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Planning and Development Act 2024

Implementing Part 3: Forward Planning



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Layout of Presentation

- 1. Development Plan Content**
- 2. Development Plan Process**
- 3. Area Plans in the New Act**



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Implementing Part 3- Part 1: Development Plan Content

Deirdre Scully, FIPI



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City and County Development Plans under the 2024 Act

- Process, core *role* and *function* of CDPs remains the *same*
- But there is a clear *need* for change and a new approach



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What are the characteristics of a '24 Act Development Plan?

- Easy to read – *concise*
- Clear spatial vision and pathways - *shows what success will look like*
- Strategic objectives giving meaning to the vision - *solid and logical evidence base*
- Tools to enable delivery - *APs, DM, local settlement objectives*



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General Content Layout

Part 1

Introduction with national and regional context

1. Integrated *Overall* Strategy
2. Strategy for Sustainable *Development* and Regeneration
3. Strategy relating to *Economic* Development
4. *Housing* Development Strategy
5. Strategy relating to Creation, Improvement and Preservation of Sustainable *Places and Communities*
6. Strategy relating to *Environment and Climate* Change
7. Strategy for Conservation of natural and built *heritage*

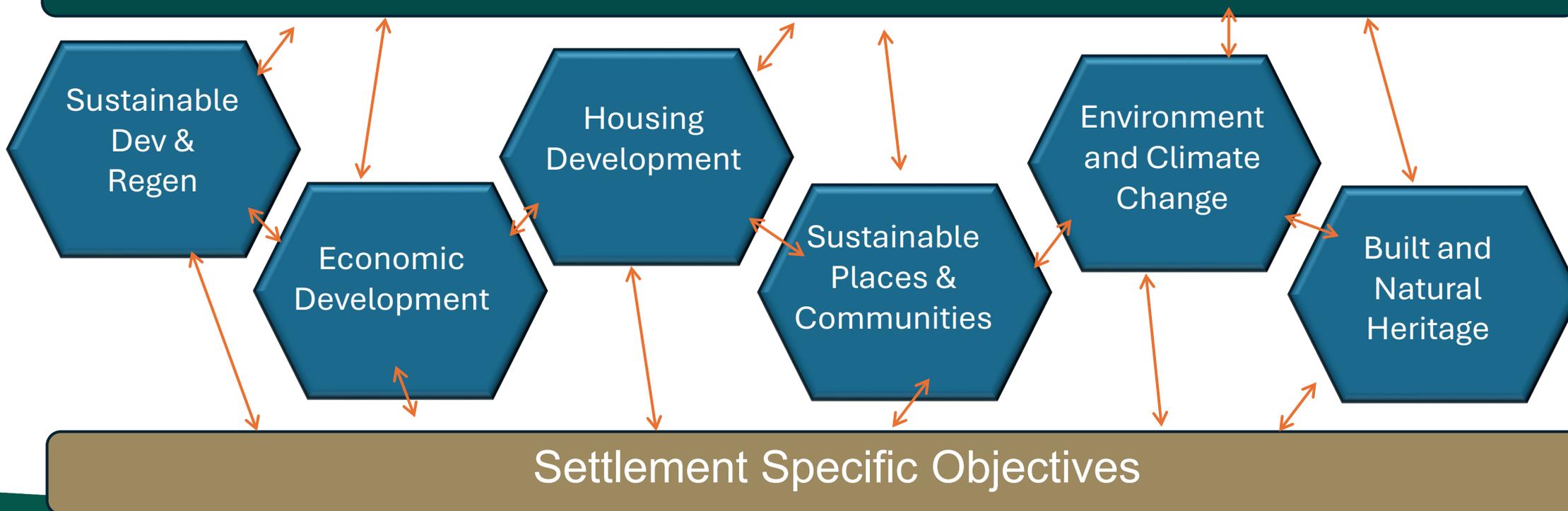


Part 2

8. Settlement Specific Objectives (each town, development area)
9. Development Management Statement –
 - Objectives for management of areas, uses and structures (DM standards)
 - Zoning definitions and details.



Integrated Overall Strategy





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1. The Integrated Overall Strategy

- The “plan” in summary- answers all the key questions
- The uniting piece of all other strategies in the written statement
- Contains the vision
- Sets up the long-term strategic direction for the City/County
- A framework for development and action



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What is required for it by the Act?

- Vision, written text and zoning maps
- Cover entire area
- Policies and strategic high-level objectives
- Clear tie-in to NPF, RSES, water protection, Marine policy
- Join up of public transport and growth (NTA Strategy)
- State that all strategies in the plan integrate in overall one.
- Settlement hierarchy (county)/strategy statement (city)



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The overall strategy has a few key parts:

- The vision and associated long term view
- Big over-arching strategic objectives that tie the Plan together
- The settlement piece- where growth goes, what needs to go with it
- What plans will be done in what order
- Mapping showing-
 - Vision graphic map
 - Settlement hierarchy map including transport connectivity
 - Zoning maps- giving “meat to the bones of the settlement hierarchy”



The Settlement hierarchy/strategy

- Not a stand-alone element, part of what is the overall strategy
- Looks at all growth (not just housing) and how each town/area has a role
- Covers:
 - Ranking of towns (in line with RSES)
 - Pop figures for towns/key areas, key housing lands
 - Key services needed
 - Economic growth generally and key lands/areas proposed
 - (addresses retail in cities including defining the core)
 - Social development, key investments.



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3. Economic Development Strategy

- Similar to existing CDP chapters in topics
- Clear tie-in to Sustainable Development & Regeneration Strategy
- Keeping objectives strategic
 - Linkage to sustainability/movement
 - Retail
 - Town centre vibrancy - interlinkage
 - Tourism



4. Housing Development Strategy

- “Numbers and sites” strategy
- The evidence base for overall integrated strategy
- Demonstrates sufficient lands are available
- “Statement” to prioritise compact urban sites
- List of what infrastructure investment is needed for key areas
- Vacancy- analysis and actions
- Connection to Part 7 Housing Strategy (social, affordable, cost-rental)



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5. Strategy for the Creation, Improvement and Preservation of Sustainable Places and Communities

Shaped around three main aspects -

- Provision of Amenities
 - Social, green, cultural, social inclusion
- Promoting high standards
- Protecting key Cultural/Landscape Assets



6. Strategy for Environment and Climate Change

- Two big CDP topics combined
- New complex pieces to include
- Existing: climate action, WFD, flooding, quarries etc
- New: Climate and Energy Targets, Coastal Erosion, Natural Hazards



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7. Strategy for Conservation of Natural and Built Heritage

- Similar in content to many existing CDPs
- Link to Heritage Plan and Biodiversity Plan for County/City
- Landscape plans (county/city wide)



Part 2

8. Settlement Specific Objectives (each town, development area)
9. Development Management Statement –
 - Objectives for management of areas, uses and structures (DM standards)
 - Zoning definitions, matrix and details, Rights of Way



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7. Settlement Specific Objectives

- Opportunity to bring into CDP targeted town/area plans for without delay of preparing full area plans
- More focussed approach, integration at micro-level
- All towns over 1,500 get a section
- All locations named in RSES for a CAP
- Address Gaeltachts and islands in need of renewal



7. Settlement Specific Objectives

- Individual section for each town/area
- Short, focussed text (“summary statement”) and map for each
- Address activation in local context, outline core/retail area and phasing, infrastructure provision, heritage
- Focus is “protection, renewal and growth”



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8. Development Management Statement

Three parts to this.

(i) Objectives for Management of Areas, Uses and Structures

- Contains the DM standards
- Materially consistent with Government policy
- Include piece on designing in flexibility and re-use of buildings (link back to action on regeneration/vacancy)



8. Development Management Statement

(ii) Zoning Categories

- Description of zoning objective, what is permissible/open for consideration etc.,

(iii) Rights of Way

- RoW to amenities, same as previous Act generally



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Implementing Part 3- Part 2: Development Plan Process

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➤ **Pre-Preliminary and Preliminary**

- *research, baseline, preparation...min 8 months*
- OPR consultation
- Report to the OPR- summary of key issues and intent
- OPR opinion response



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Pre-Draft Stage

- Strategic Issues and Options Paper for pre-draft consultation
- Public Display and receipt of Submissions
- More focussed high level approach to Strategic Directions stage - one strategic direction per strategy



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Draft

- 18 weeks now to get Draft published (up from 12)
- Tight 8 week window from CE Draft to Elected Members Draft
- 4 weeks to get on display after meetings (inc of 2)
- 8 week display, CE Report due after 14 weeks (inc of 2)



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Material Amendments

- 3 weeks to get MAs on display
- Display 4 weeks, 8 weeks for CE Report
- 6 weeks for Council chamber to debate and make plan
- Takes effect 8 weeks after



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Implementing Part 3- Part 3: Area Plans

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Impact of 2024 Act

- Process of making an area plan remains very familiar, no major changes from the old LAP process, easier timelines
- Sections much larger due to 3 types of plans
- Big shift is 10 year life, and no extension
- Flexibility on content retained



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The Area Plans

- Urban Area Plans (the towns)
 - Needs to include objectives on community facilities, design, public spaces
- Priority Area Plans (targeted growth areas)
 - Large new/regeneration lands that are too complex to resolve in the Settlement Specific Objectives in Part II of the CDP
- Coordinated Area Plans
 - Designated in the RSES, need to consider these now to input into RSES review



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General Points

- Take the long view in selecting locations for APs
- For areas of complex challenges, these will provide the sites for the latter phases of the current and for next CDP
- Use APs as an enabling tool for future growth