



An Roinn Tithíochta,
Pleanála agus Rialtais Áitiúil
Department of Housing,
Planning and Local Government



Our Planning System

Legislative and Policy Context

AILG Seminar - 10th & 12th October, 2019

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Structure of Presentation



1) Planning System Overview

2) Project Ireland

3) Planning Policy Priorities

Structure of Presentation

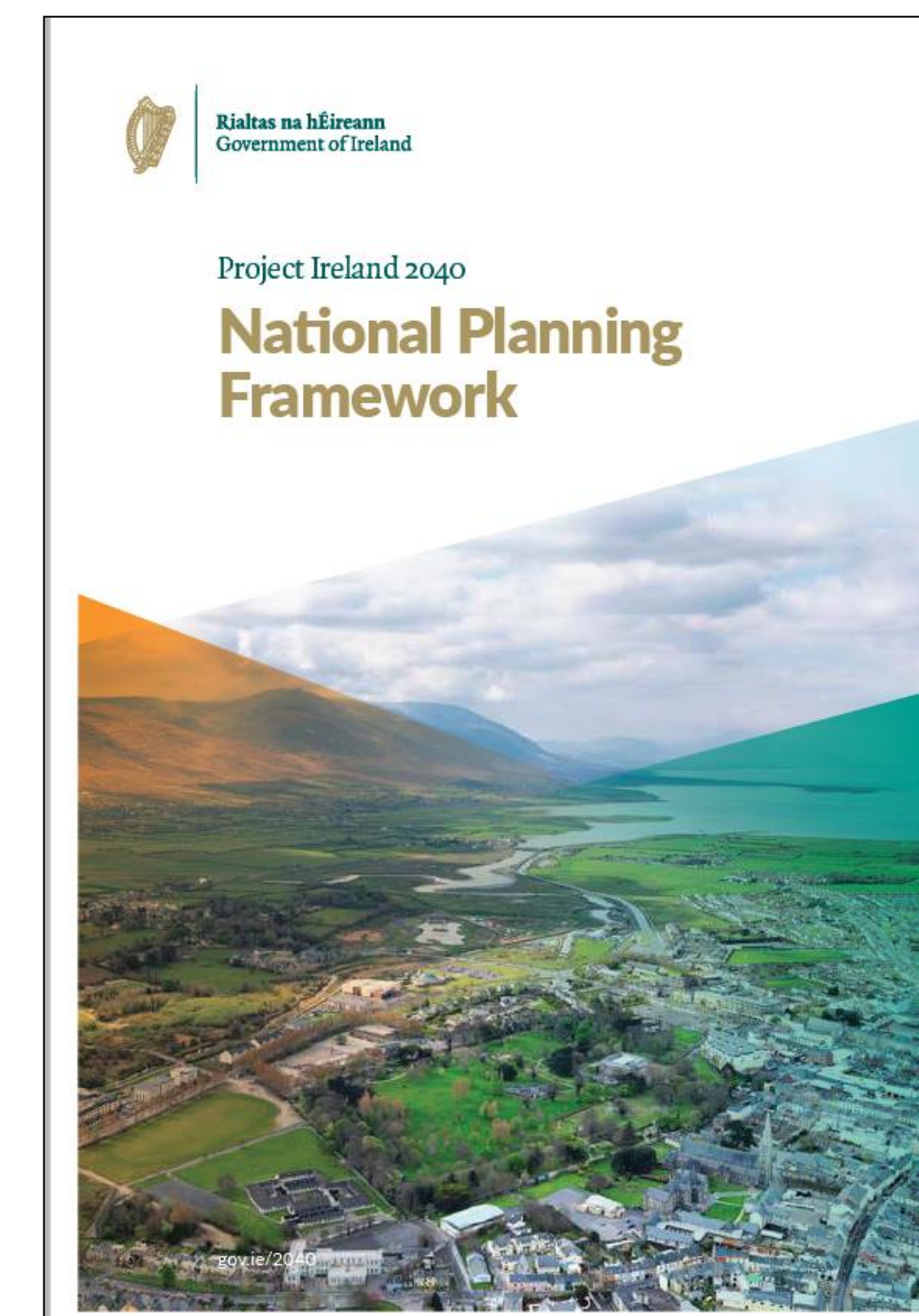


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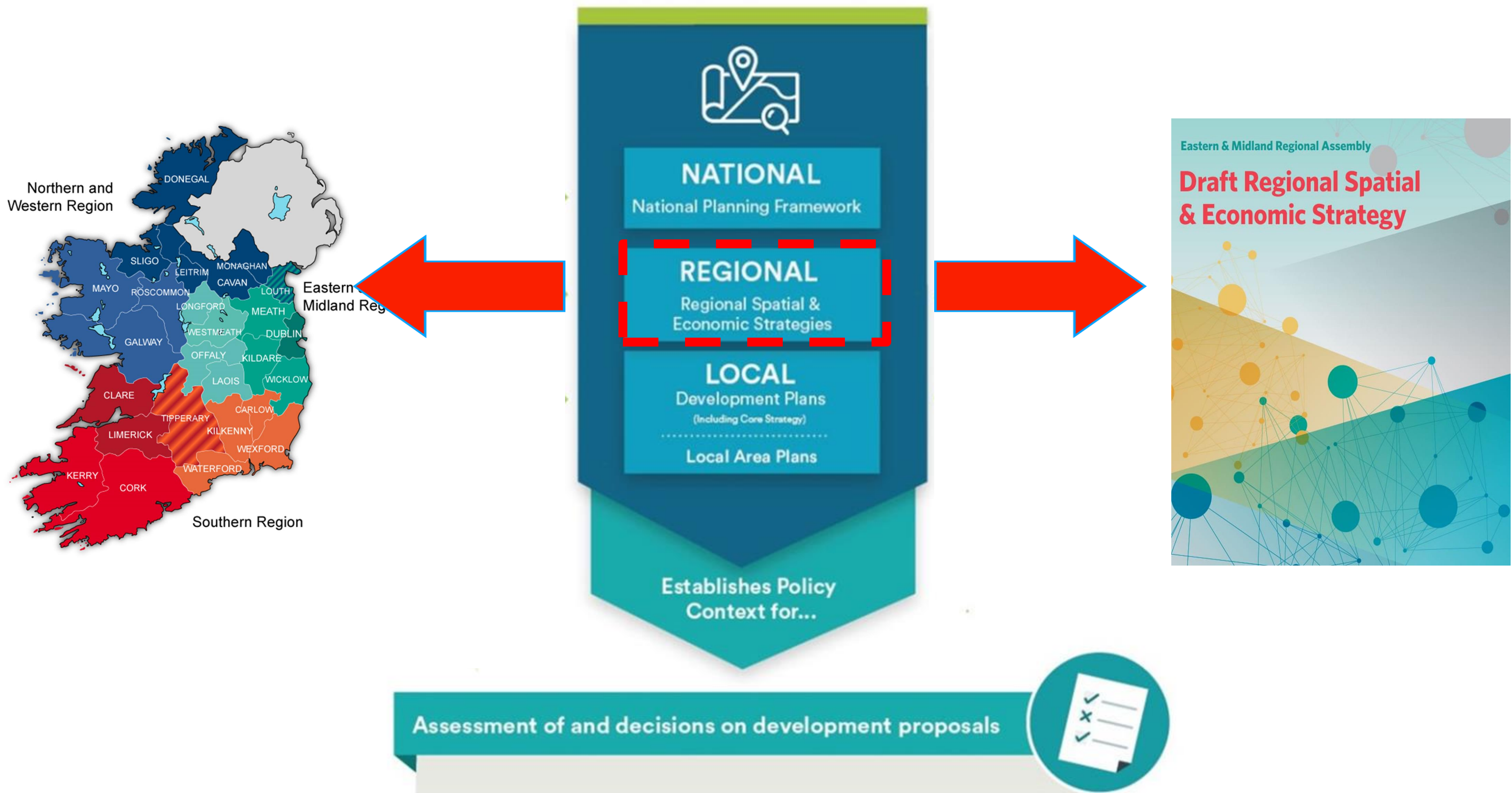
Irish Planning System: **Hierarchy of Plans**



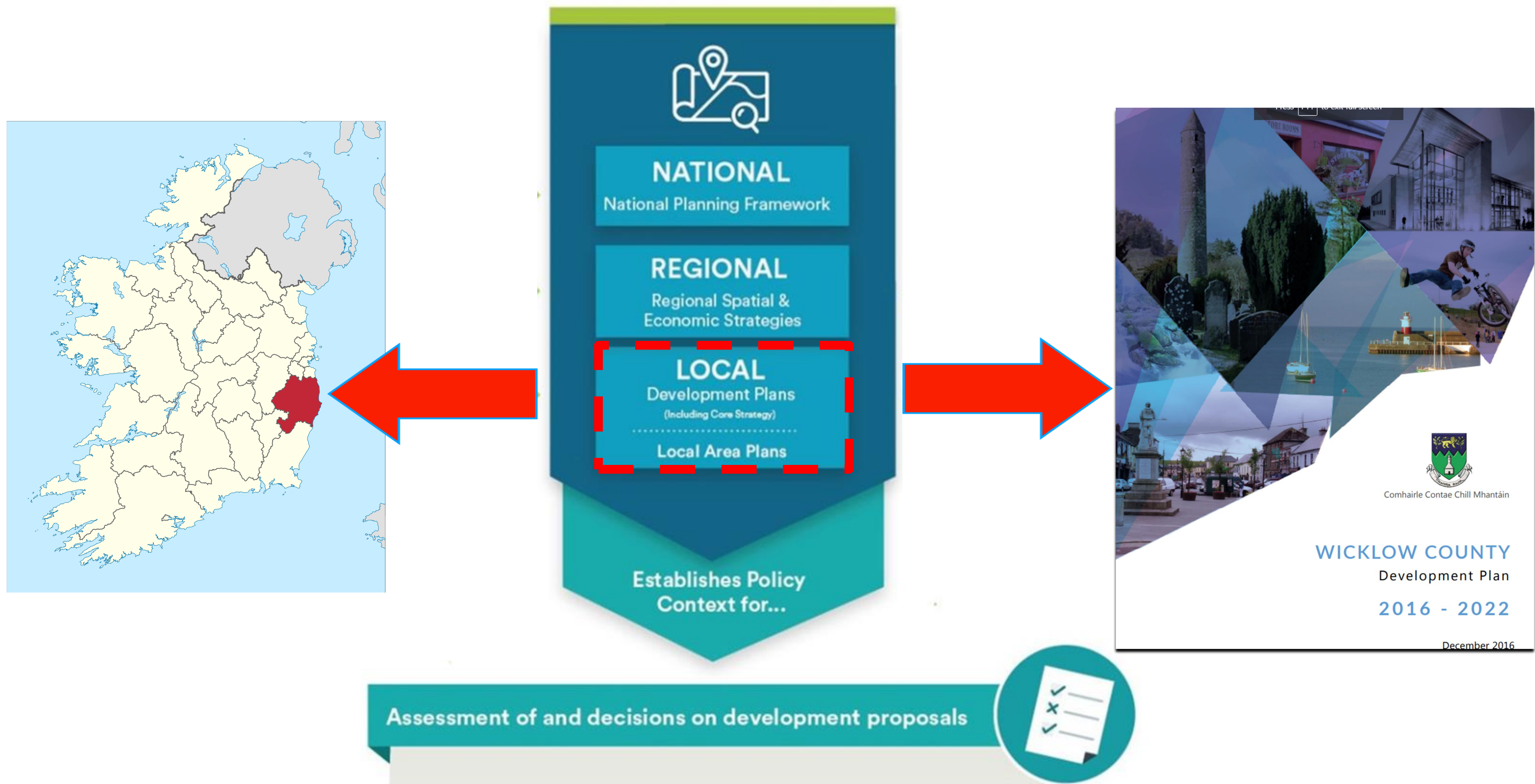
Assessment of and decisions on development proposals



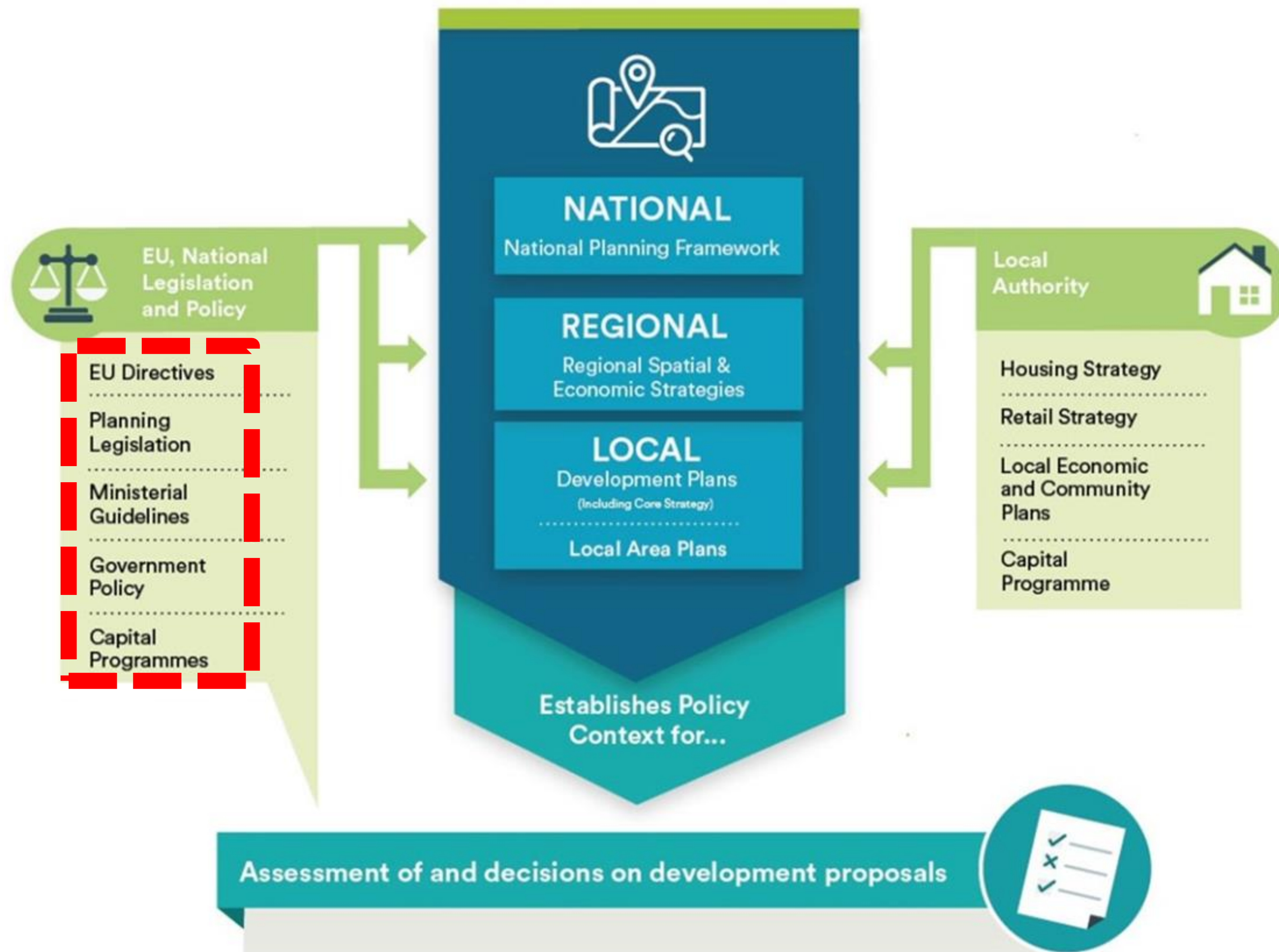
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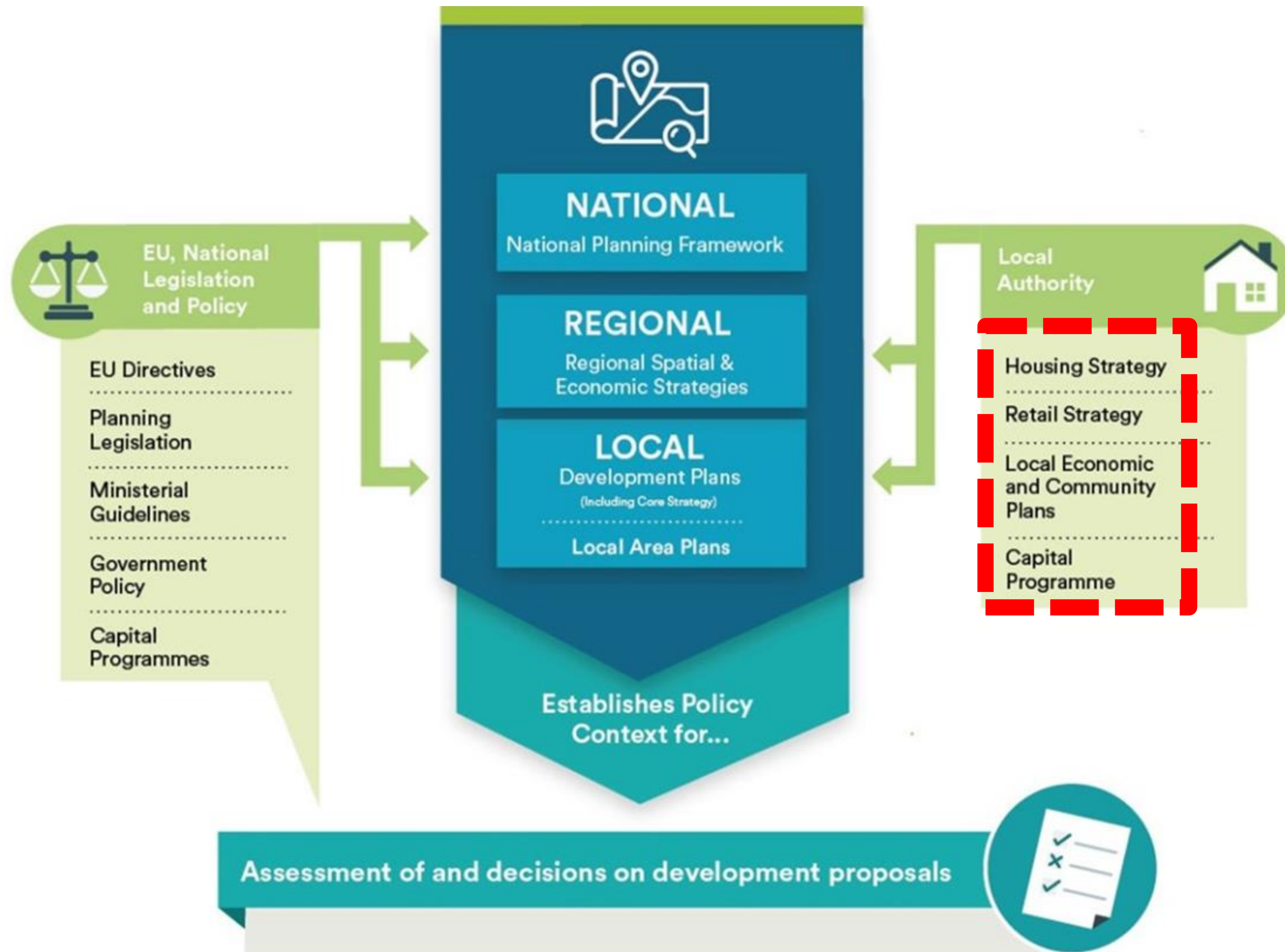
Irish Planning System: **Hierarchy of Plans**



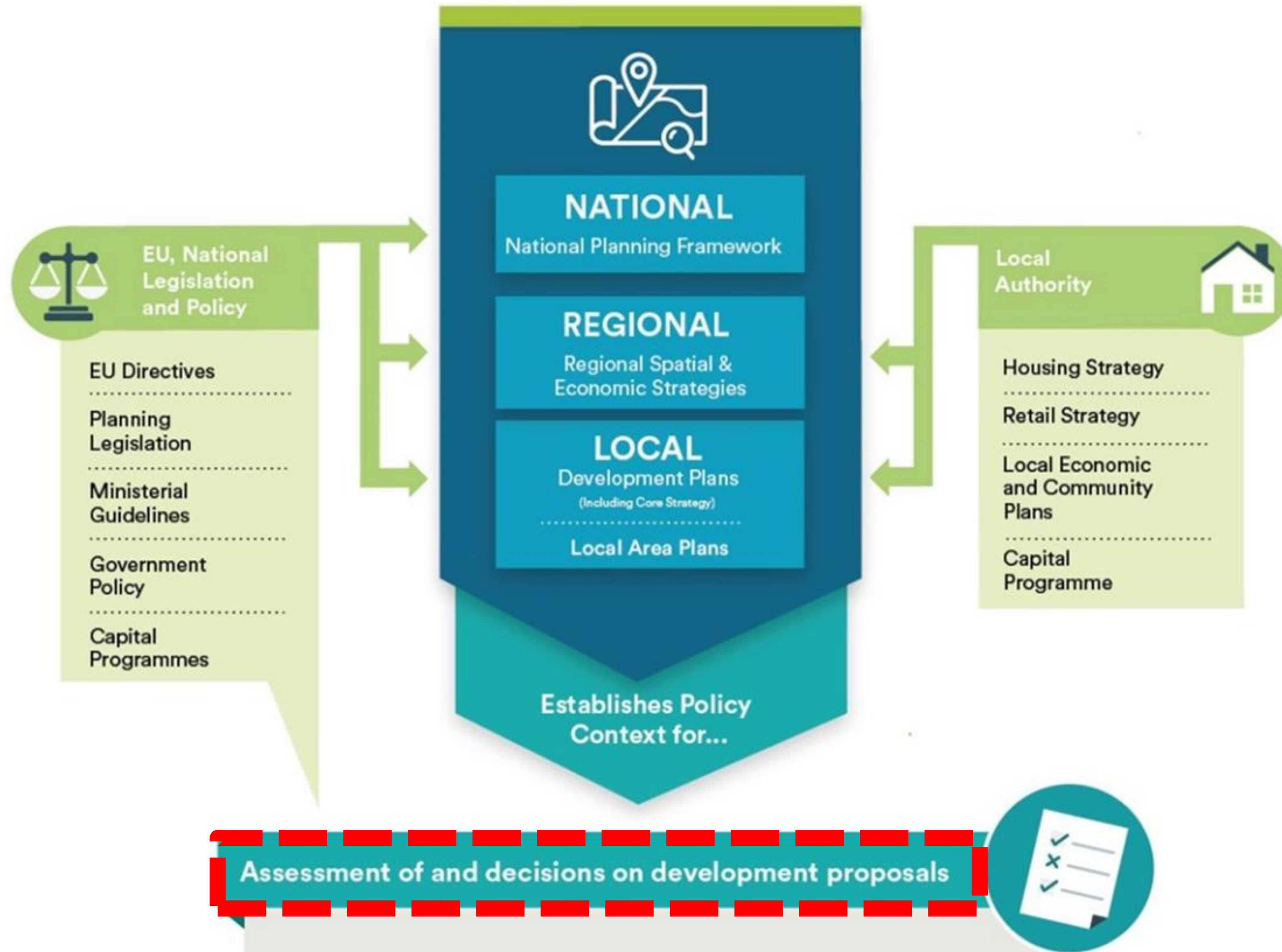
Irish Planning System: **Inputs to the Plan**



Irish Planning System: Inputs to the Plan



Irish Planning System: Development Management



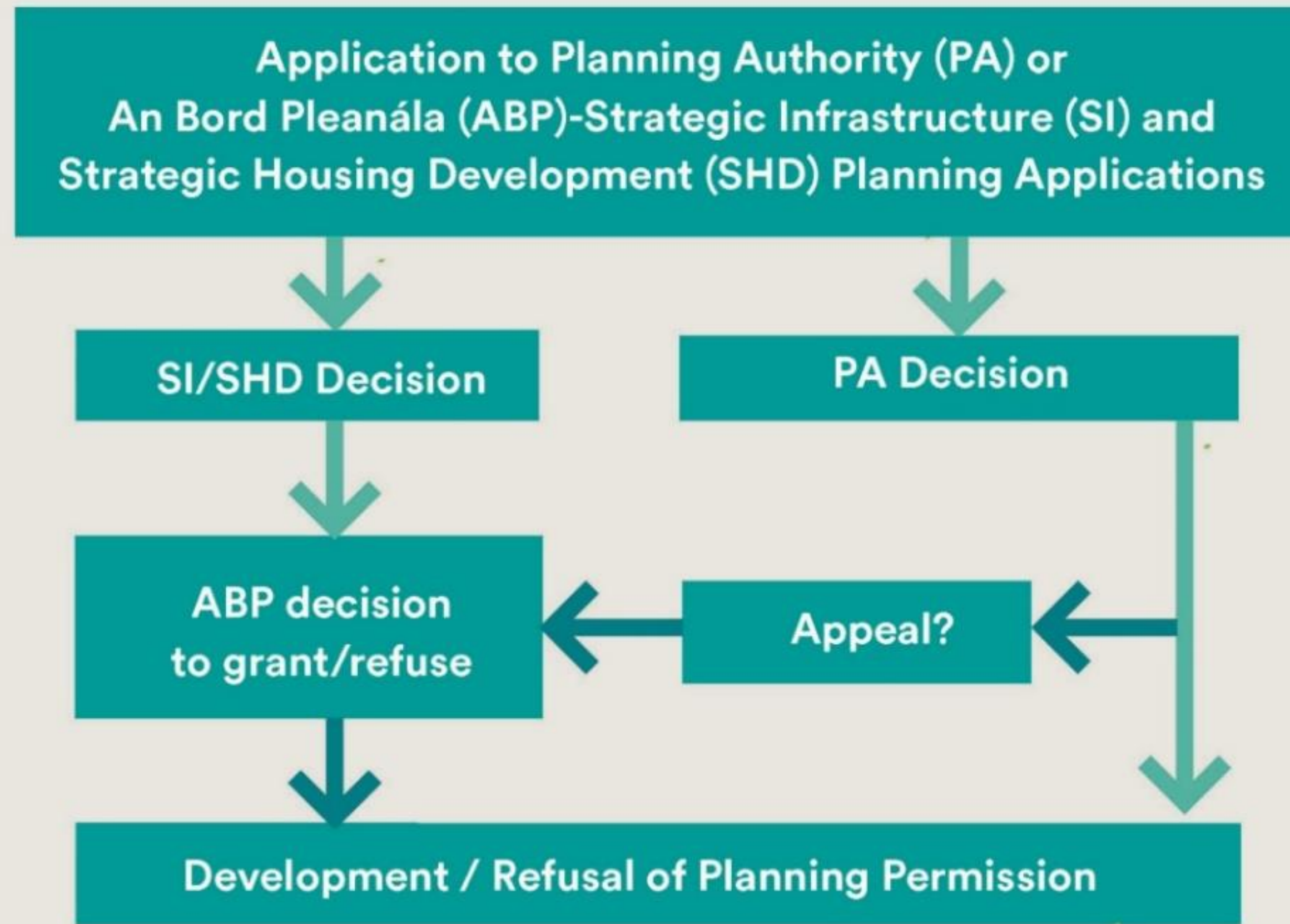


Development Management – Key Features

- Planning Applications generally **made to the relevant LA**
- Assessment/decisions on applications an **executive function**
- Certain **strategic development applications** (eg. housing of 100+) are made to An Bord Pleanala
- **Specified time limits** for dealing with applications (eg. within 8 weeks)
- Right of **appeal to An Bord Pleanala** by first or third parties

Planning Application Process

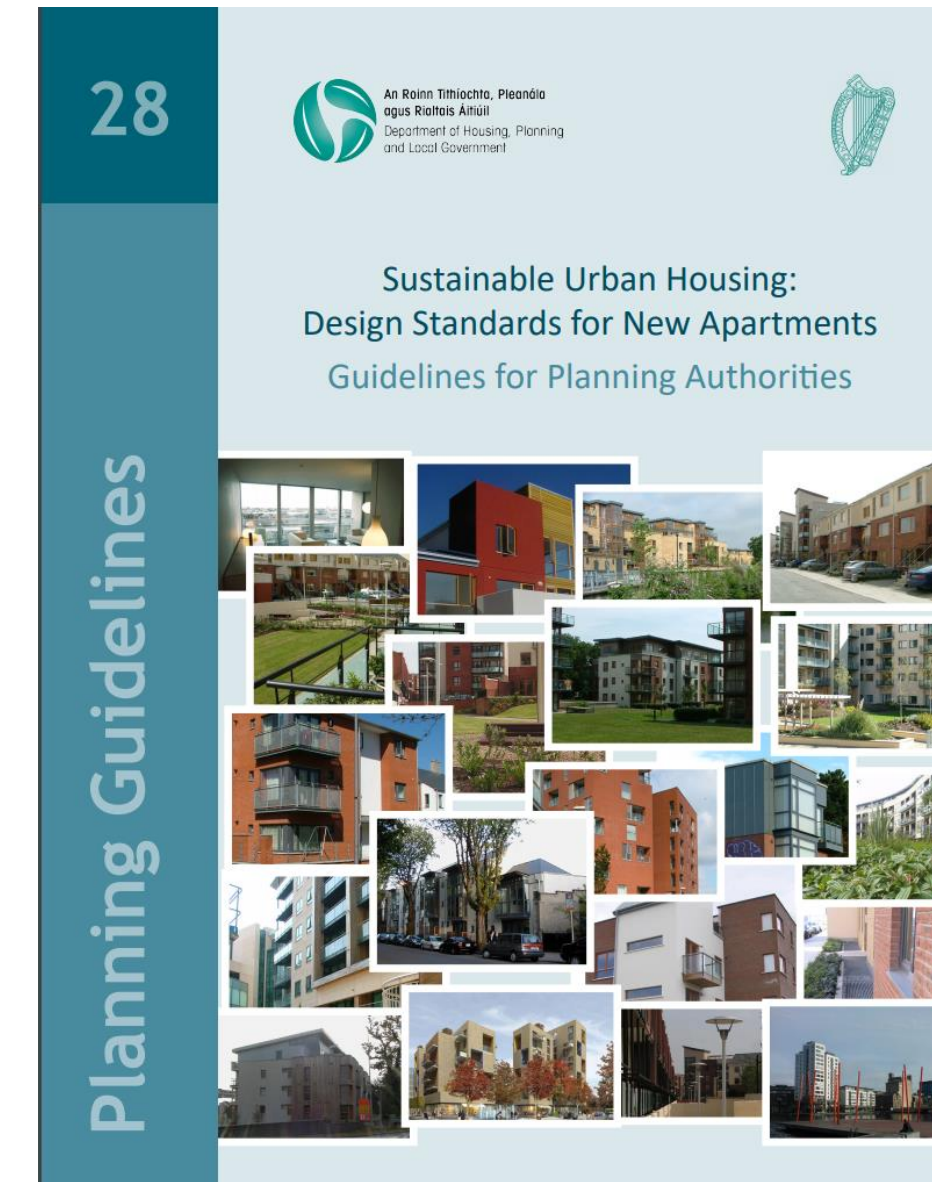
Assessment of and decisions on development proposals



Key element - s.28 Planning Guidelines



- What are planning guidelines?
 - Detailed articulation of policy
- What is their status?
 - Issued by the Minister under Section 28 of the P &D Act
 - Planning Authorities/An Bord Pleanála must have regard to them
 - Where **Specific Planning Policy Requirements** (SPPR) are identified - Planning Authorities/An Bord Pleanála must comply



What do we have Planning Guidelines on?



- *Aspects of the Built Environment* (eg. Apartment Standards, Building Heights, etc)
- *Environmental* (eg. Flood Management, Environmental Impact Assessment, etc)
- *Procedural* (eg. Local Area Plans, Development Management, etc)
- *Infrastructure* (eg. National Road Network, Wind Energy Development, etc)

On-going process of Review and Updating Guidelines including:

- Development Plans, Housing Needs Demand Assessments, Strategic Environmental Assessment, etc

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What is Project Ireland 2040?

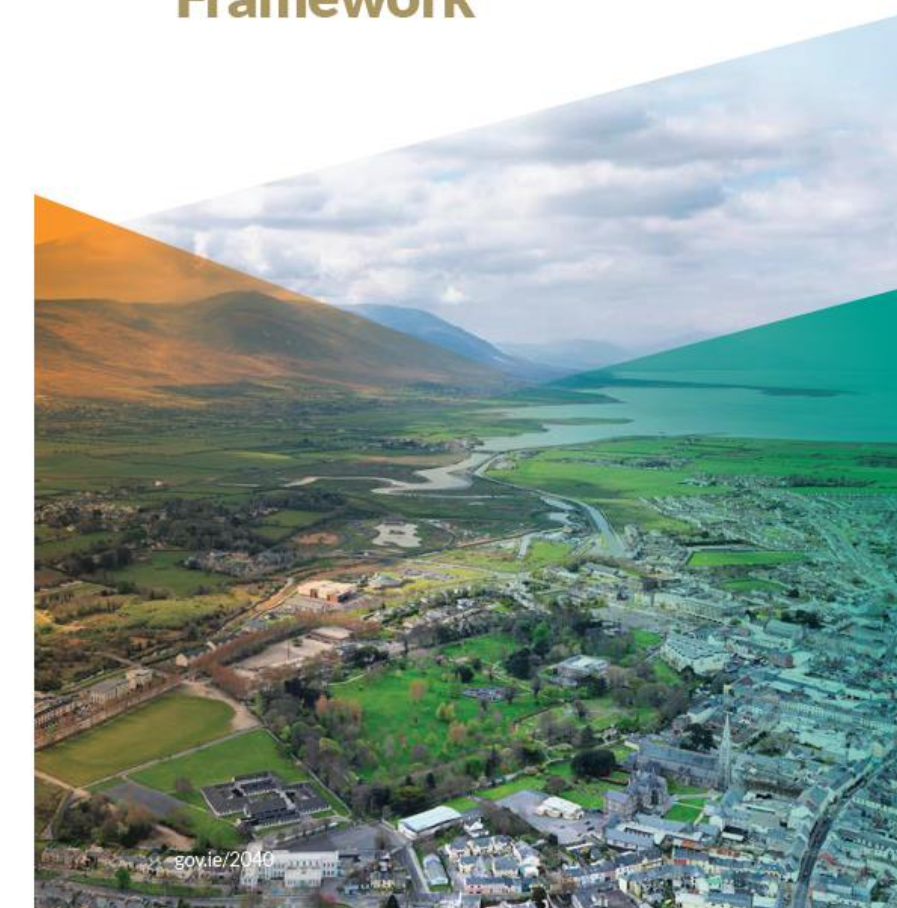


- National Spatial Plan to 2040 and National Capital Investment Plan to 2027
- Spatial Plan (NPF) sets out **strategy** to accommodate growth
- Development Plan (NDP) sets out **funding** envelope
- Approved together by Government in 2018



Project Ireland 2040

National Planning Framework



Project Ireland 2040

National Development Plan
2018–2027



Growth Drivers to 2040



- Around 1 million additional **people** (+20% over 2016)
- +660,000 additional **jobs**, Minimum +550,000 extra **home**
- Sustained, modest, long-run levels of economic growth
- High but falling birth rate, ageing population, sustained net in-migration



NPF Strategy

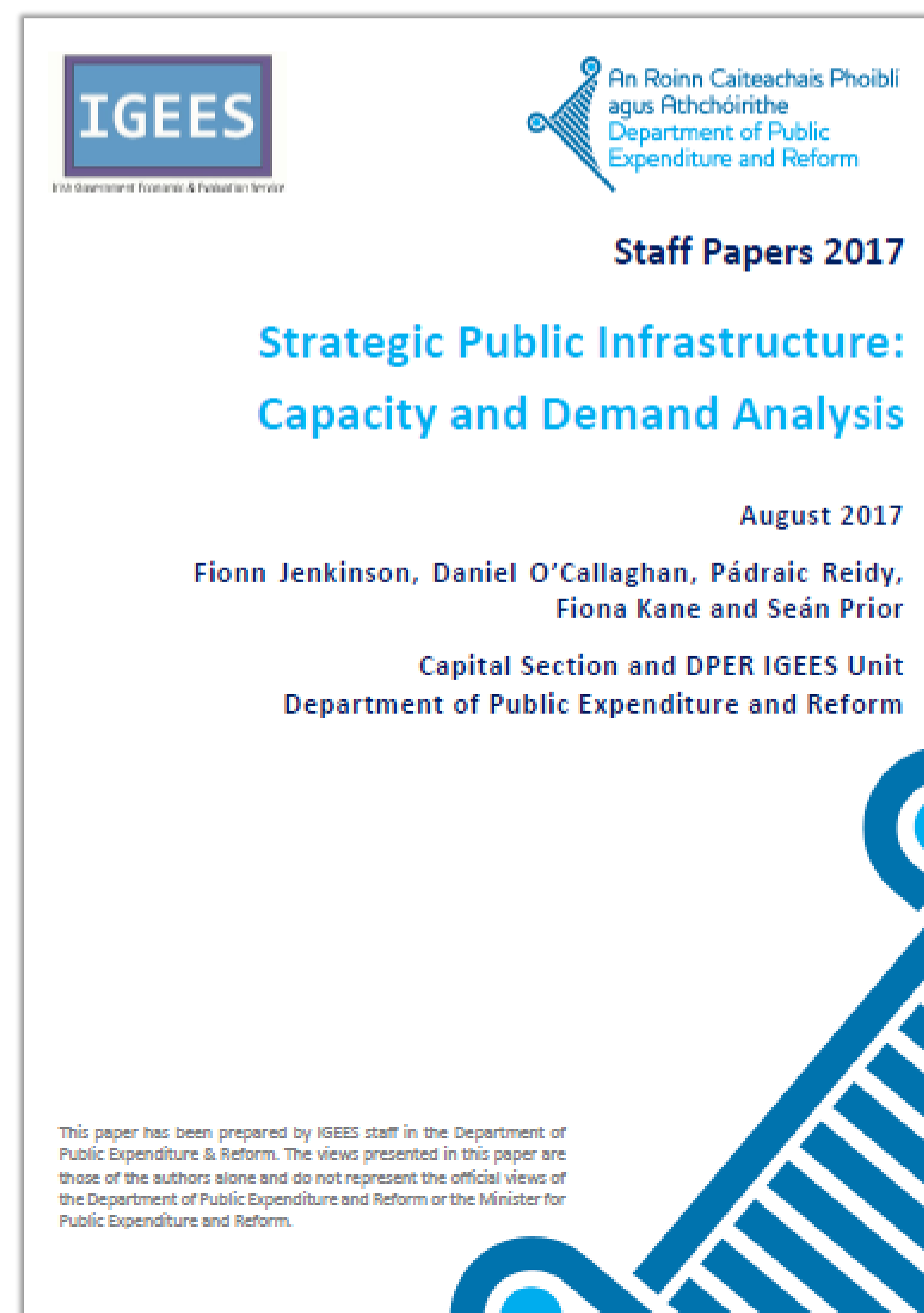
- Modest shift in Regional balance '50:50' target
- Focus on Dublin and the other four cities, targeting at least 50% growth
- Five regional/cross-border growth drivers
- 50% brownfield/infill development target for cities, 30% elsewhere, 40% overall



Review of Public Investment



Rialtas na hÉireann | Government of Ireland



NDP/NPF Alignment



- **Shared** National Strategic Outcomes
- Close **alignment** of planning and investment
- To **influence** €116 Bn capital plan to 2027 across Departments/ Agencies **and** through Regional Plans
- Spatial and sectoral **integration**



10 Strategic Outcomes

Project Ireland 2040



- | | |
|----|---|
| 1 | Compact Growth |
| 2 | Enhanced Regional Accessibility |
| 3 | Strengthened Rural Economies and Communities |
| 4 | Sustainable Mobility |
| 5 | A Strong Economy, supported by Enterprise, Innovation and Skills |
| 6 | High-Quality International Connectivity |
| 7 | Enhanced Amenity and Heritage |
| 8 | Transition to a Low-Carbon and Climate-Resilient Society |
| 9 | Sustainable Management of Water and other Environmental Resources |
| 10 | Access to Quality Childcare, Education and Health Services |

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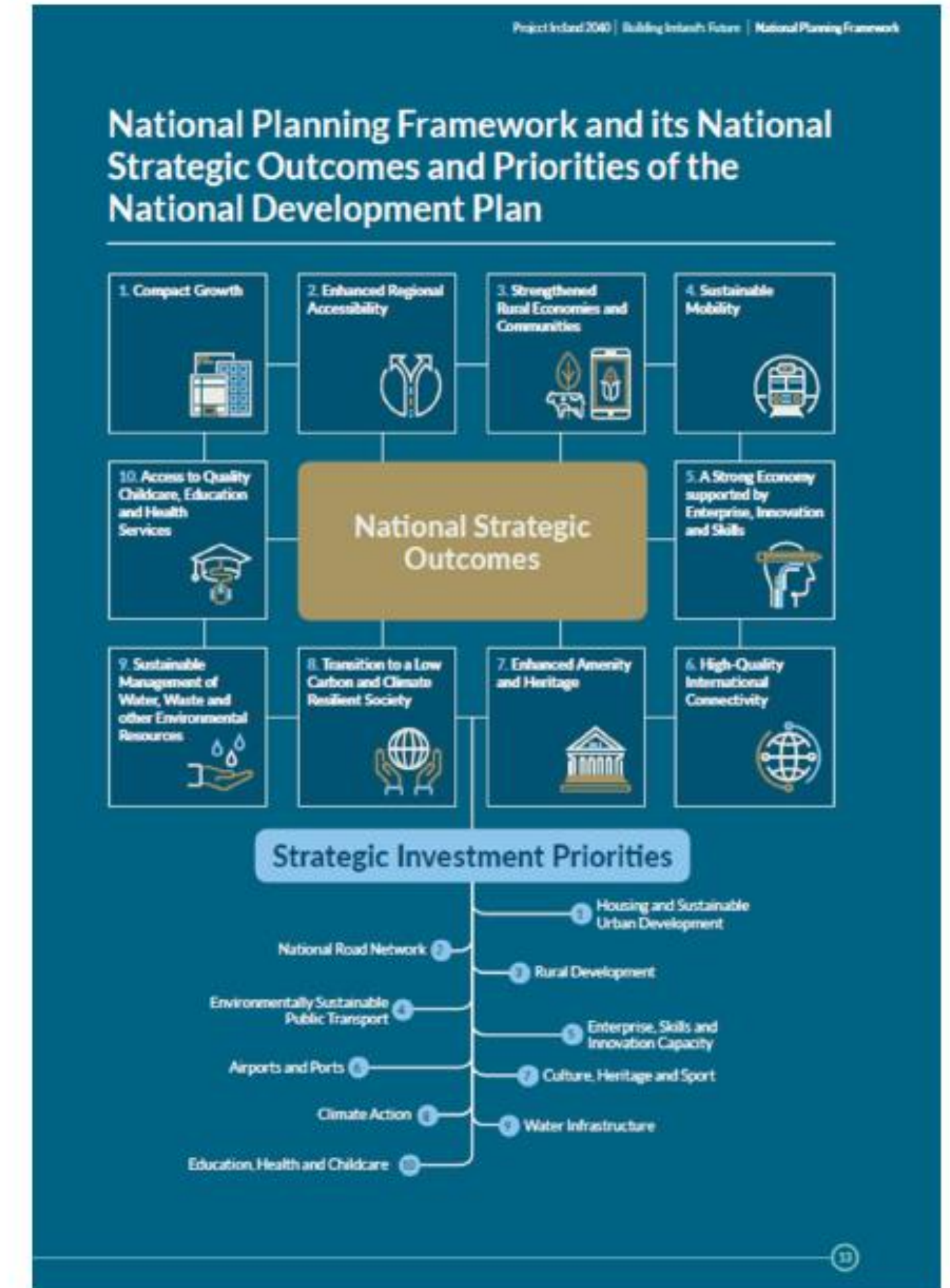
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‘Framework’ Approach

- **Long-term** choices about place and investment
- **Prioritised** decision-making to influence change
- **Co-ordinated** action/delivery
- Greater **detail** at appropriate spatial/sectoral levels
- Direction of travel to achieve agreed **outcomes**
- Planners/Planning system key **drivers of change**



Implementation - Year 1



- **Governance:** Ireland 2040 Project Board; Steering and integration across Government
- **Projects and Programmes Management Office:** Capital Projects Tracker, Construction Sector Working Group
- Rolling **five-year funding envelopes** at sectoral level
- **Four new funds:** €4bn, includes €2bn Urban and €1bn Rural Regeneration and Development Funds
- Three new **Regional Strategies**, new Office of the Planning Regulator (**OPR**) and Land Development Agency (**LDA**)



Regional Spatial and Economic Plans (RSEs)



- Three Regional Strategies, include five new Metropolitan Area Plans
- To complement and further detail NPF at regional scale, will inform county level
- System realignment – County/City Development Plan cycles recalibrated to align



So Planning needs to ...



- **Ensure PI2040 Implementation**, including better alignment across Government and between national investment and follow-through to regional and local levels
- **Continually enhance and inform the planning process**, working with the local government system and others in a culture of learning and improvement
- **Deliver compact growth and regional development**, through planning for new patterns of development and urban form; prosperity/employment and quality of life/amenities; as well as for population numbers

Why Planning ?

PEOPLE DON'T PLAN TO FAIL,
THEY FAIL TO PLAN.

- “Fail to plan, prepare to fail”
— Benjamin Franklin
- “Someone's sitting in the shade today because
someone planted a tree a long time ago”
— Warren Buffett



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