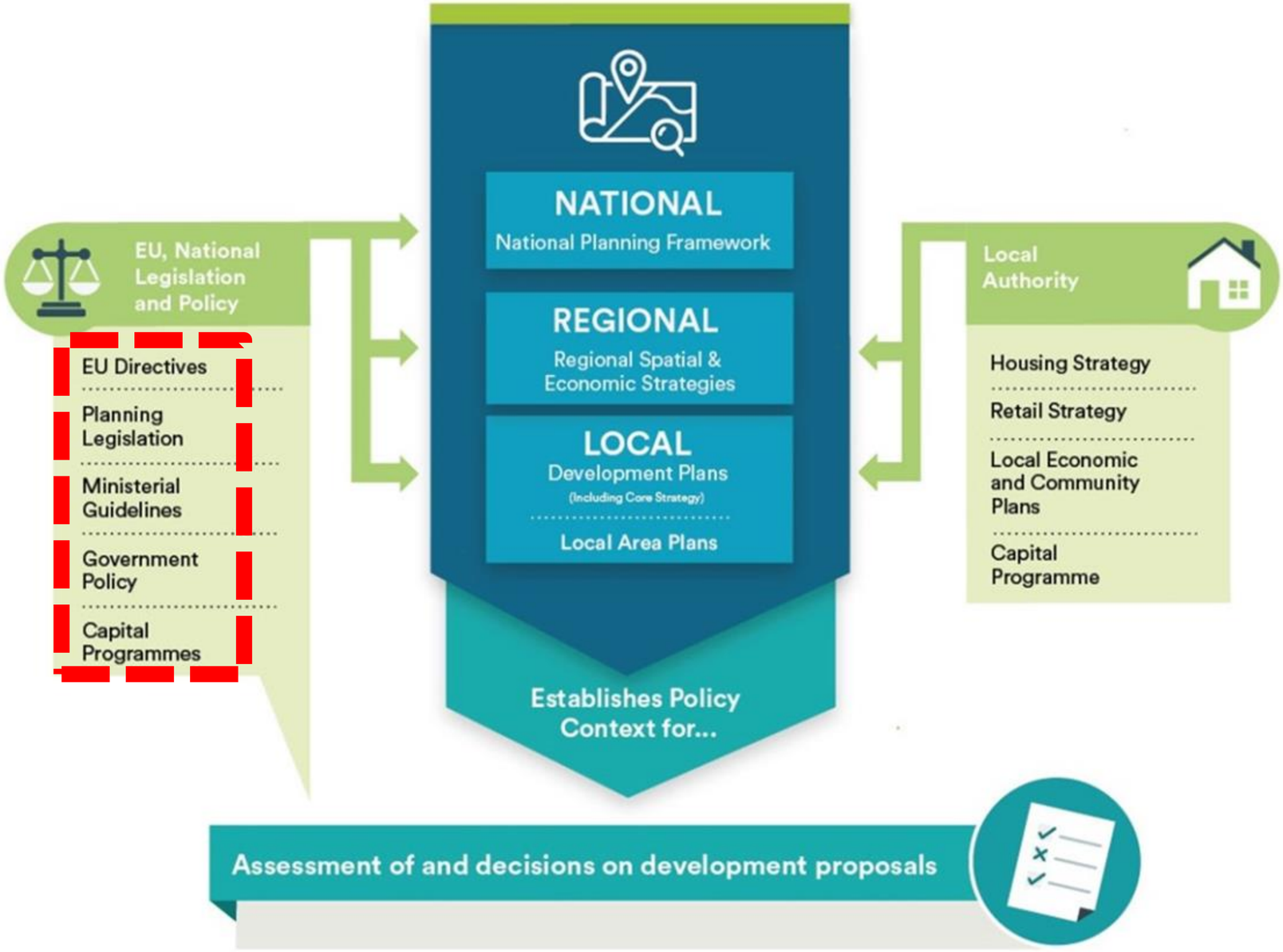


Assessment of and decisions on development proposals

Irish Planning System: Inputs to the Plan



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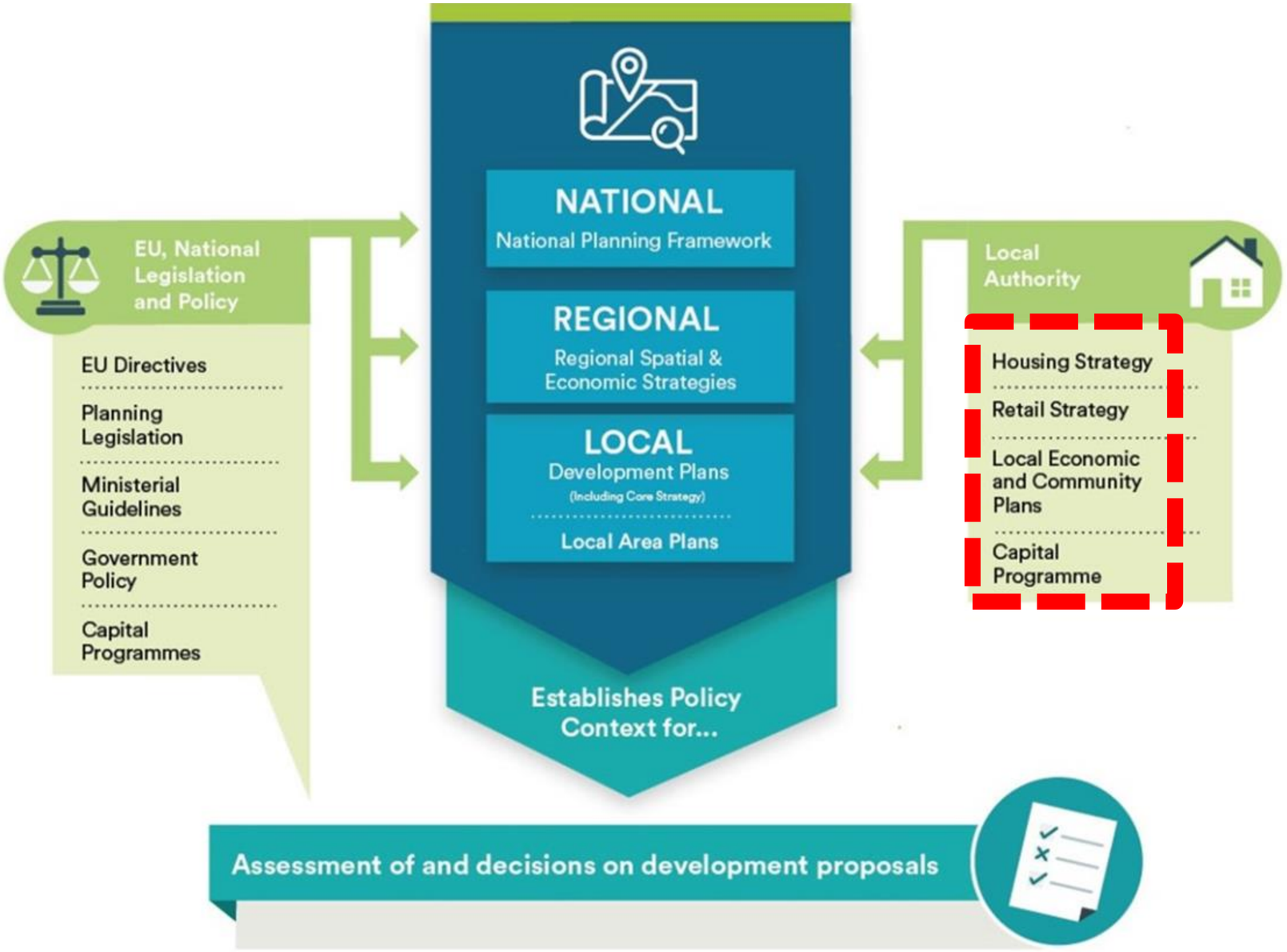
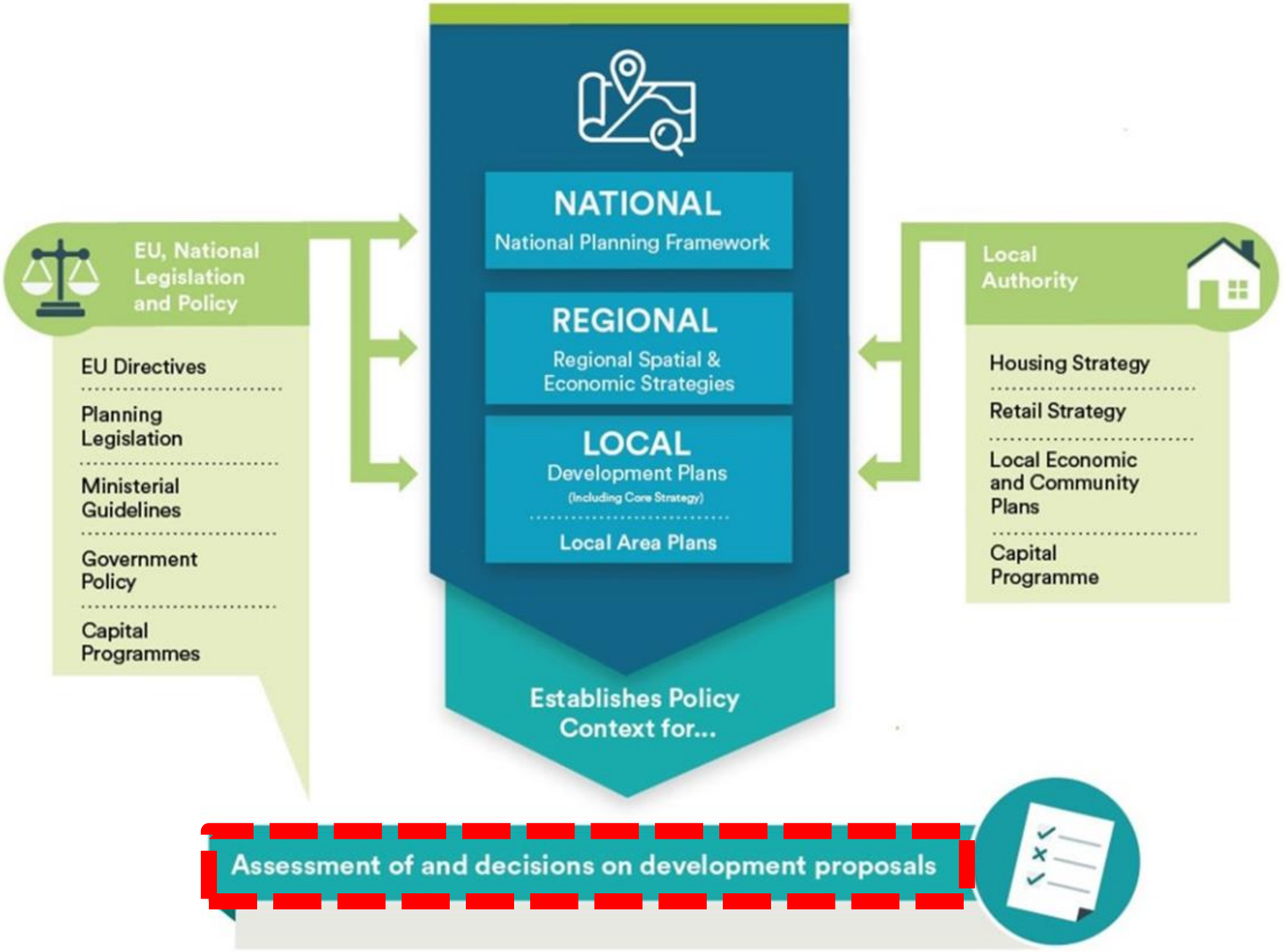
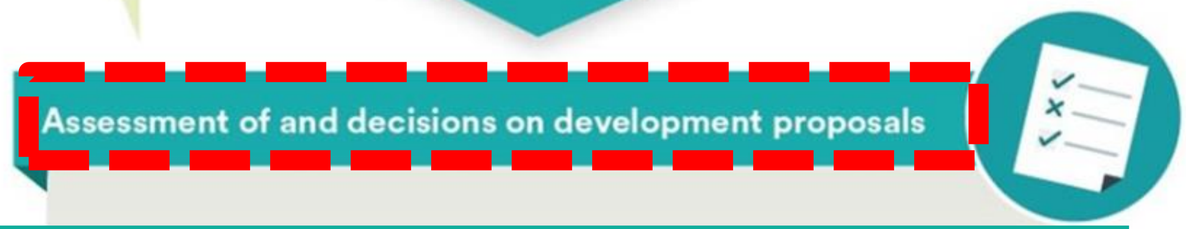


Irish Planning System: Development Management

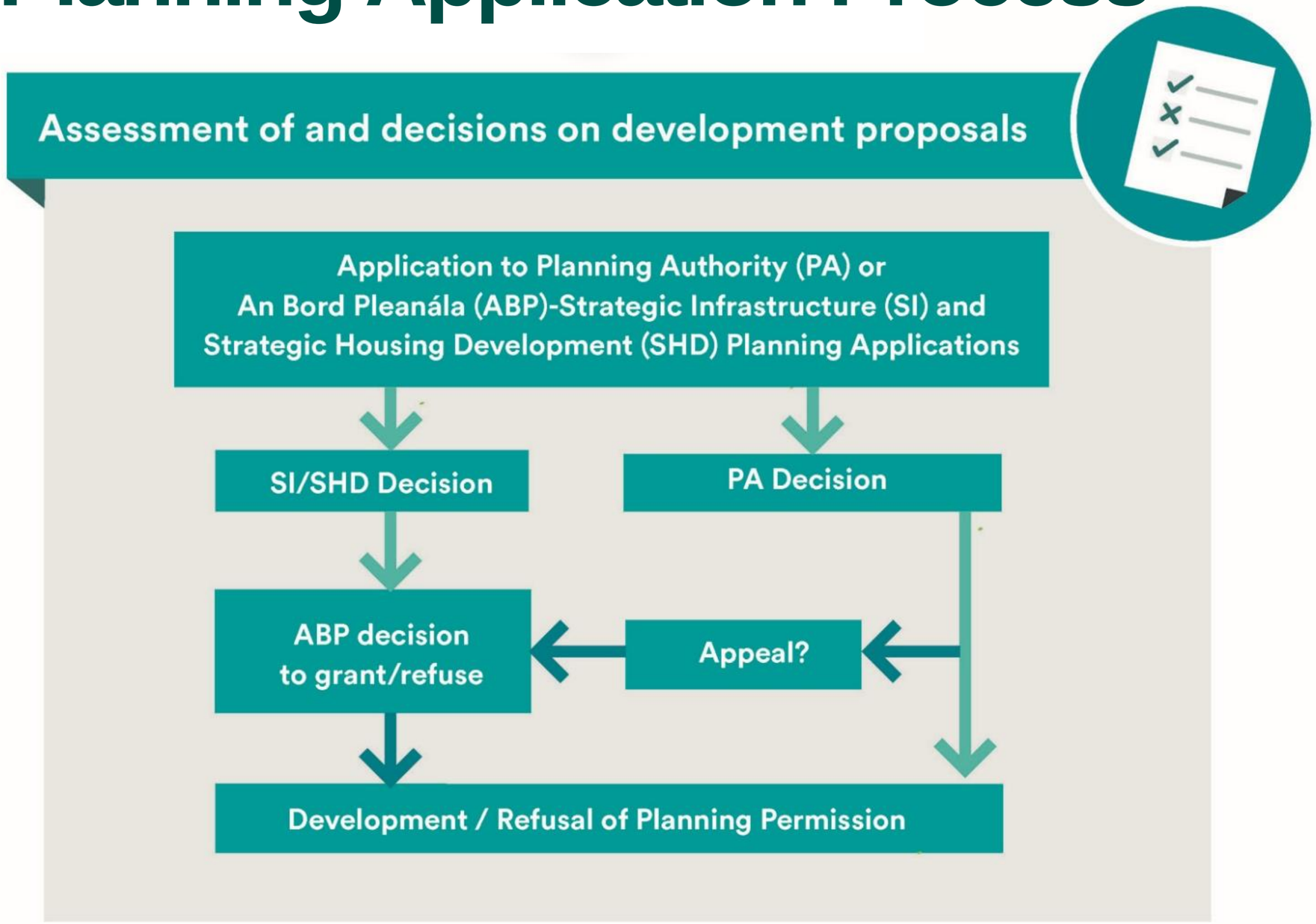




Development Management – Key Features

- Planning Applications generally made to the relevant LA
- Assessment/decisions on applications an executive function
- Certain strategic development applications (eg. housing of 100+) are made to An Bord Pleanala
- Specified time limits for dealing with applications (eg.within 8 weeks)
- Right of appeal to An Bord Pleanala by first or third parties

Planning Application Process



Key element - s.28 Planning Guidelines

- What are planning guidelines?
  - Detailed articulation of policy

- What is their status?
  - Issued by the Minister under Section 28 of the P &D Act
  - Planning Authorities/An Bord Pleanala must have regard to them
  - Where Specific Planning Policy Requirements (SPPR) are identified - Planning Authorities/An Bord Pleanala must comply

What do we have Planning Guidelines on?

- *Aspects of the Built Environment (eg. Apartment Standards, Building Heights, etc)*
- *Environmental (eg. Flood Management, Environmental Impact Assessment, etc)*
- *Procedural (eg. Local Area Plans, Development Management, etc)*
- *Infrastructure (eg. National Road Network, Wind Energy Development, etc)*

On-going process of Review and Updating Guidelines including:

- Development Plans, Housing Needs Demand Assessments, Strategic Environmental Assessment, etc

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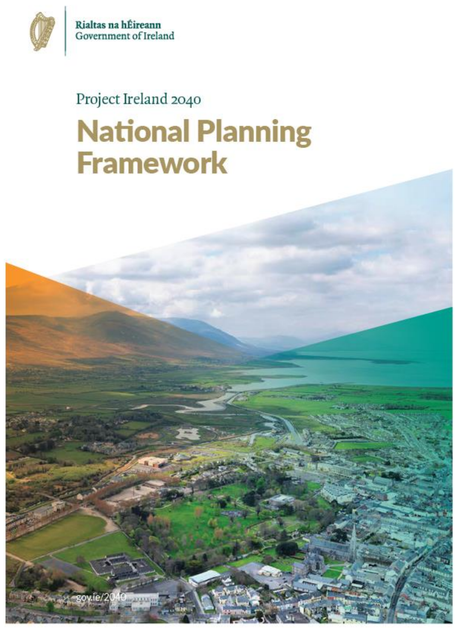
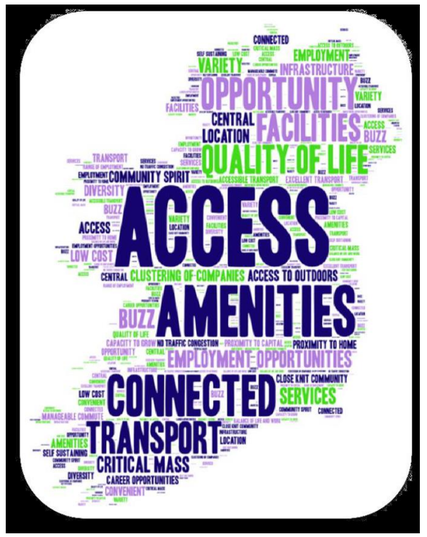
What is Project Ireland 2040?

- National Spatial Plan to 2040 and National Capital Investment Plan to 2027
- Spatial Plan (NPF) sets out **strategy** to accommodate growth
- Development Plan (NDP) sets out **funding** envelope
- Approved together by Government in 2018



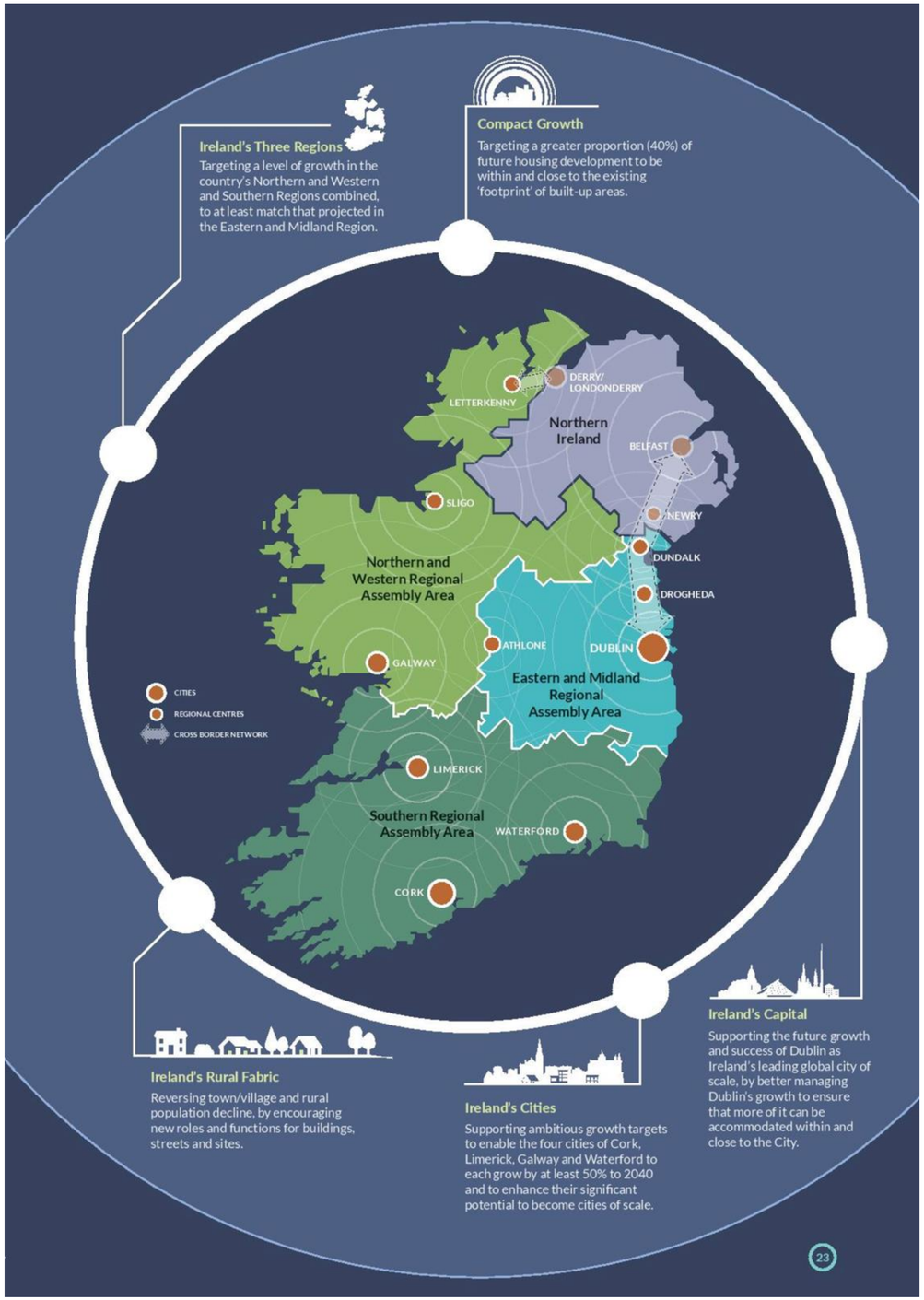
Growth Drivers to 2040

- Around 1 million additional **people** (+20% over 2016)
- +660,000 additional **jobs**, Minimum +550,000 extra **homes**
- Sustained, modest, long-run levels of economic growth
- High but falling birth rate, ageing population, sustained net in-migration

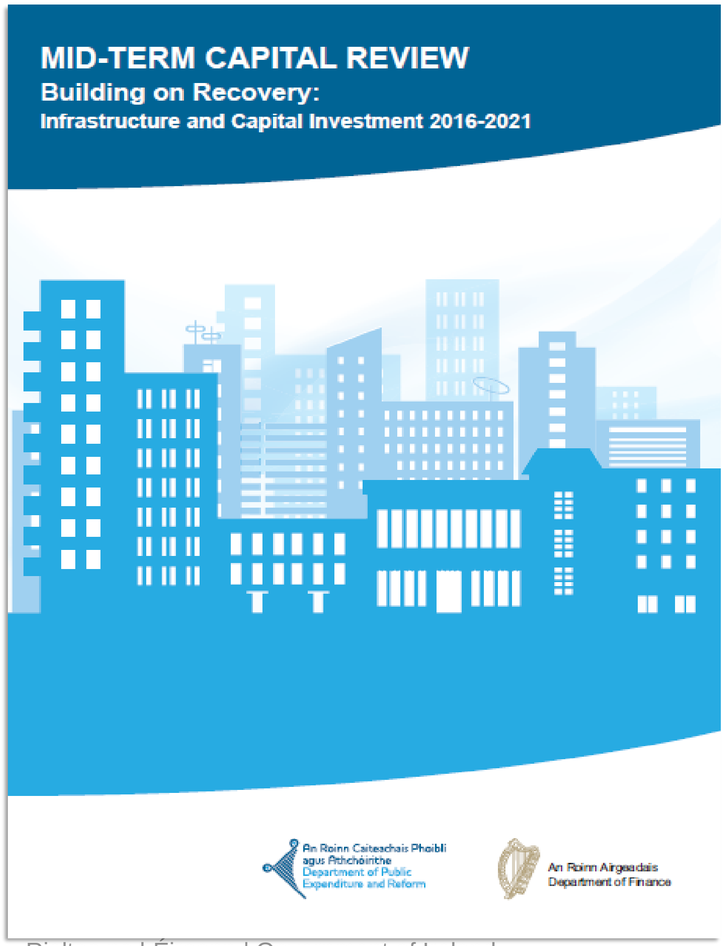


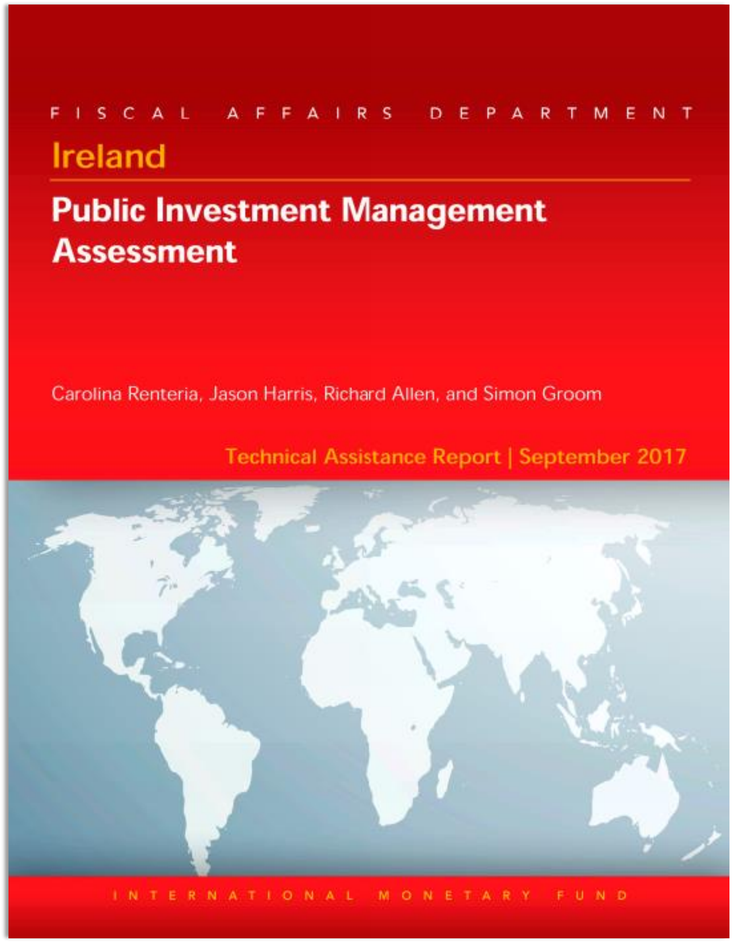
NPF Strategy

- Modest shift in Regional balance ‘50:50’ target
- Focus on Dublin and the other four cities, targeting at least 50% growth
- Five regional/cross-border growth drivers
- 50% brownfield/infill development target for cities, 30% elsewhere, 40% overall



Review of Public Investment





NDP/NPF Alignment

- **Shared** National Strategic Outcomes
- Close **alignment** of planning and investment
- To influence €116 Bn capital plan to 2027 across Departments/ Agencies **and** through Regional Plans
- Spatial and sectoral **integration**

Project Ireland 2040

10 Strategic Outcomes

1. Compact Growth
2. Enhanced Regional Accessibility
3. Strengthened Rural Economies and Communities
4. Sustainable Mobility
5. A Strong Economy, supported by Enterprise, Innovation and Skills
6. High-Quality International Connectivity
7. Enhanced Amenity and Heritage
8. Transition to a Low-Carbon and Climate-Resilient Society
9. Sustainable Management of Water and other Environmental Resources
10. Access to Quality Childcare, Education and Health Services

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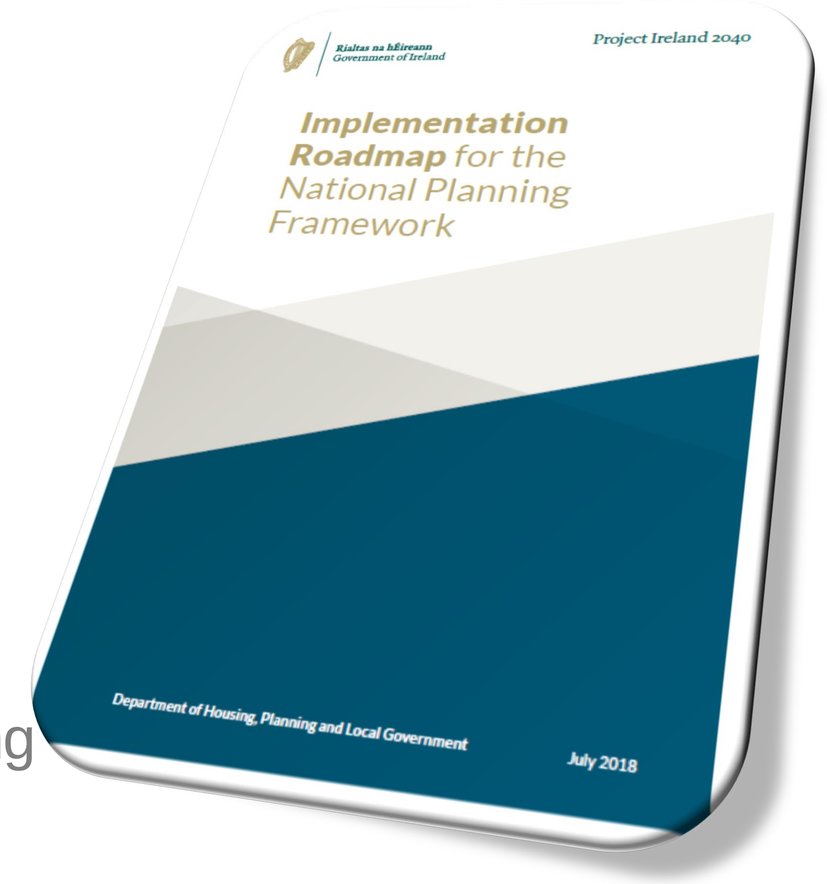
‘Framework’ Approach

- **Long-term** choices about place and investment
- **Prioritised** decision-making to influence change
- **Co-ordinated** action/delivery
- Greater **detail** at appropriate spatial/sectoral levels
- Direction of travel to achieve agreed **outcomes**
- Planners/Planning system key **drivers of change**

Implementation - Year 1

- **Governance**: Ireland 2040 Project Board; Steering and integration across Government
- **Projects and Programmes Management Office**: Capital Projects Tracker, Construction Sector Working Group
- Rolling **five-year funding envelopes** at sectoral level
- **Four new funds**: €4bn, includes €2bn Urban and €1bn Rural Regeneration and Development Funds
- Three new **Regional Strategies,** new Office of the Planning Regulator (**OPR**) and Land Development Agency (**LDA**)



Regional Spatial and Economic Plans (RSESs)

- Three Regional Strategies, include five new Metropolitan Area Plans
- To complement and further detail NPF at regional scale, will inform county level
- System realignment – County/City Development Plan cycles recalibrated to align

So Planning needs to …

- **Ensure PI2040 Implementation**, including better alignment across Government and between national investment and follow-through to regional and local levels

- Continually **enhance and inform the planning process**, working with the local government system and others in a culture of learning and improvement

- **Deliver compact growth and regional development**, through planning for new patterns of development and urban form; prosperity/employment and quality of life/amenities; as well as for population numbers

Why Planning ?

- “Fail to plan, prepare to fail”

  — Benjamin Franklin

- “Someone's sitting in the shade today because someone planted a tree a long time ago”

  — Warren Buffett

Rialtas na hÉireann
Government of Ireland