



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

National Planning Framework Implementation

Presentation to AILG Councillor Workshop
Ravenport Hotel, Co. Wexford

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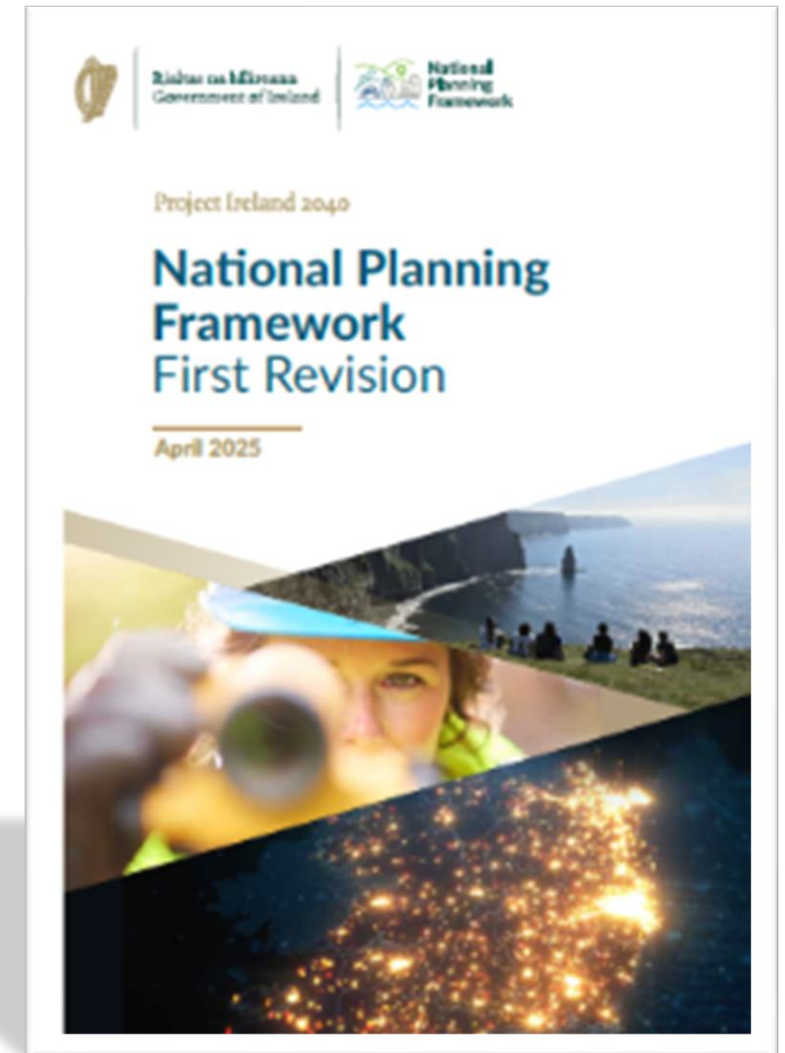
- *more regionally balanced*
- *city-focused and*
- *compact growth*



Drivers for the Revision



- **Climate Transition** – addressing sectoral emission targets and Climate Action Plan 2024.
- **Changing and Diverse Demographics** – planning for uncertainty.
- **Regional Development** – the reality of regional ambition and the challenge of transitioning from ‘business as usual’.
- **Digitalisation** – Impacts on work, retail, commuting and regions.
- **Investment and Prioritisation** – Timing and Prioritisation.



NPF Revision Process



- Government decision to review, expert advisory group, 2023
- ESRI updated population and housing projections (c50,000 new homes p.a.) and Climate Action Plan Targets for Renewables addressed through regional allocations
- Public consultation July-September 2024, 272 submissions
- Approval to proceed with amended Draft, November 2024
- Final approval by Government and Oireachtas in April 2025



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Revised Strategy

ESRI Structural Housing Demand



- Average of 44,000 p/a to 2030
- Average of 40,000 p/a to 2040
- +Unmet Demand

TABLE 4.3 STRUCTURAL HOUSING DEMAND ACROSS ALL SCENARIOS

Assumption			Average Housing Demand (in '000)		Scenario
Demographics	Headship Rate	Obsolescence Rate (%)	2023–2030	2030–2040	
AVERAGE OVER ALL SCENARIOS			44.0	39.7	Average
Base	Current trends	0.25%	37.9	32.0	1
		0.50%	42.2	37.6	2
	Household size falls	0.25%	45.8	41.6	3
		0.50%	50.3	47.4	4
High Migration	Current trends	0.25%	40.7	36.3	5
		0.50%	45.1	41.9	6
	Household size falls	0.25%	48.9	44.2	7
		0.50%	53.3	52.4	8
Low Migration	Current trends	0.25%	35.0	27.8	9
		0.50%	39.4	33.3	10
	Household size falls	0.25%	42.8	36.7	11
		0.50%	47.2	42.4	12

Source: Authors' calculations.

Average c50,000 homes each year



Galway City



Drogheda

NPF Strategy



- Maintain core objectives for balanced regional development
- City focussed growth
- Compact Growth

National Policy Objective	Eastern and Midland	Southern	Northern and Western
1. Growing Our Regions	Approximately 470,000 people (3m total) (690,000 people over 2016)	Approximately 330,000 people (2m total) (450,000 people over 2016)	Approximately 150,000 people (1m total) (210,000 people over 2016)
2. Building Stronger Regions: Accessible Centres of Scale	Dublin City and Suburbs: + 295,000 people (at least 1.56 million in total) Regional Spatial and Economic Strategy to set out a strategic development framework for the Region, leading with the key role of Athlone in the Midlands and the Drogheda-Dundalk-Newry cross-border network	Cork City and Suburbs: + 96,000 people at least 320,000 in total) Limerick City and Suburbs: 44,000 people (at least 150,000 in total) Waterford City and Suburbs: + 28,000 people (at least 88,000 in total) Regional Spatial and Economic Strategy to set out a strategic development framework for the Region	Galway City and Suburbs: + 36,000 people (at least 122,000 in total) Regional Spatial and Economic Strategy to set out a strategic development framework for the Region, leading with the key role of Sligo in the North-West, Athlone in the Midlands and the Letterkenny-Derry cross-border network.
3. Compact, Smart, Sustainable Growth	50% of new city housing within existing Dublin City and suburbs footprint 30% all new housing elsewhere, within existing urban footprints	50% new city housing on within existing Cork, Limerick and Waterford Cities and Suburbs footprints 30% all new housing elsewhere, within existing urban footprints	50% of new city housing within existing Galway City and suburbs footprint 30% all new housing elsewhere, within existing urban footprints

Application to the Planning System



- **Post-NPF ministerial requirement (s28) to update County/City Development Plans, by way of variation**
- **All Plans will have bigger housing requirement, initially for remainder of current plan duration**
- **Will also need to look at 10 year plans further to Planning and Development Act**
- **Will effectively mean planning for significantly more new homes per annum, over a longer time horizon**

Section 28 Guidelines – Housing Growth Requirements



- Replaces the Section 28 *Housing Supply Target* Guidelines issued in 2020.
- Aim is to efficiently to align local plans with the updated housing figure in the Revised NPF.

NPF Implementation: Housing Growth Requirements

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

July 2025

Policies and Objectives



1. The housing growth requirements for each planning authority set out in Appendix 1 are to be reflected in the relevant City or County Development Plan.
2. that ‘additional provision’ of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 is reflected within the relevant City or County Development Plan.
3. That planning authorities should use all available means to ensure that the objectives of the Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan.

Planning Act 2024 Implementation



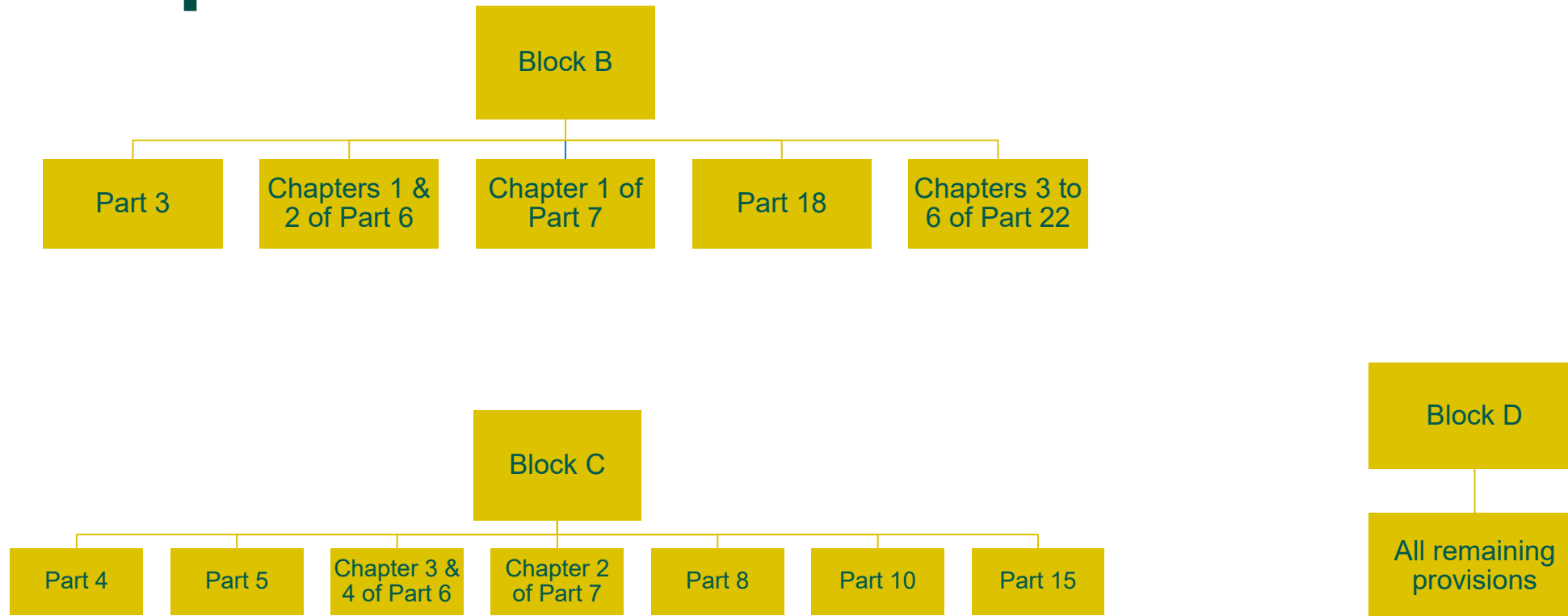
- Enacted October 2024, Implementation Strategy centred on a phased programme of Secondary Legislation to give effect to commencements
- 4 main blocks, to be flexibly rolled out mainly by year-end 2025, important to note each aspect of 2000 Act remains until repealed
- Oversight group and sectoral/thematic working groups, comprising those who operate the planning system
- Review of exemptions underway and 2025 Amendment Act in July, to retrospectively apply time lost in JR to decisions under 2000 Act



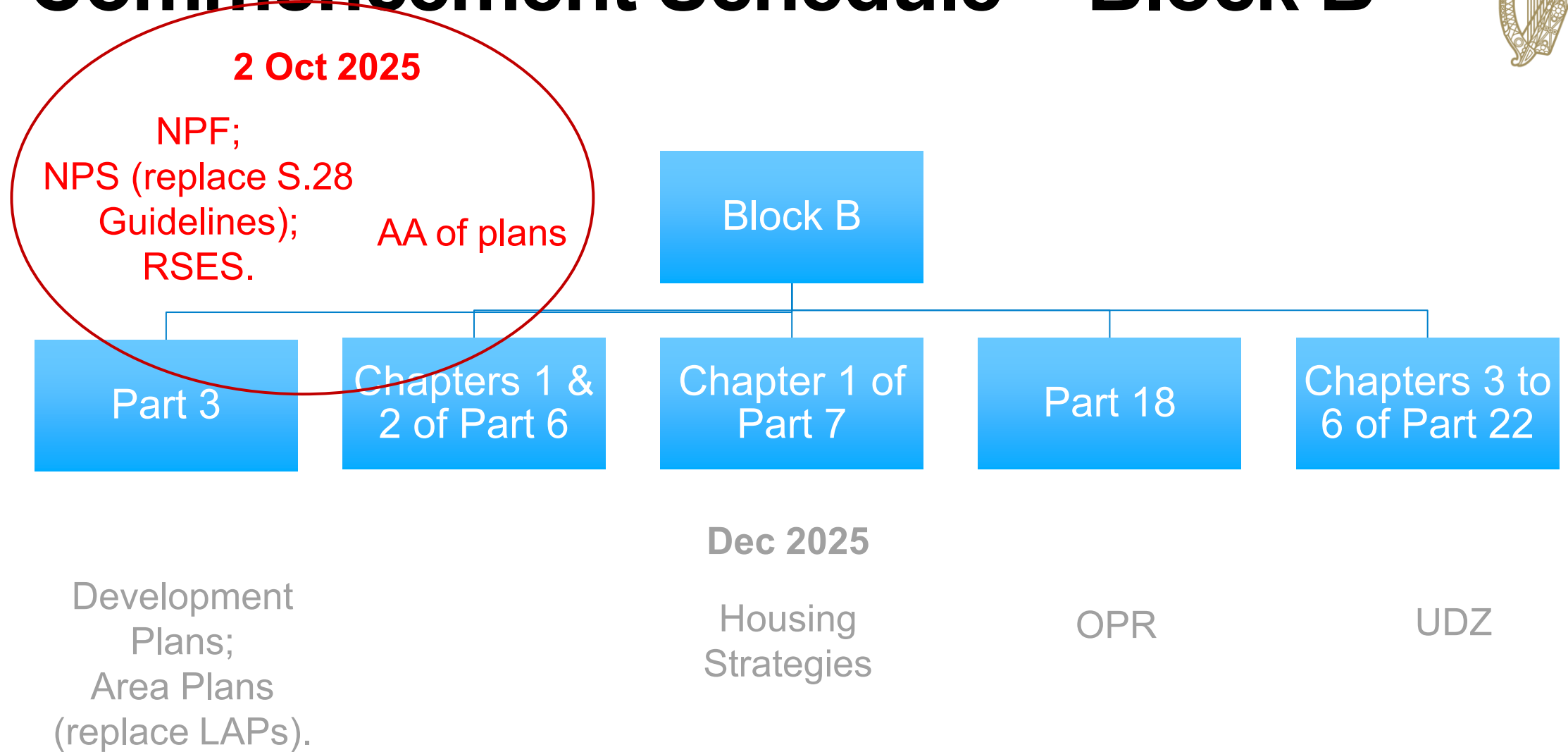
Commenced Provisions

Provisions	Commencement Date	Commencement Order
Sections 1 to 5	02 Dec 2024	SI 662/2024
Part 22 – Chapters 1 & 2	09 Jun 2025	SI 239/2025
Part 17*	18 Jun 2025	SI 256/2025
Part 9 – Chapter 1 Section 180	01 Aug 2025	SI 379/2025
Part 3 (NPF, NPS + RSES), Part 16 (funfairs) + Part 6 AA of plans.	02 Oct 2025	SI 452/2025

Planning Act Implementation – Next Steps



Commencement Schedule – Block B



HGR Variations and Transition to Planning and Development Act 2024



- Planning and Development (Amendment) Act 2025 – variation under PDA2000
- Transition to Commencement of relevant Chapters of Part 3 of PDA2024 – potential for variation under PDA2024
- RSES process and status of development plan reviews



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Thank You

<https://www.npf.ie/>