



To: An Bord Pleanála
Directors of Services for Planning for each City and County Council

cc: Chief Executives, City and County Councils
Senior Planners, City and County Councils
Directors of Regional Assemblies
Office of Planning Regulator

Circular Letter: NRUP 03/2022

1 July 2022

A Chara,

Ministerial Planning Guidelines under Section 28 of the Planning and Development Act 2000 (as amended): *Development Plans, Guidelines for Planning Authorities*

I am directed by Mr. Peter Burke T.D., Minister of State with responsibility for Local Government and Planning to bring to your attention new Ministerial Planning Guidelines issued under Section 28 of the Planning Development Act 2000 (as amended), to provide guidance to planning authorities in relation to their Development Plan.

These Development Plan Guidelines provide assistance to planning authorities on the effective preparation, making, variation and implementation of development plans under the Act and advise on the efficient operation of the development plan process in collaboration with the elected members of the planning authority and the local community. These new Guidelines replace the previously issued version (2007).

A key aim of the Guidelines is to ensure that each development plan provides for targeted housing growth and that sufficient new homes can be built in key areas of housing demand. A clear approach is provided in the Guidelines to ensure that a development plan includes a sustainable long-term strategy for housing development, consistent with national housing targets and policies.



The Guidelines also set out a clear method for identifying and zoning lands for new housing, prioritising lands that can most quickly and appropriately provide new homes. Longer term development areas and strategic development sites that need more infrastructure work can also be facilitated for development in the future. The Guidelines confirm that zoned lands that are serviced and available for new housing construction within the life of the Plan should be retained as such, rather than be ‘de-zoned’.

The Guidelines also provide assistance to local authorities and communities in adapting key national policies, such as the Climate Action Plan and Town Centre First, into local development strategies. The finalized Guidelines document includes many examples and case studies of existing best practice to provide support to planning authorities in improving the quality of plan making.

Increased obligations are identified in the Guidelines for the effective monitoring of the implementation of the Development Plan. In this regard, the Department in conjunction with Ordnance Survey Ireland has established a Housing Delivery Tracker to support planning authorities in the monitoring of housing development in each plan area relative to the targets identified for housing in their Development Plan. This service will be available from the 5th July at: <https://www.geohive.ie/>

It is intended to hold a series of workshops for local authority practitioners, most likely on a sub-regional basis, and we will engage further with your planning team in this regard.

A copy of the [Development Plans Guidelines for Planning Authorities](https://www.gov.ie/en/publication/f9aac-development-plans-guidelines-for-planning-authorities/) can be downloaded from the Department’s website at:

<https://www.gov.ie/en/publication/f9aac-development-plans-guidelines-for-planning-authorities/>

Any queries in relation to this letter should be addressed to ForwardPlanning@housing.gov.ie.

Is mise le meas,



Paul Hogan

Chief Planning Adviser

Department of Housing, Local Government and Heritage