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Office of the
Planning Regulator

Reviewing Development Plans

Key Trends & Issues

Niall Cussen
Planning Regulator

OPR Evaluation Process



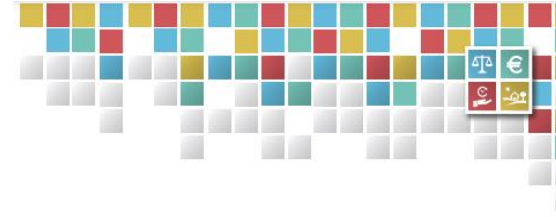
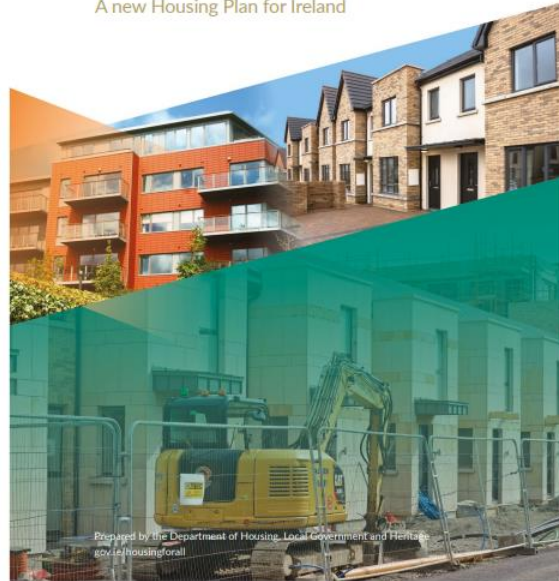
Plan Preparation in Context



Town Centre First A Policy Approach for Irish Towns



Housing for All A new Housing Plan for Ireland



Planning Policy Statement 2015

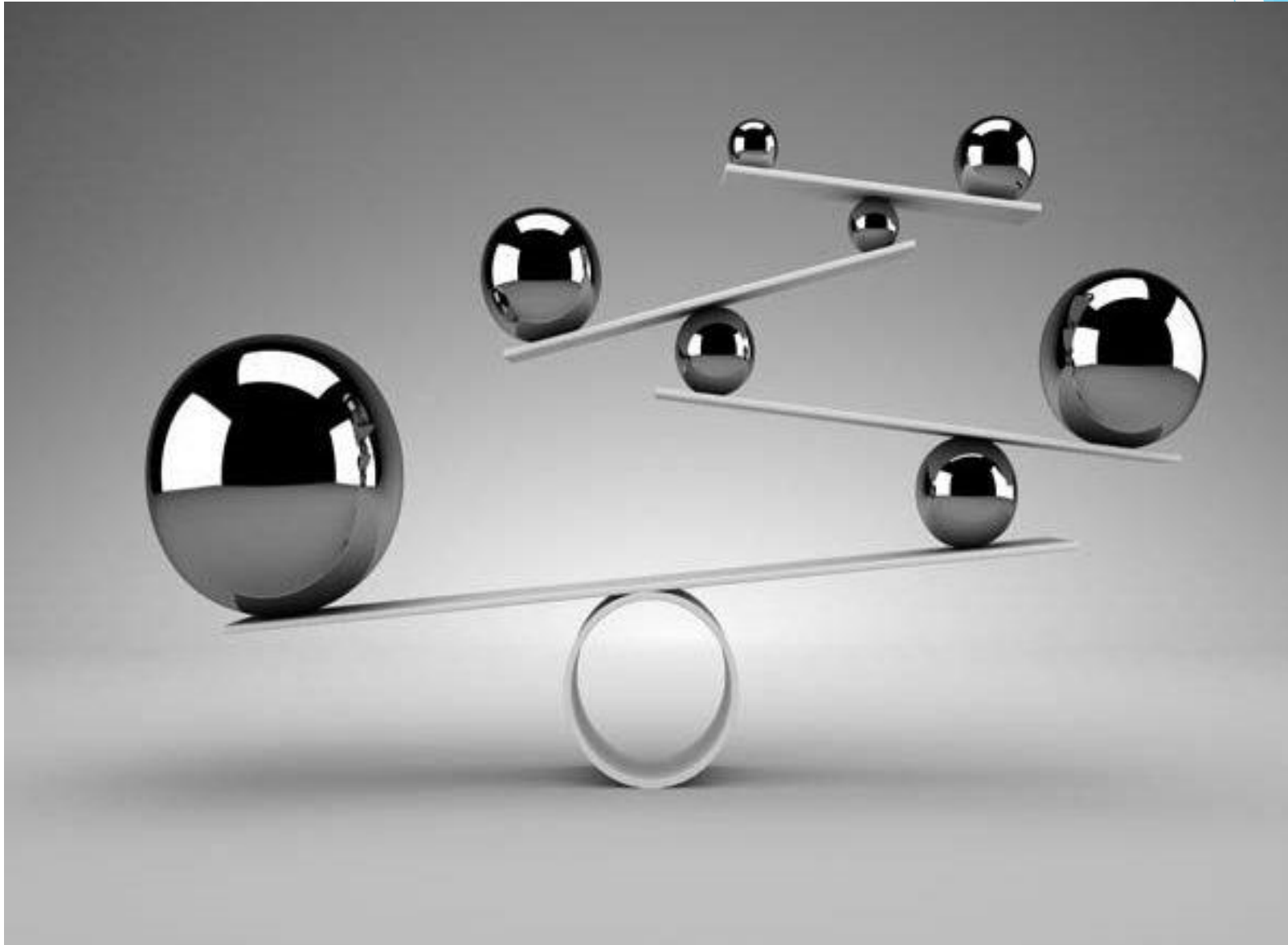


CLIMATE ACTION PLAN 2023 CAP23 Changing Ireland for the Better



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Balancing between 'local' and 'strategic'



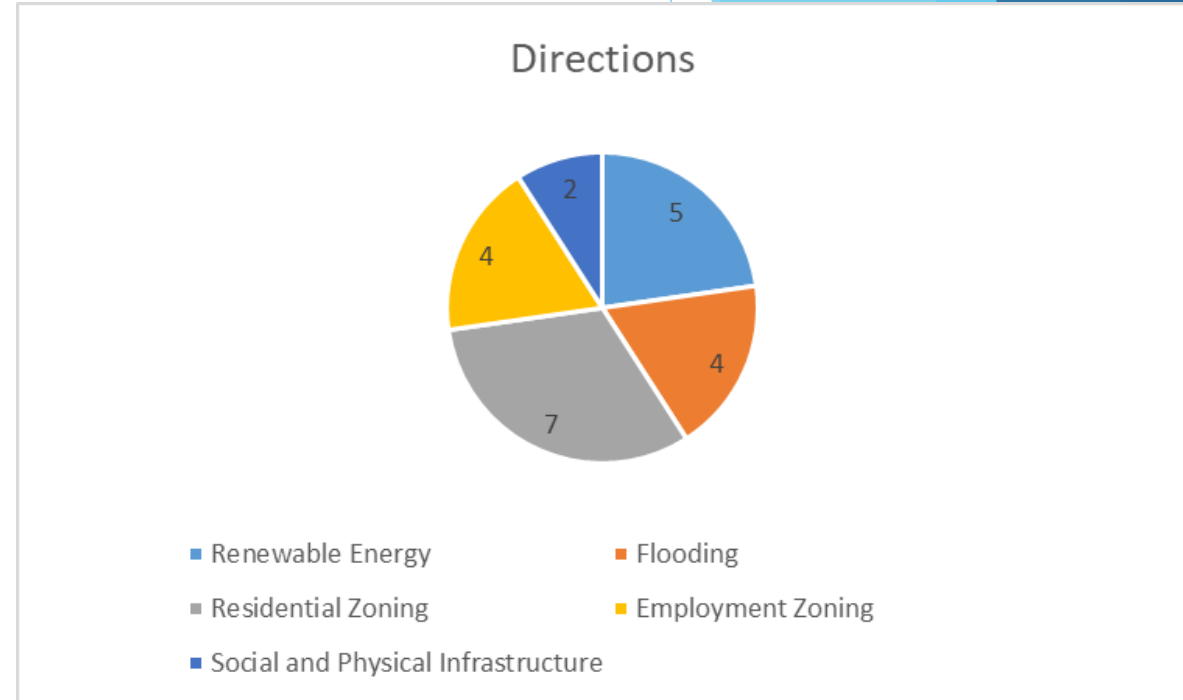
2022: A Busy Year!

55 Stages Reviewed
207 Recommendations
85 Observations
12 Draft Directions

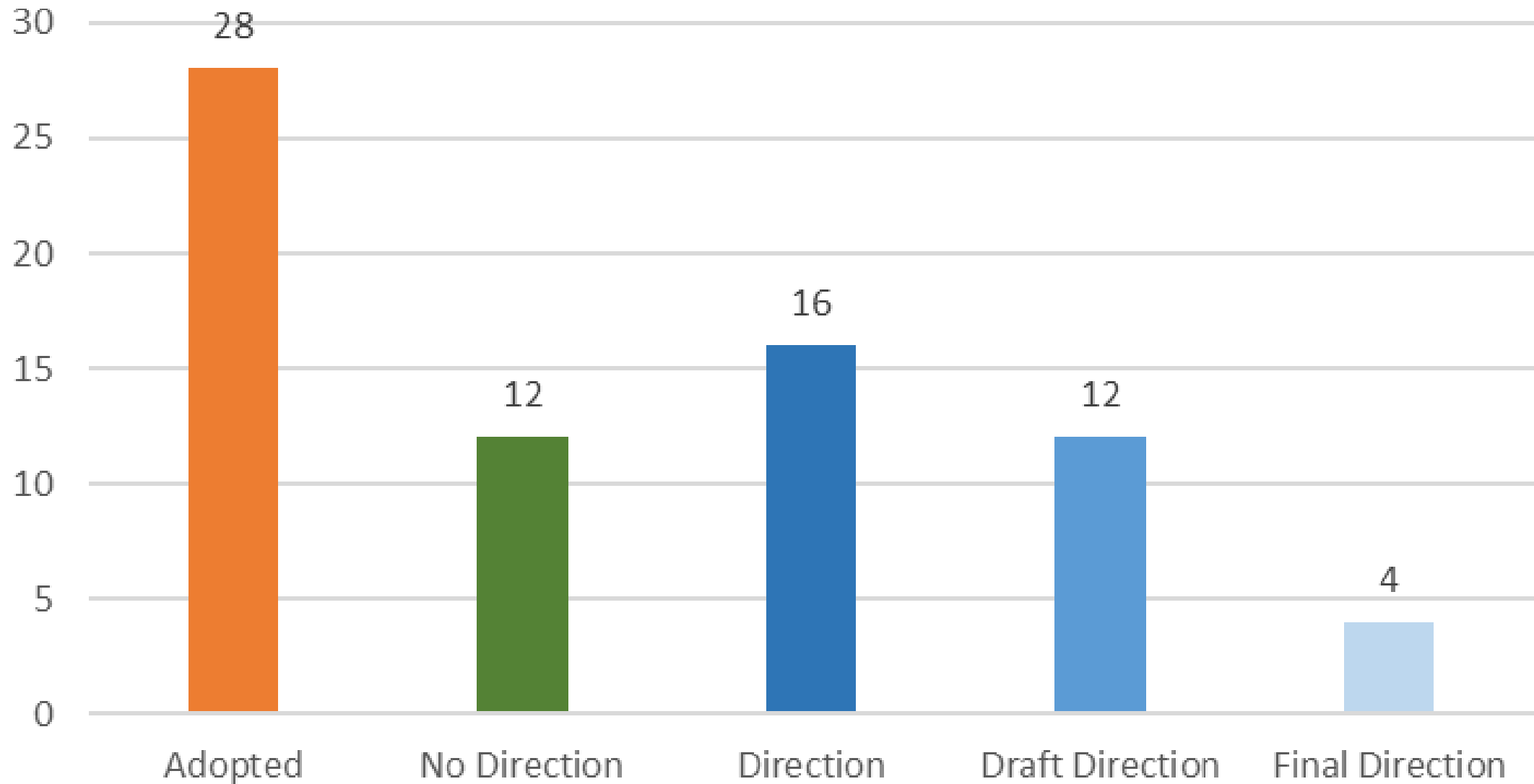


Directions

- ▶ Significant number of CDP's entailed Directions
- ▶ More avoided by careful responses in EM rationale and CE report
- ▶ Tend to arise in very specific circumstances...
- ▶ Poor strategy/prioritisation in zoning objectives
- ▶ Zoning in areas at risk of flooding
- ▶ Clear conflicts between national/regional objectives and local delivery
- ▶ Implications for infrastructure delivery



City and County Development Plans



Housing Supply Targets/ Core Strategy



An Roinn Tithfochta,
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



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Housing for All

A new Housing Plan for Ireland

Prepared by the Department



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



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

- ❖ Much comment on projections/targets yet delivery much lower
- ❖ Housing Needs Demand Assessment (HNDA) allows for un-met demand & headroom
- ❖ Focus on Plan Period advised
- ❖ Scope to “switch” to other serviced lands if 1st priority lands become “stuck”
- ❖ Services Capacity Audits are important

Achieving Balance in Delivery

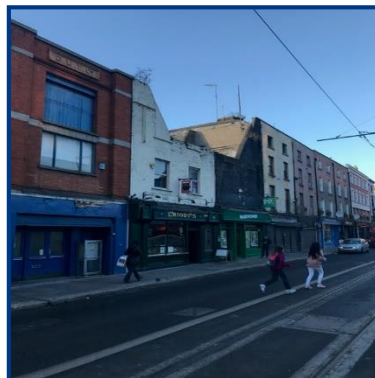
**67,000
homes
could be
built on
State land**
■ But less than 10,000 can be
delivered within decade: report



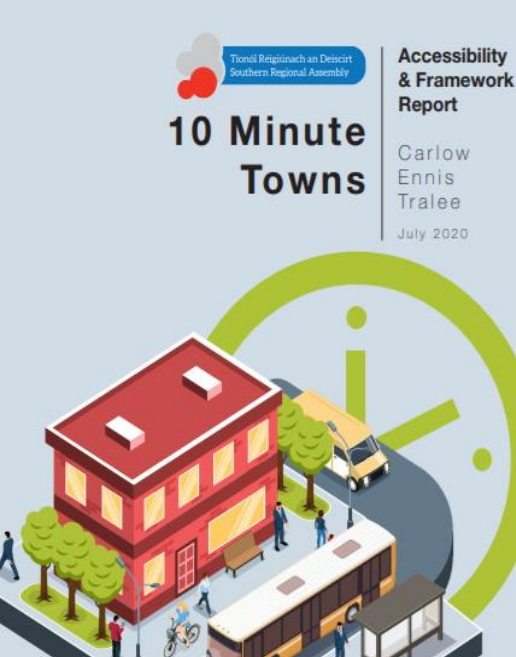
83,662 vacant properties across Ireland

6,000

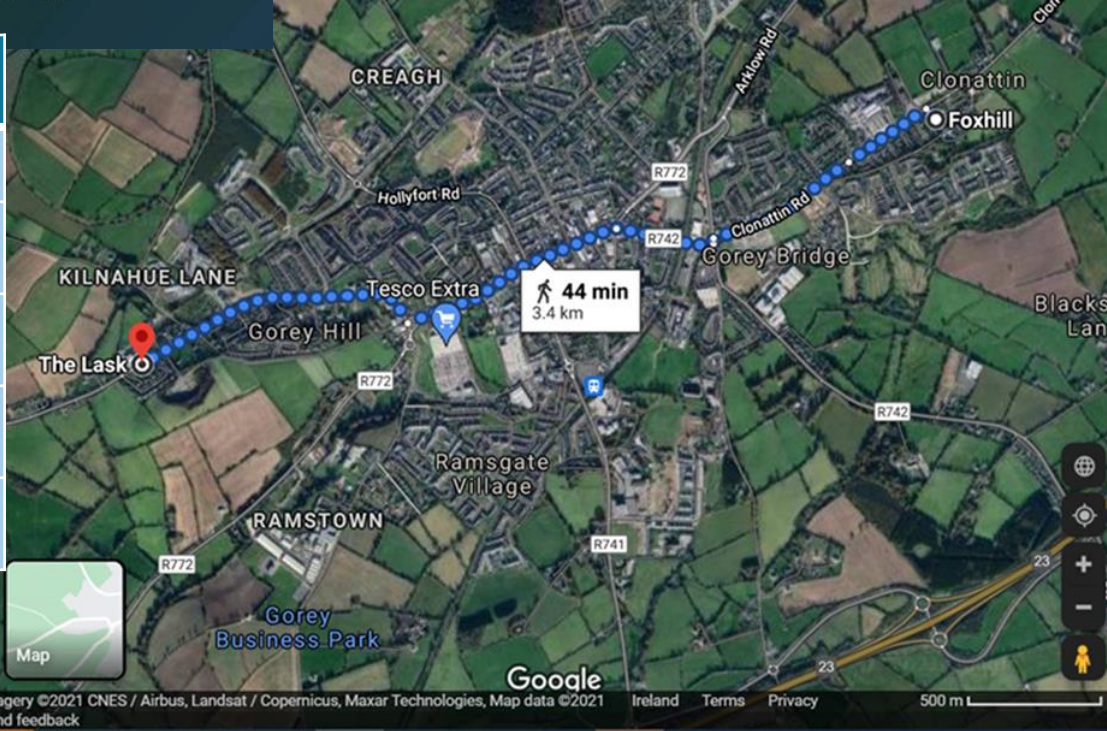
Number of homes the LDA
expects to provide by 2026
under Project Tosaigh



Density



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



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.
- ❖ Viability of higher densities can be challenging – carefully consider what planning policy can do to enhance...



Cork County Draft Development Plan



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Viability

€271,950

VS

€330,493 (3 bed semi)

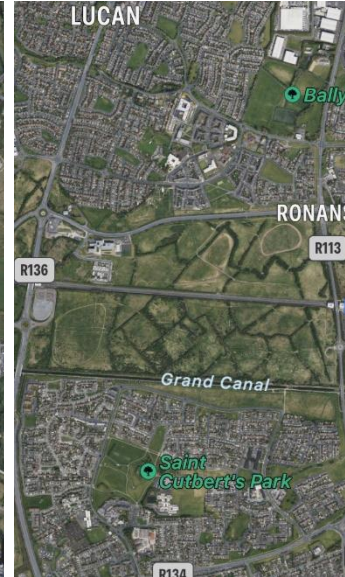
€358,899 (2 bed apt)

Sufficiency of Zoned Land...

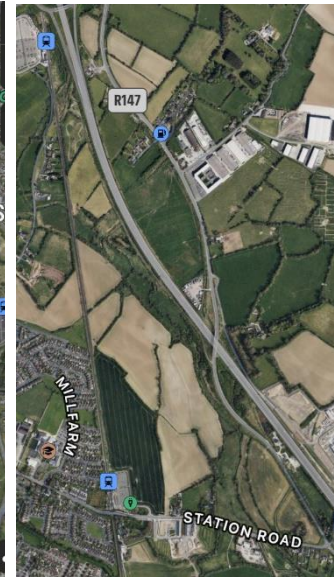
- Sites capable of 50,000 homes+
- €Bns taxpayers money invested – rail – water - schools
- Zoned
- Serviced
- Approved (mostly)
- Not enough starts..
- Why?
- Viability
- Finance
- Funding



Clongriffin



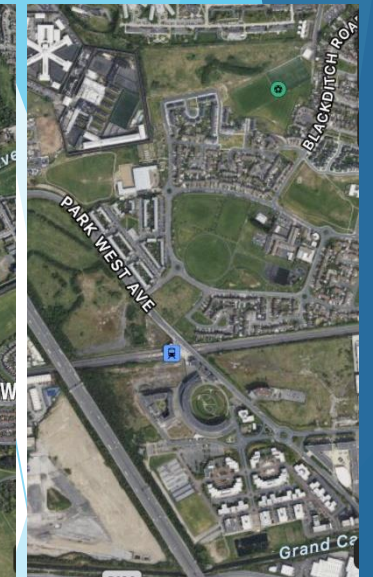
Clonburriss



Dunboyne



Ashtown/
Pelletstown



Park West

NPF vs Actual Scope for Housing in Plans

	Estimated housing delivery based on current CSO completions	NPF/ Housing Supply Target	Residential zoned land yield
SDCC	5,838	15,094	23,731
DLRD	10,950	15,225	25,350
Fingal	11,352	16,245	27,615
Cork County	9,360	18,500	25,080

Data for relevant 6 year plan period – eg 2022-2028

Land Activation

- ▶ Kellystown Local Area Plan 2021 – clear framework plan for key development areas.



- ▶ Newcastle West Draft LAP 2023 – identifies key opportunity sites to encourage the restoration, consolidation and improvement of lands within the town core.
- ▶ Sets out design brief for The Square.

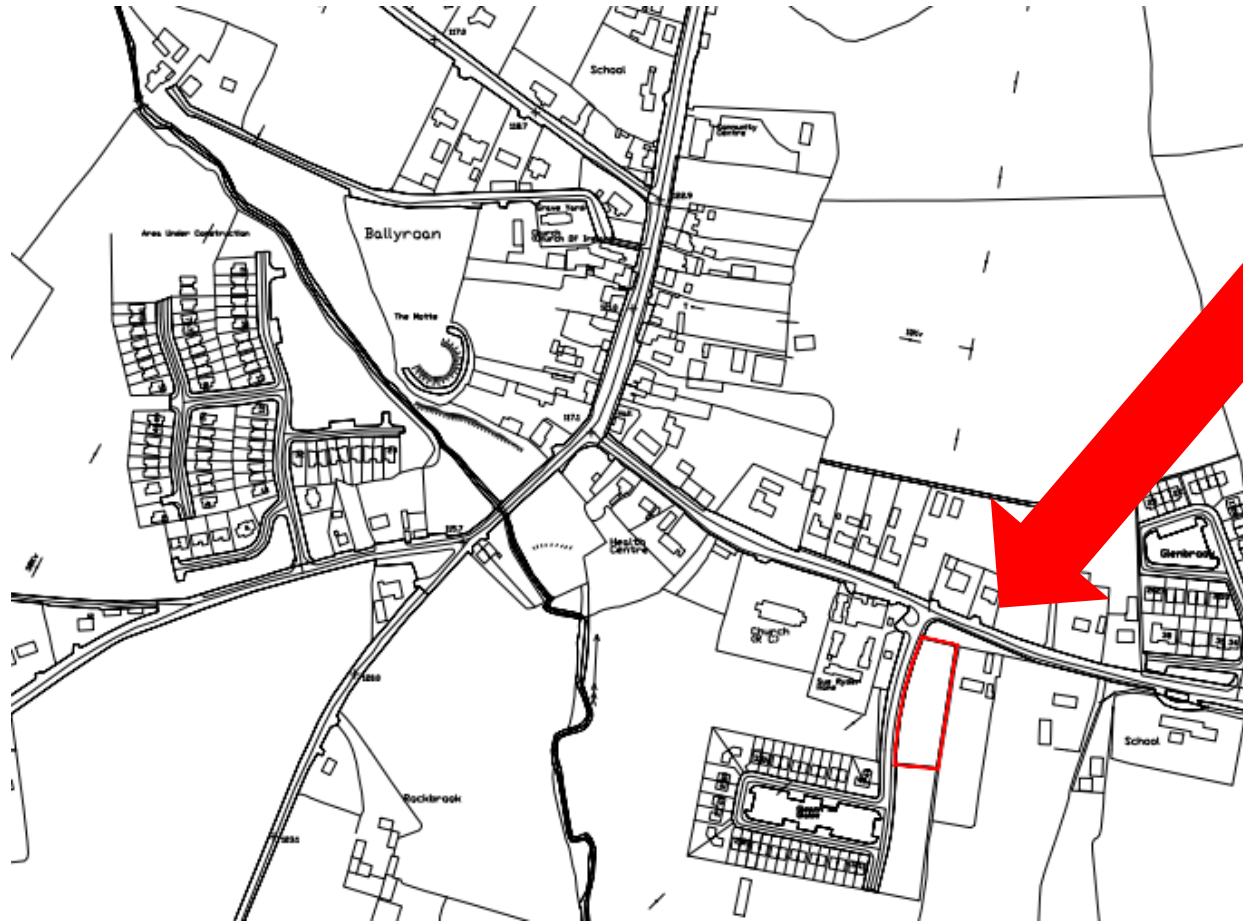


Laois CDP – Serviced Sites

- ▶ Adopted plan contains strong policy support for serviced sites

Rural Areas Policy Objectives	
CS 30	Support housing at an appropriate scale and repopulation taking place within villages in a consolidated, sustainable and sequential manner, priority will be given to refurbishment of existing houses or appropriate replacement to current building standards within the existing footprint.
CS 31	Promote the provision of serviced sites in line with investment opportunities by Irish Water in order to attract people to build their own homes and live in villages.
CS 32	Facilitate the expansion of villages and small towns to provide for employment, retail and social opportunities at an appropriate scale subject to normal planning requirements.
CS 33	Support the servicing of rural villages (serviced sites) to provide an alternative to one-off housing in the countryside, in line with RSES Objective RPO 4.78.
CS 34	Within the designated development limits of the rural villages in Volume 2, development will be permitted where it involves infilling, conversion, single site housing development, or the use of derelict or underused land or premises, subject to siting, design, protection of residential amenities and normal development management criteria.

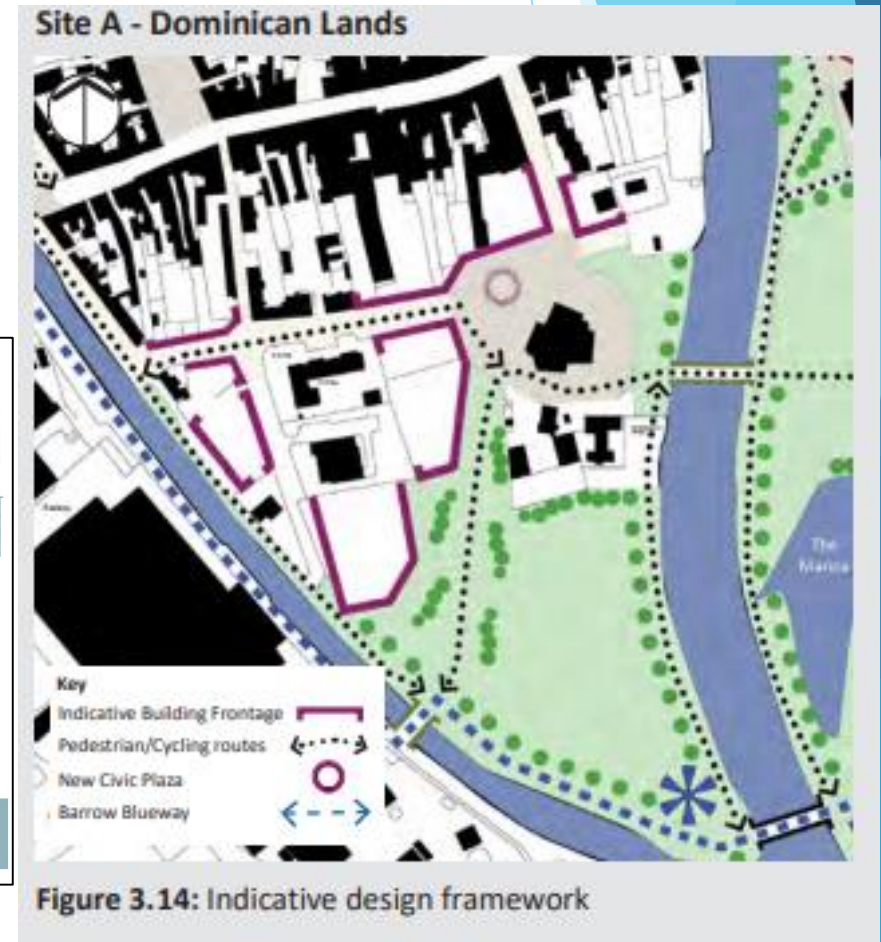
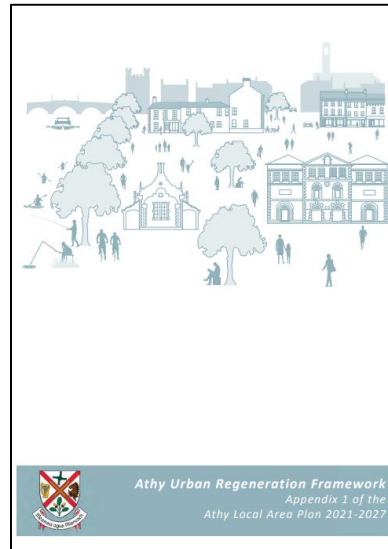
Serviced Sites - Croí Cónaithe (Towns) Fund



- **Ballyroan, Co. Laois**
- 4 no. ready to build sites
- Discounted price of €30,000
- Similar scheme in Durrow, Co. Laois

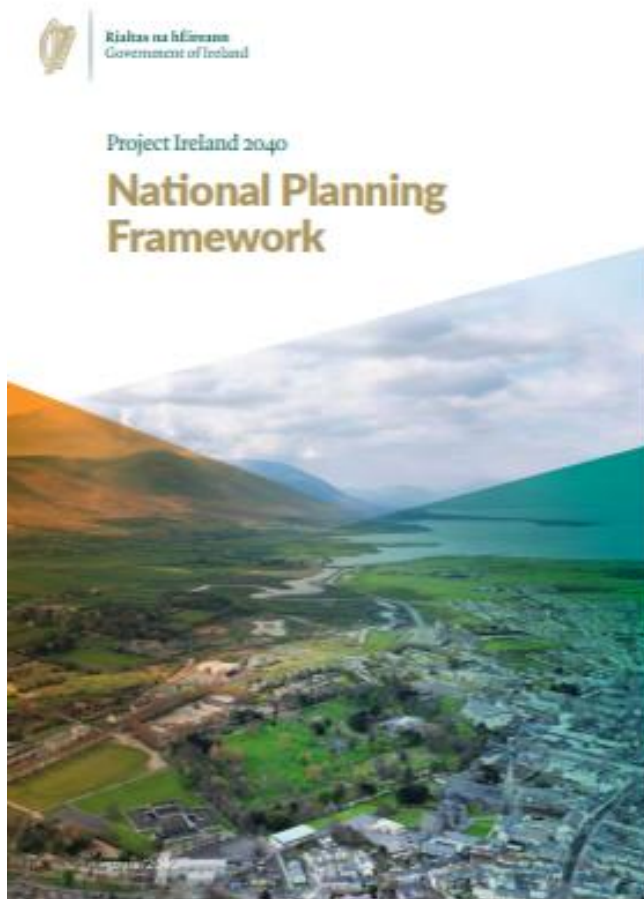
Urban Regeneration Framework: Athy LAP

- Prepared in tandem with the Athy LAP
- Integrated strategy for rejuvenation
- Key aims: vacancy, brownfield sites, public realm, sustainable mobility...
- Vacant Site Levy designation...



Climate Mitigation- Renewable Energy

National Planning Objectives
54 & 55 and RPOs



Climate Act



CLIMATE ACTION PLAN 2023 CAP23

Changing Ireland for the Better



Wind Energy Guidelines

49



1(a) Large wind energy development with random layout, irregular spacing and high turbines - this siting and design option is appropriate given the scale of this landscape



1(b) Wind energy development with many turbines of medium height - this can be inappropriate. The spatial extent of a wind energy development can be reduced by using taller turbines. This may be a preferable solution in some situations.

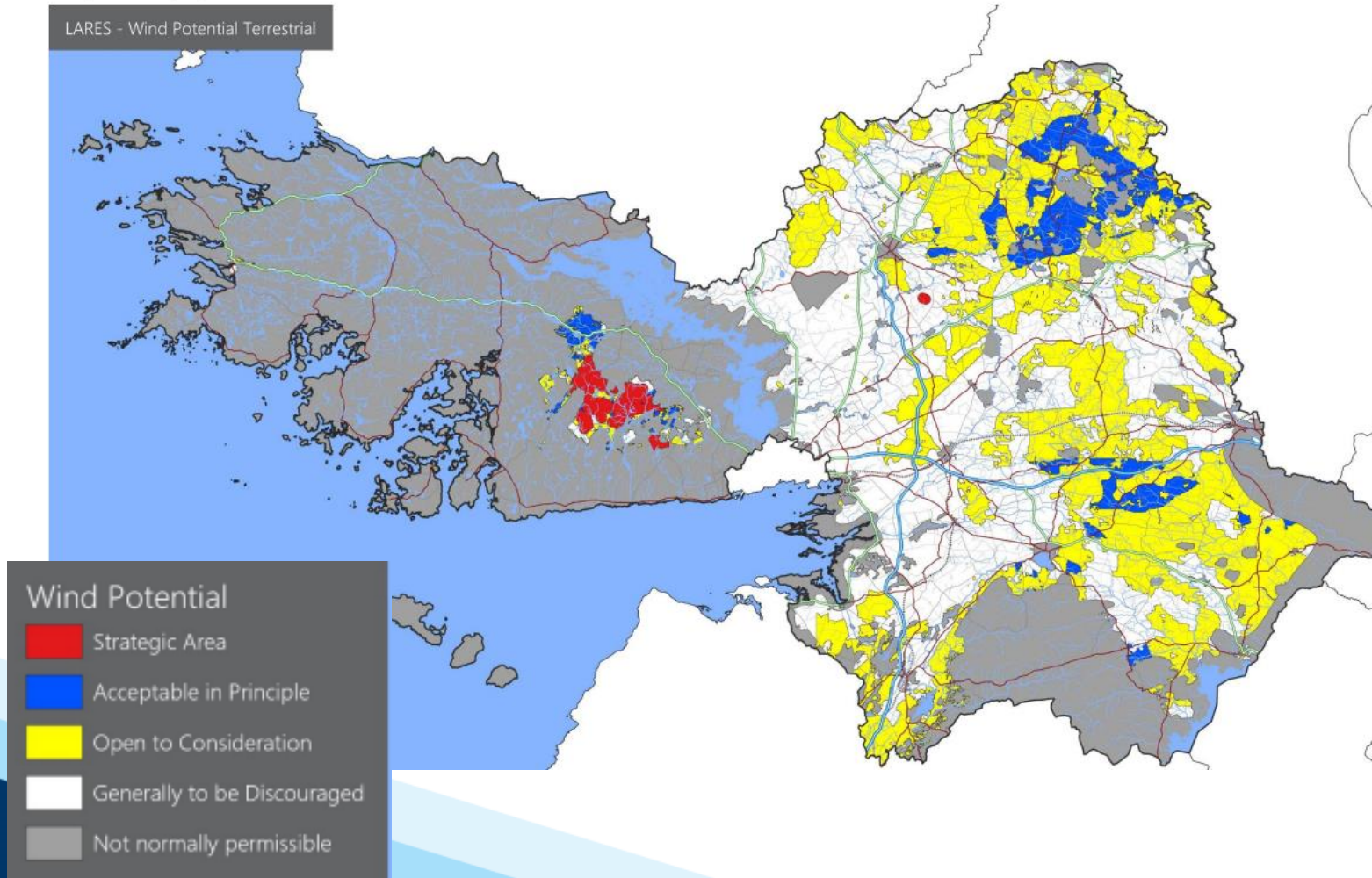


1(c) Wind energy development with relatively few and tall turbines.

Spacing

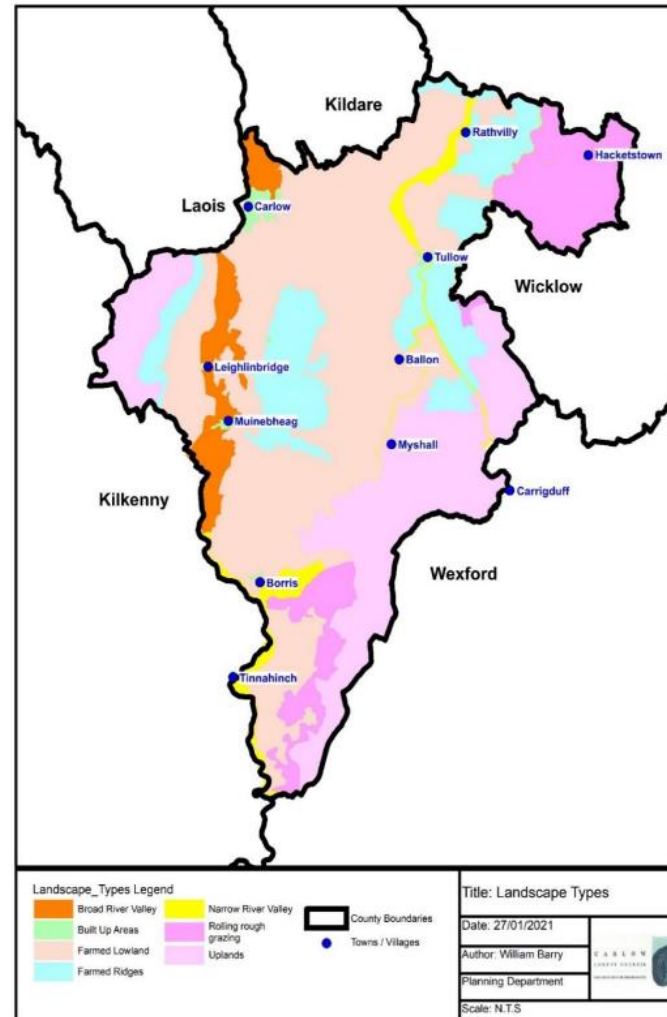
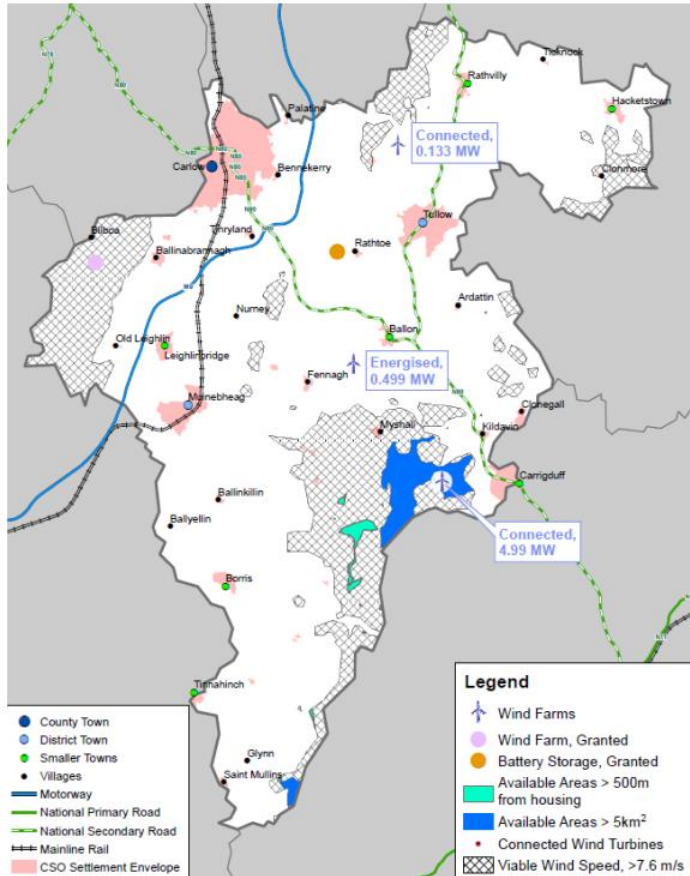
All spacing options are usually acceptable. Where a wind energy development is clearly visible on a crest or ridge there is considerable scope to vary the rhythm, though on simple ridges, regular spacing may be more appropriate. On sweeping and continuously even areas of mountain moorland or upland plateaux regular spacing may be most desirable.

Galway County Council Renewable Energy Strategy (RES)



- Good engagement
- Detailed in-house RES - evidence-based approach with proper resource assessment for WE and SE, taking account of all constraints and all infrastructure opportunities
- Clear regard to section 28 Ministerial guidelines & consistent with national obligations and policy with target to 2030
- Full range of renewables considered and included

Carlow County Council Renewable Energy Strategy



- Good engagement & discussion with OPR prior to plan review
- Evidence-based approach to assessing potential for wind/solar taking account of opportunities & constraints
- Regard to section 28 Ministerial guidelines
- Wind target low relative to national obligations to 2030
- Full range of renewables considered

Climate Adaptation: Flood Risk



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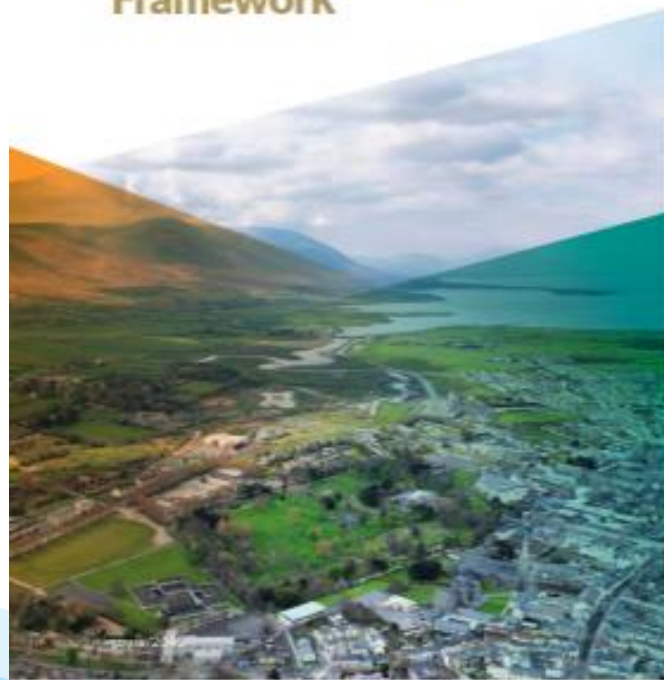


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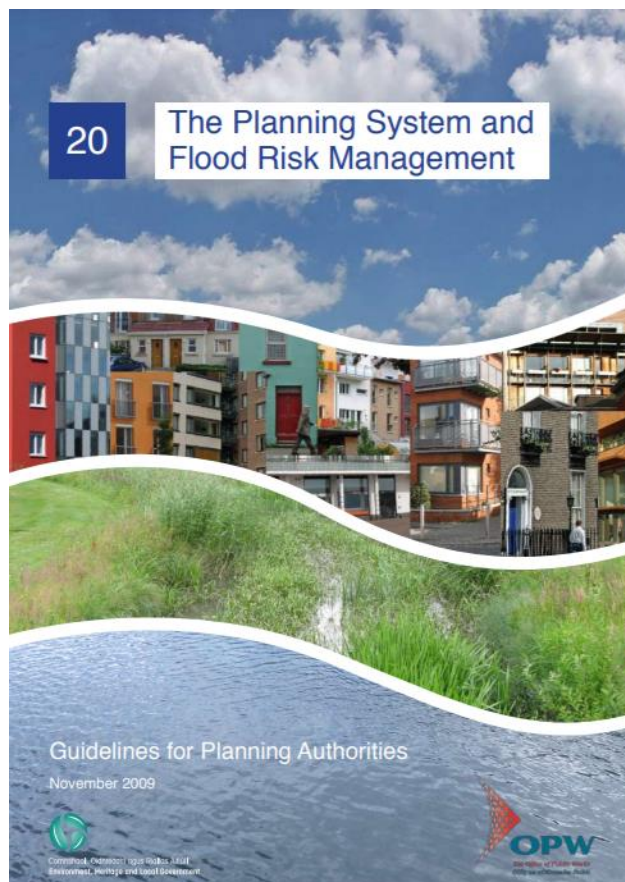
Obligation on
FRMGs - NPO
57

Project Ireland 2040

National Planning
Framework



Evidence-based
approach
FRMGs 2009



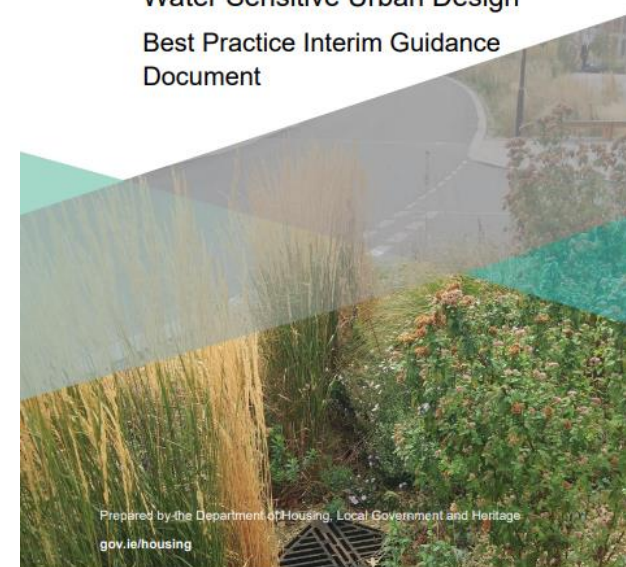
Advisory, best practice
approaches



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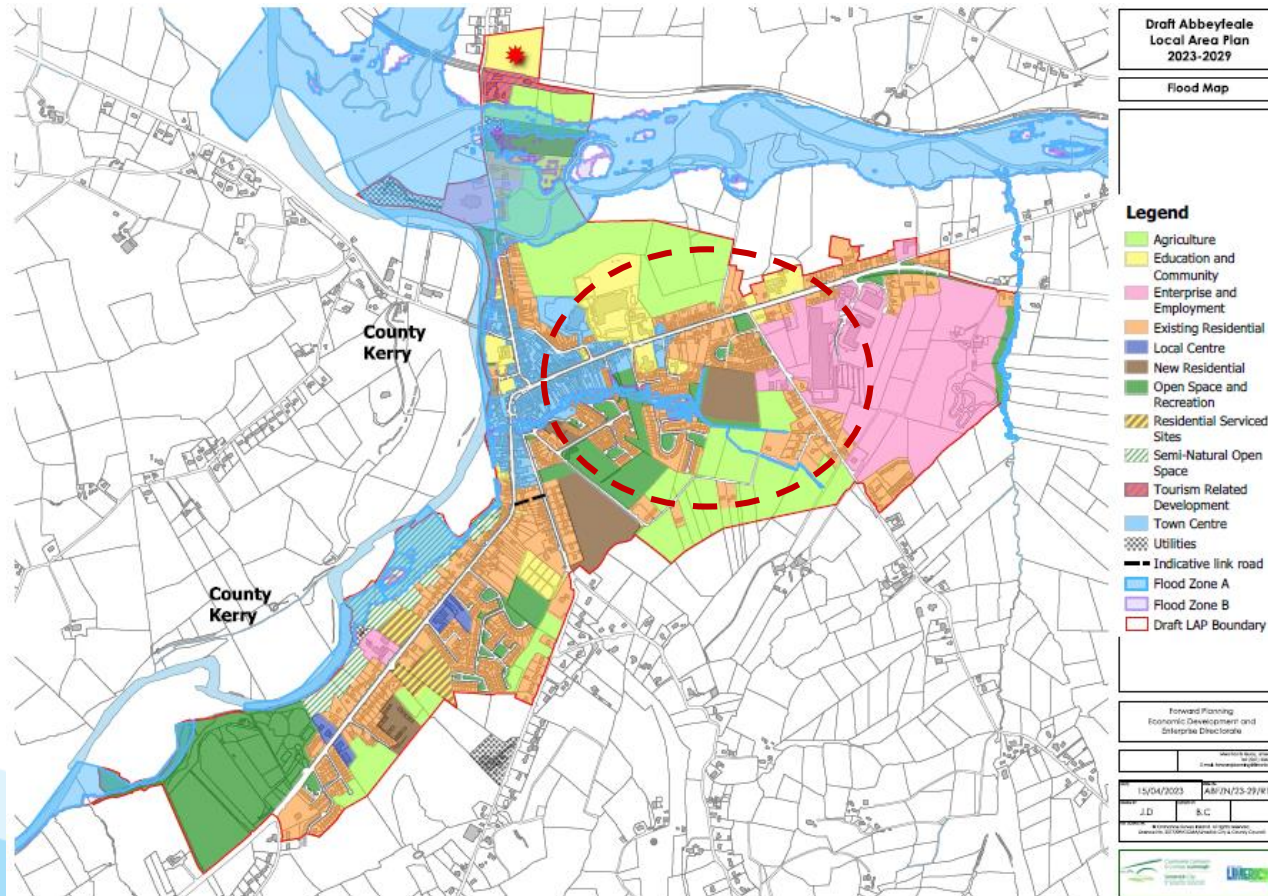
Nature-based Solutions to the
Management of Rainwater and
Surface Water Runoff in Urban
Areas

Water Sensitive Urban Design
Best Practice Interim Guidance
Document



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

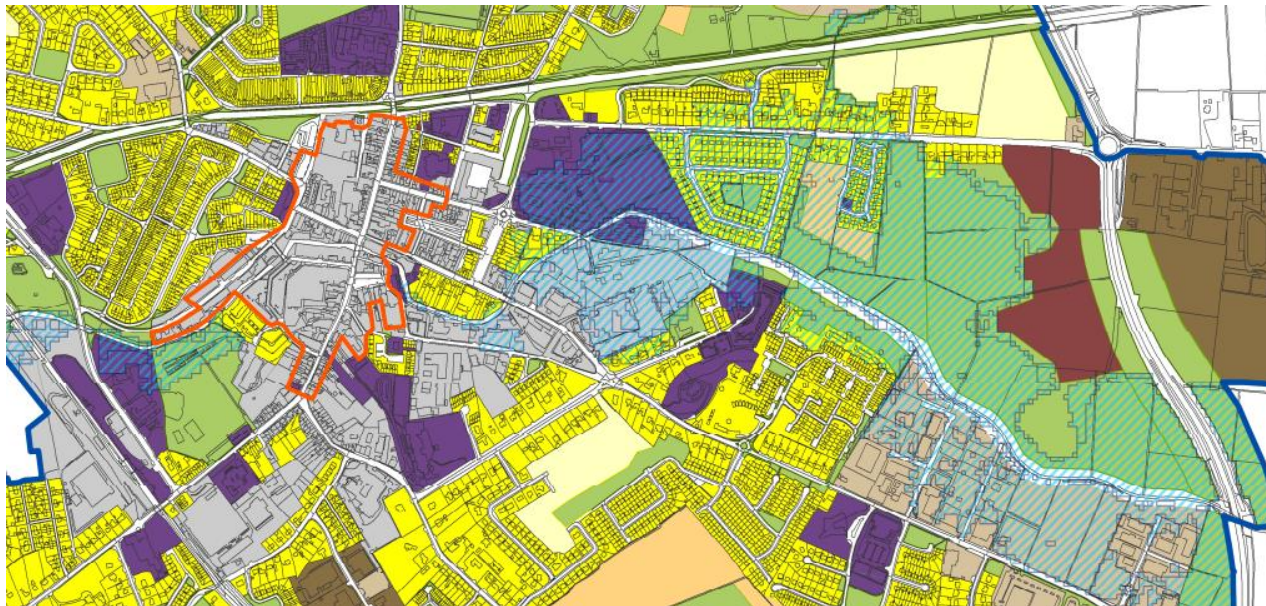
Abbeyfeale draft LAP - SFRA



- Flood risk recurring issue
- Local authorities, such as Limerick have addressed flood risk proactively and on an evidence-based approach
- Smaller catchments typically not covered by OPW CFRAMs requiring stage 3 assessments under SFRA
- Limerick commissioned its own stage 3 assessment for part of the town to resolve this issue.

Offaly CDP

- ❖ Overlaid flood maps on zoning maps
- ❖ Justification Test for each individual site – not settlements
- ❖ Good liaison with OPW



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Sustainable Water Management Lissenhall East LAP

- Lissenhall LAP makes space for water
- Enhances biodiversity, recreation and local character
- Incorporates attenuation pond, swales, landscaped areas.

Figure 6-2: Flood Risk Areas

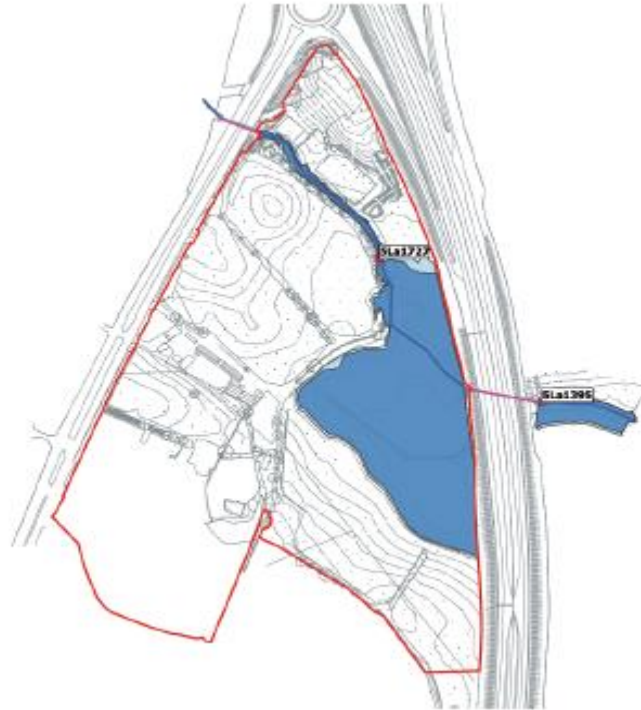
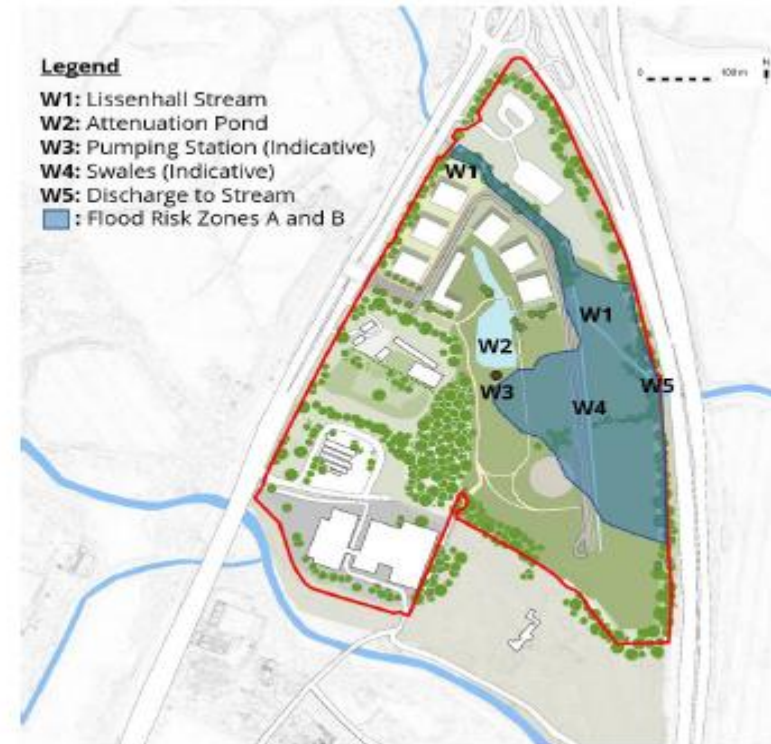


Figure 6-3: Sustainable Water Management



Implementation and Monitoring



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Planning authorities recognising the importance of monitoring plan implementation

Good examples included in recent CDPs and LAPs

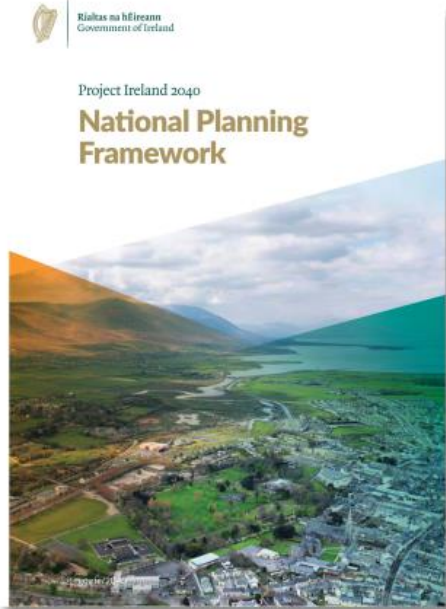


15.5.2 Core Strategy

Policy Objective	Strategic County Outcomes					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Climate Resilience	Compact and Connected	Liveable County	Inclusive and Healthy	Vibrant Economy		
CS1 – Housing Need Demand Assessment			✓	✓		Review the HNDA 2022-2028.	Review the DLR HNDA 2022-2028 subsequent to the preparation of a Regional HNDA.
CS2 – Core Strategy	✓	✓	✓	✓	✓	Development management.	New dwelling completions. Data source: CSO.
CS3 – Supply of Zoned Land		✓	✓		✓	N/A	New dwelling completions. Data source: CSO.
CS5 – Strategic Land Reserve		✓	✓			Development management and LAP plan-making.	Assessment through development management functions and LAP provisions.
CS6 – Lands for Employment Use		✓	✓		✓	Spatial analysis.	Land availability study of employment zoned lands. Data source: Various.
CS7 – Strategic Employment Locations		✓	✓		✓	Development management.	Quantum of employment development in strategic employment locations. Data source: Planning data (APAS).
CS8 – Ecosystem Services Approach	✓		✓			Plan-making.	Application and specific recognition in LAPs identified as part of the LAP plan-making programme.

	Action	Lead Responsibility	Timeline
Action 1	Opportunity Site 1: Local Park and associated infrastructure to facilitate pedestrian and cycling access from Scanlon Park through Bruach na Sionna to the village	LCCC Planning, Environment and Place-making Directorate	Short-medium term
Action 2	Opportunity Site 2: Worlds End	LCCC Community, Tourism and Culture Directorate	Medium – Long term
Action 3	Village Centre Traffic Management Plan and public realm upgrades	LCCC Transport and Mobility Directorate /Planning, Environment and Placemaking	Medium – Long term
Action 4	Extension of existing and develop further Walking and Cycling facilities in the village	LCCC Transport and Mobility Directorate	Medium term
Action 5	Equipment upgrade, maintenance and Playground Extension	LCCC Planning, Environment and Place-making Directorate	Short-medium term
Action 6	Feasibility project for a Greenway extension from the University of Limerick through Castleconnell to Montpellier	NTA, Roads Design Office, Department of Transport, LCCC Transport and Mobility Directorate	Short – medium term
Action 7	Improved active travel connectivity and safety works including: between Castlerock and the village centre	LCCC Transport and Mobility Directorate	Medium term
Action 8	Provision of a Park and Ride	LCCC, NTA and Iarnrod Eireann	Medium – Long term

CDP Reviews: Better Co-ordinated Plans



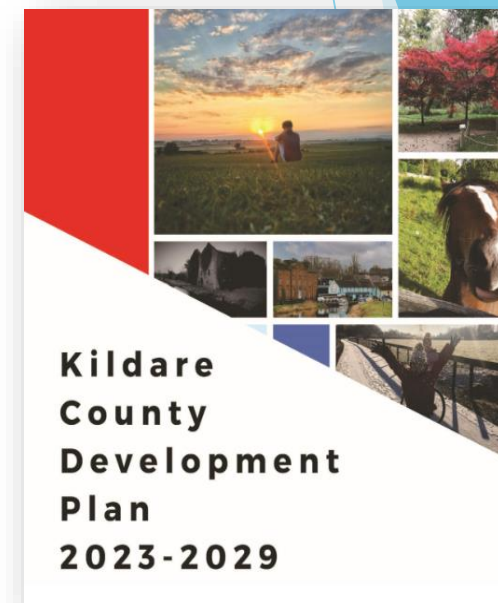
NPF



NPF Roadmap



RSES



CDP



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CDP Reviews: Overall Results



Huge effort: better consistency, transparency, certainty



Significant learning: - clearer basis for investment & planning decisions



Greater focus: delivery of local planning objectives through LAP's



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