



Oifig an
Rialaitheora Pleanála
Office of the
Planning Regulator

Office of the Planning Regulator: Plans Evaluation

Anne Marie O'Connor, Deputy Planning Regulator



info@opr.ie



www.opr.ie



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Legislative and Policy Framework

Planning and
Development Act
2000

National Planning
Framework

Section 28
Ministerial
Guidelines

Regional Spatial
and Economic
Strategies



County/ City Development Plans

Local Area Plans

OPR Evaluation Process



OPR Submission

Recommendation

Clear breaches of legislative provisions, national or regional policy framework and/or section 28 guidelines.

Observation

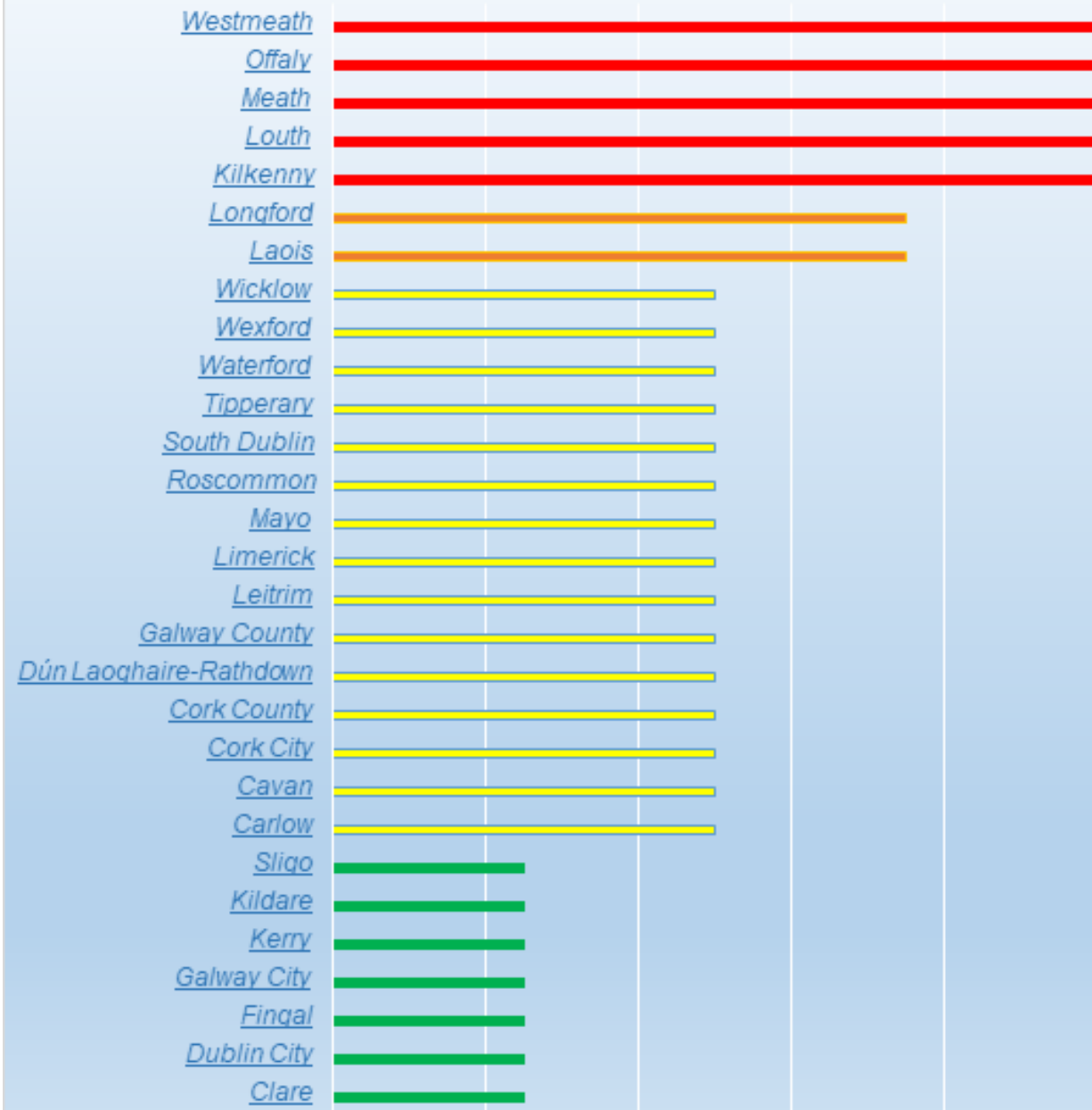
Request for further information, justification or clarification to ensure alignment with policy and legislative provisions.

Direction

Possible

No

County & City Development Plans



Changing Context



Common Issues

- ❖ Housing Supply Targets/ Core Strategy Table
- ❖ Density
- ❖ Compact Growth/ Regeneration
- ❖ Climate Action/ Renewable Energy
- ❖ Flood Risk Management
- ❖ Scale & Format

Housing Supply Targets/ Core Strategy



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Department of Housing,
Local Government and Heritage

Housing Supply Target Methodology for Development Planning

Guidelines for Planning Authorities issued under Section 28 of
the Planning and Development Act, 2000 (as amended)

December 2020



Rialtas na hÉireann
Government of Ireland

Housing for All

A new Housing Plan for Ireland

Prepared by the Department



Rialtas na hÉireann
Government of Ireland



Development Plans

Guidelines for Planning Authorities

Draft for Consultation
August 2021

Prepared by the Department of Housing, Local Government and Heritage
gov.ie/housing

- ❖ Very ambitious for most authorities
- ❖ Quarterly monitoring housing delivery
- ❖ Focus on Plan Period
- ❖ Serviced/ serviceable land
- ❖ HNDA methodology



Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)

May 2009



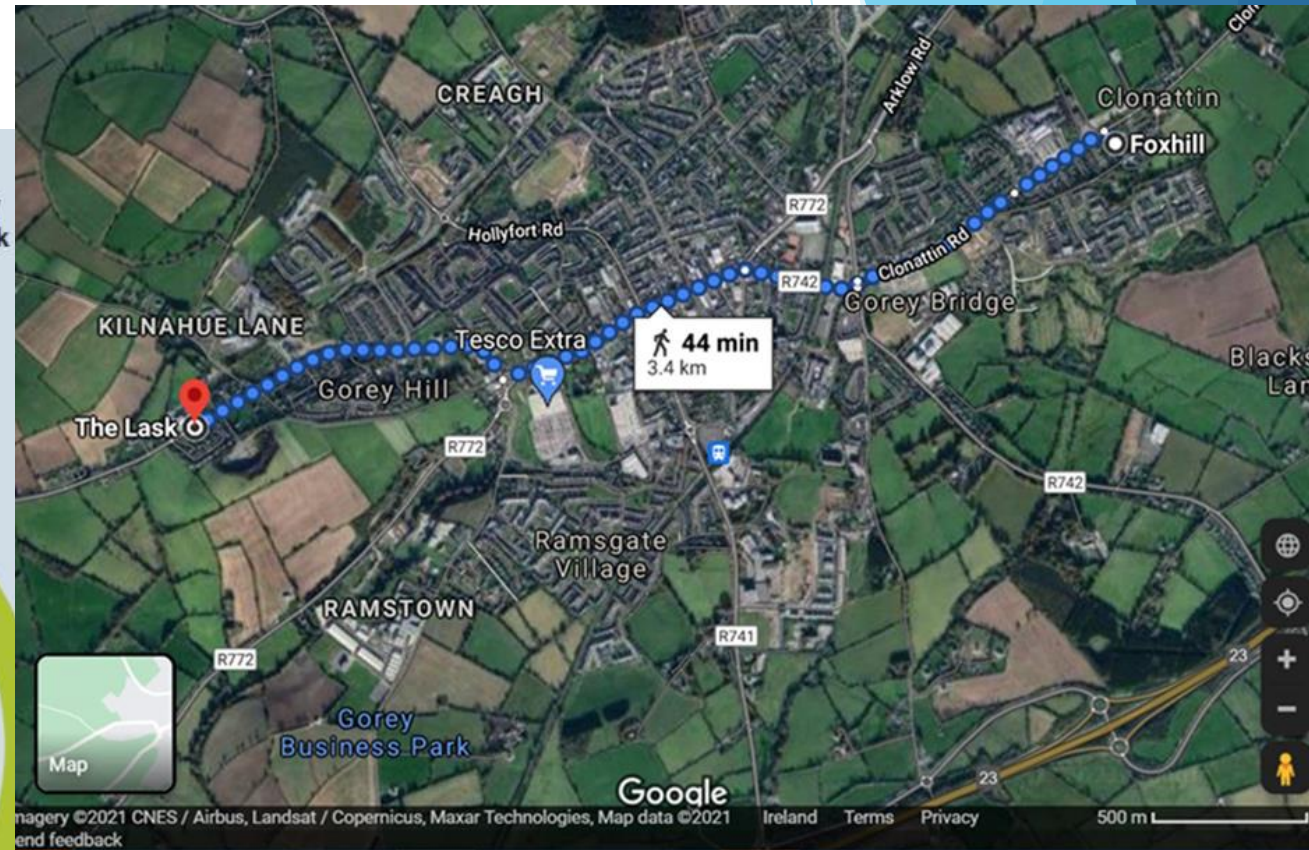
10 Minute Towns

Accessibility & Framework Report

Carlow
Ennis
Tralee
July 2020



Density



Density

Have the appropriate densities been used to provide a sound basis for the quantity and location of residential zoned land to meet housing needs for the next 6 years?

- ❖ 'Blanket' average densities inconsistent with the Guidelines
- ❖ Tailored approach identifying where any particular density would be appropriate having regard to the specific circumstances.



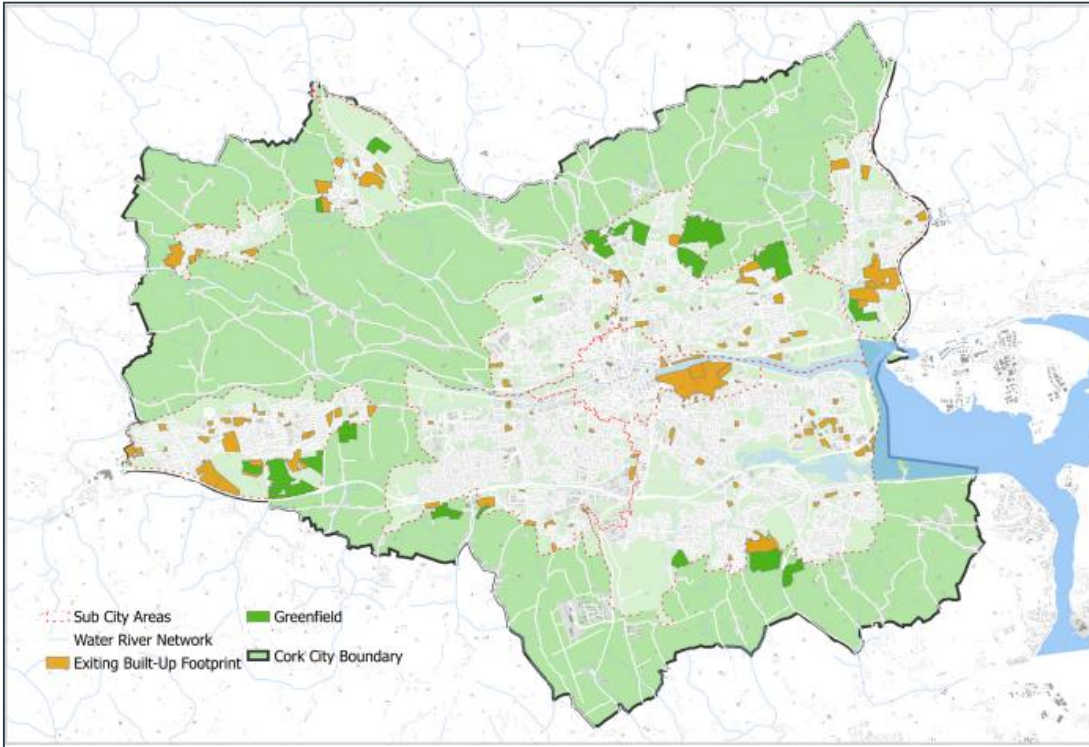
Cork County Draft Development Plan

Plans Evaluation – density & land requirements



Case study: 2,500 homes	
Average Density (dph)	Land Requirement
25	100 ha
35	71 ha
40	62 ha
45	55 ha

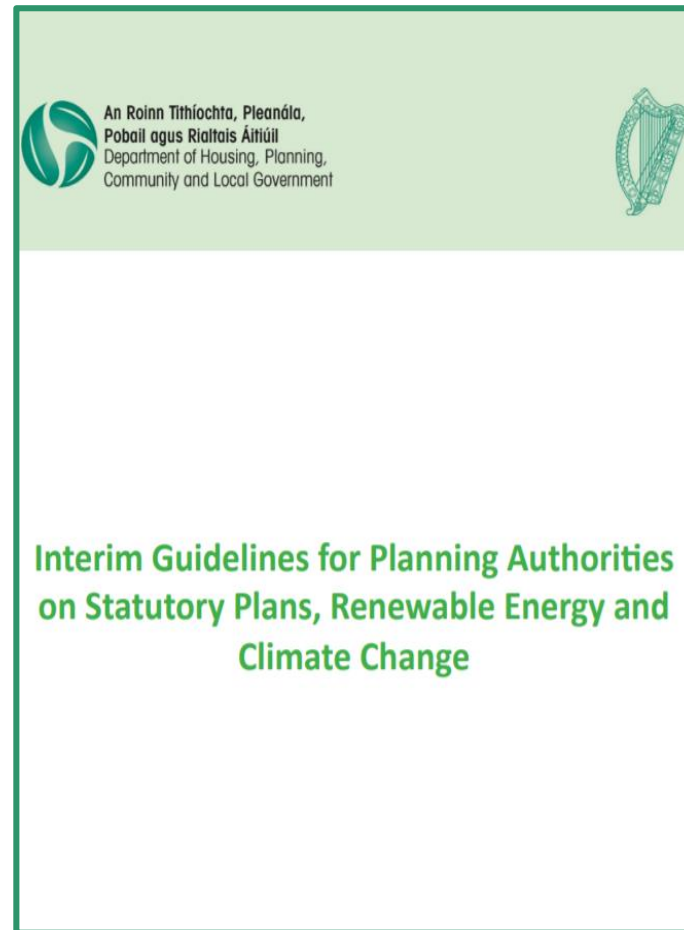
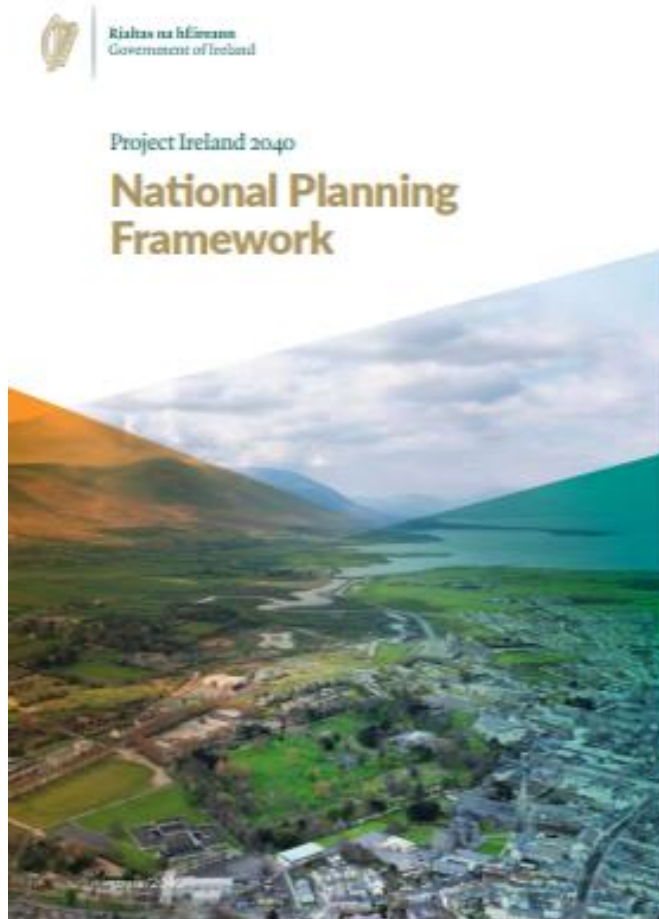
Compact growth & regeneration



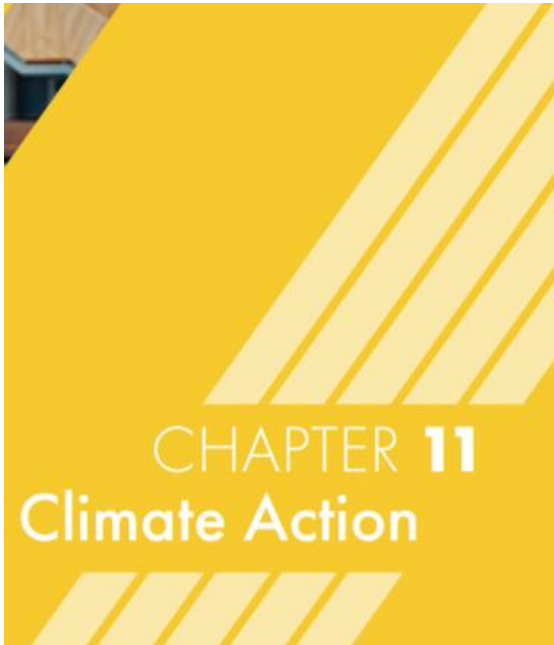
- ❖ NPO 3 – 30/50% within 'existing built up footprint'
- ❖ Issue CSO definition
- ❖ Need to plan for meaningful infill growth & regenerate settlements
- ❖ Identify lands
- ❖ Good practice – Cork & Waterford city regeneration sites

Cork City Draft Development Plan

Climate - Renewable Energy



Climate - Renewable Energy policy



“the plan strongly supports the development of renewable energy resources.”

CPO 10.133

Ensure the security of energy supply by supporting the potential of the wind energy resources of the County in a manner that is consistent with proper planning and sustainable development of the area.

Renewable Energy – Net Effect

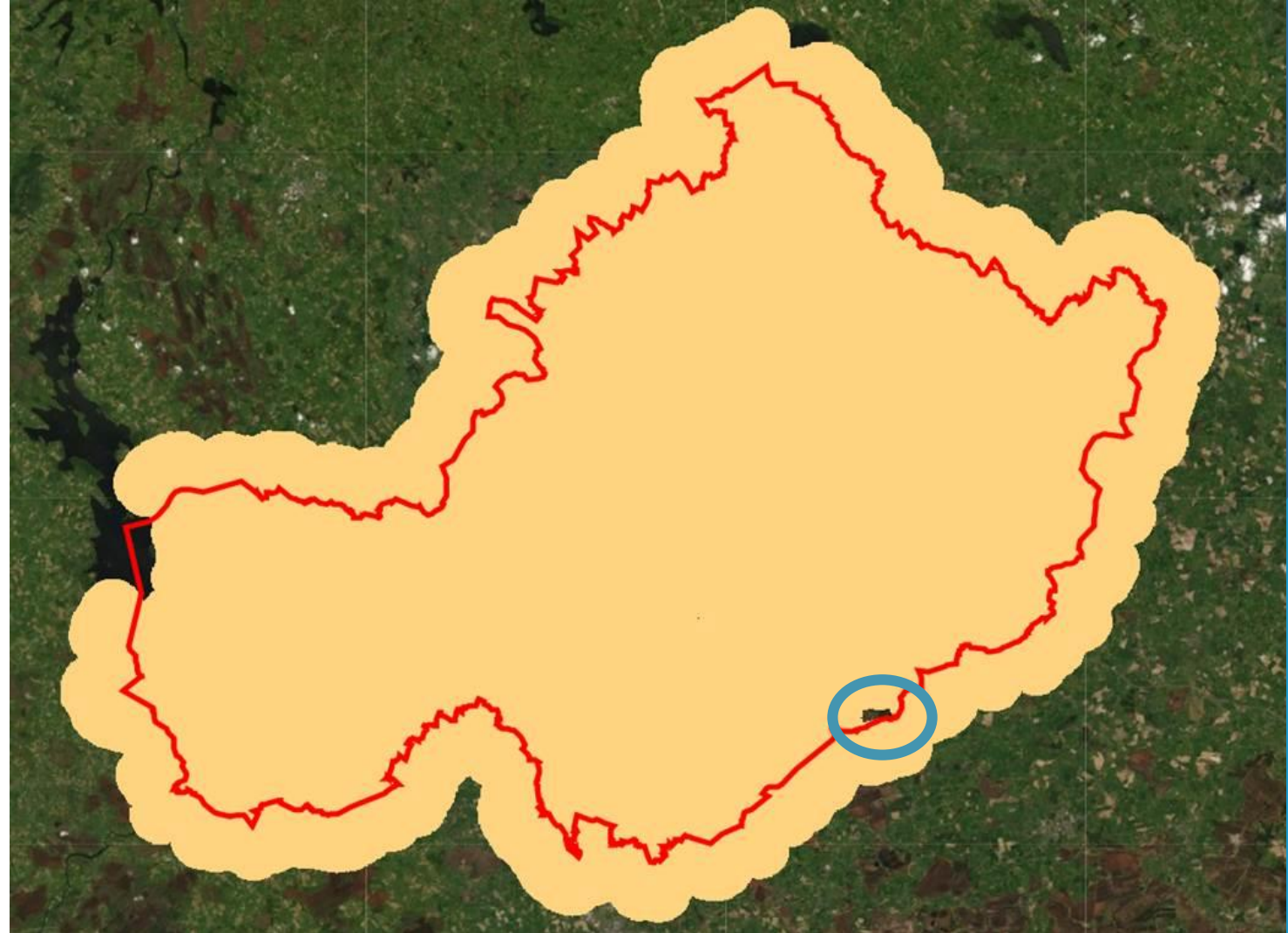


Constraints

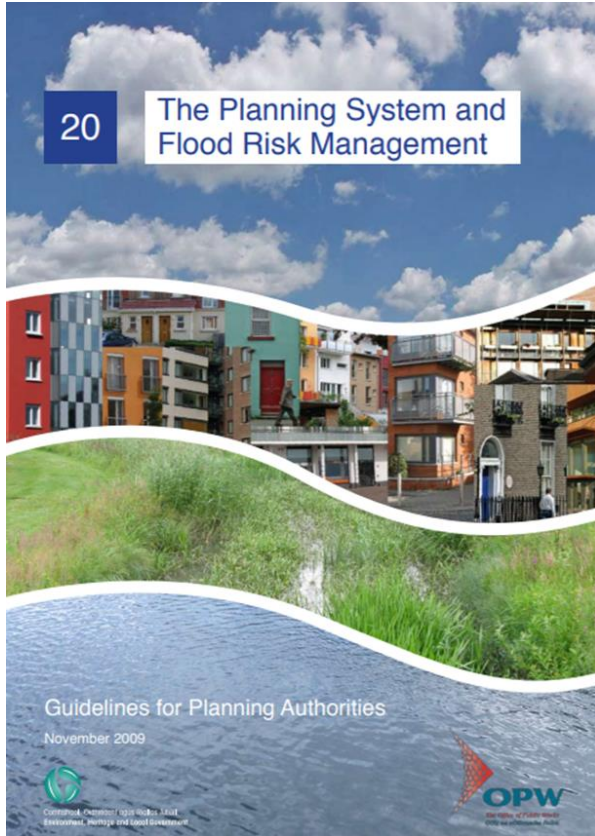
- Separation Distances
- Landscape Designations
- Insufficient area 'acceptable' or 'open'

Lack of consistency with:

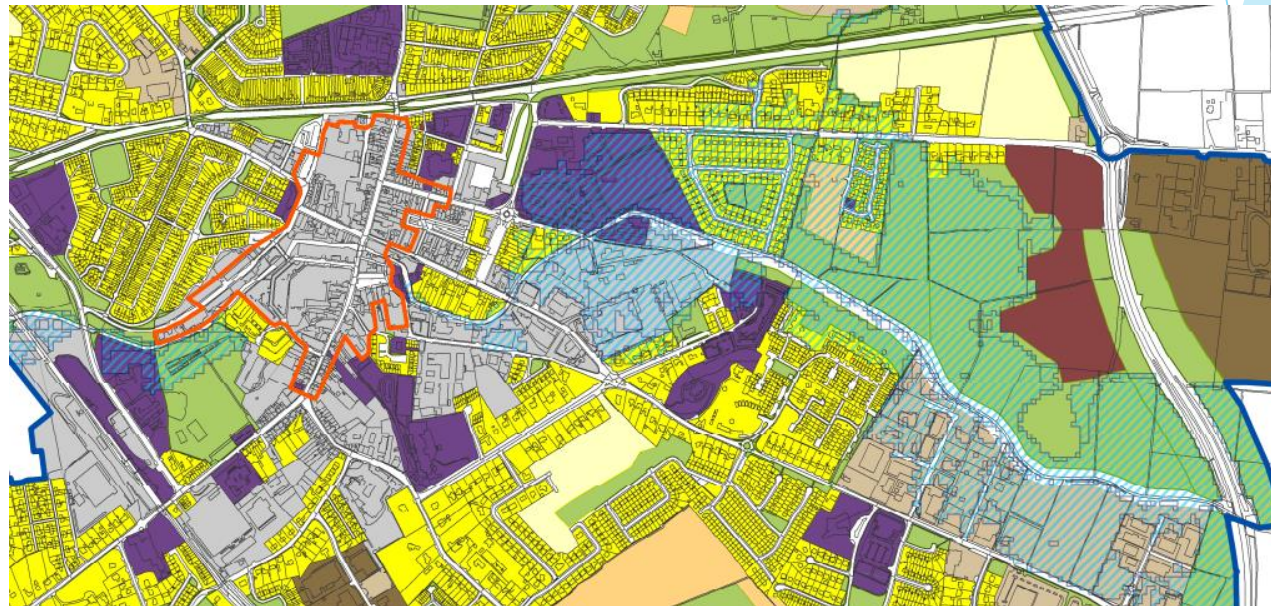
- National Climate Policy
- National Planning Policy
- County Development Plan itself



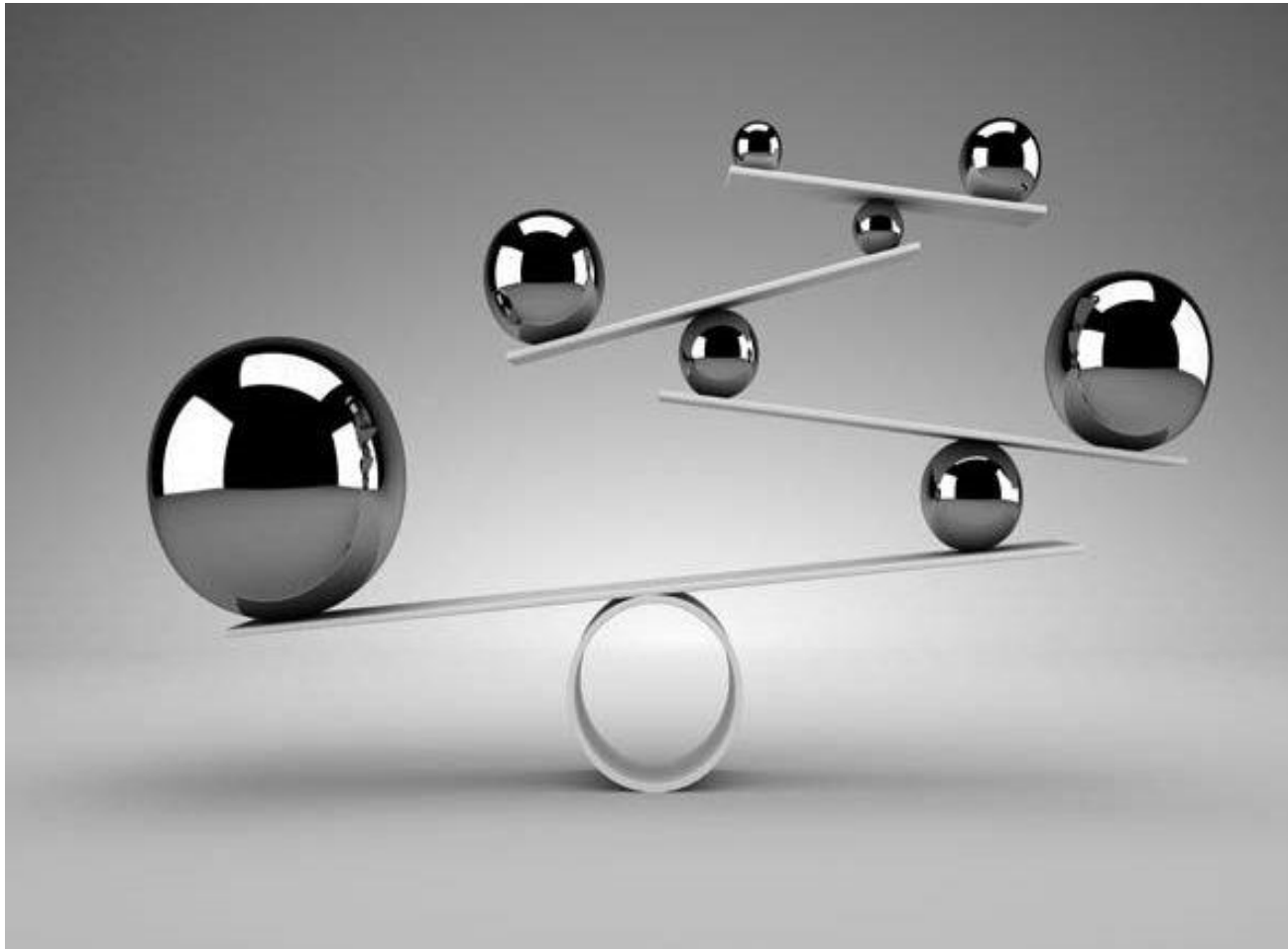
Climate: Flood Risk Management



- ❖ Overlay flood maps on zoning maps
- ❖ Justification Test for each individual site – not settlements
- ❖ Liaise with OPW
- ❖ Good practice – Offaly County Development Plan



Balance between the 'local' and the 'strategic'



Scale & Format



- ❖ Concise
- ❖ Avoid extensive quotation of national/ regional policy and information available elsewhere
- ❖ Mapping – Good Practice Laois Draft Plan
- ❖ Climate action measures: Good practice: South Dublin Draft Plan
- ❖ Digital tools - GIS to overlay maps: Good practice Cork County Draft Plan
- ❖ Careful use of Appendices

Overall Objective



Consistency across the sector – providing transparency and greater certainty



Sound basis for decision making – planning permissions, investment decisions



More active delivery of national and local priorities



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Rialtais Áitiúil agus Oidhreachta
Department of Housing,
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December 2020

Prepared by the Department of Housing, Local Government and Heritage

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The Planning System and Flood Risk Management



Comhairle, Oidhreachta agus Rialtas Áitiúil
Environment, Heritage and Local Government

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)

May 2009



g Authorities



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Facing the challenges

