



To: Directors of Planning Services, City and County Councils
Cc: Chief Executives, City and County Councils
Senior Planners, City and County Councils
Directors of Regional Assemblies
Office of the Planning Regulator
An Bord Pleanála

Circular Letter: NRUP 02/2024

12 January 2024

**Ministerial Planning Guidelines under Section 28 of the Planning and
Development Act 2000 (as amended): Sustainable Residential
Development and Compact Settlements Guidelines for Planning
Authorities**

A Chara,

I am directed by Mr. Darragh O'Brien TD, Minister for Housing, Local Government and Heritage and by Mr. Kieran O'Donnell TD, Minister of State 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), entitled 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities'.

I am also directed to bring to your attention that the Ministerial Planning Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended) in 2009 entitled 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' are hereby revoked and are replaced by the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities'.



The ‘Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities’ set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements. They build on and update previous guidance to take account of current Government policy and economic, social and environmental considerations.

A copy of the ‘Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities’ is attached for information and will be available to download on the Government of Ireland’s website Gov.ie.

A non-statutory Design Manual detailing best practice examples of how the policies and objectives of the Guidelines can be applied, will be published in early 2024. In support of a plan-led system and to ensure consistency planning authorities are requested to review statutory development plans in force for their functional area as soon as possible (including planning schemes), and to form a view as to whether the plan(s) is materially consistent with the policies and objectives (including SPPRs) of the Guidelines. Where a planning authority is of the view that there is a material inconsistency it is recommended that steps should be taken to vary the statutory development plan under Section 13 of the Act (in the case of a planning scheme, amend the planning scheme under Section 170A) so as to remove the material inconsistency(s) concerned.

Any queries in relation to this matter should be sent to ForwardPlanning@housing.gov.ie

Is mise le meas,



A handwritten signature in black ink, appearing to read 'Claragh Mulhern', located in the upper left quadrant of the page.

Claragh Mulhern

Acting Principal Adviser