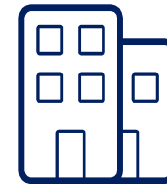




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# OPR Webinar

## Initial Stages in Development Plan Preparation



Niall Cussen: Planning Regulator

# Focus of this presentation: early stages



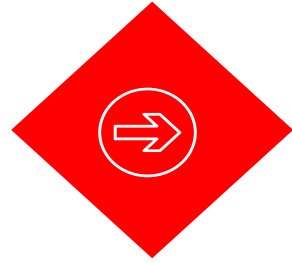
Preparatory steps



Public engagement



Role of the Office of the Planning Regulator

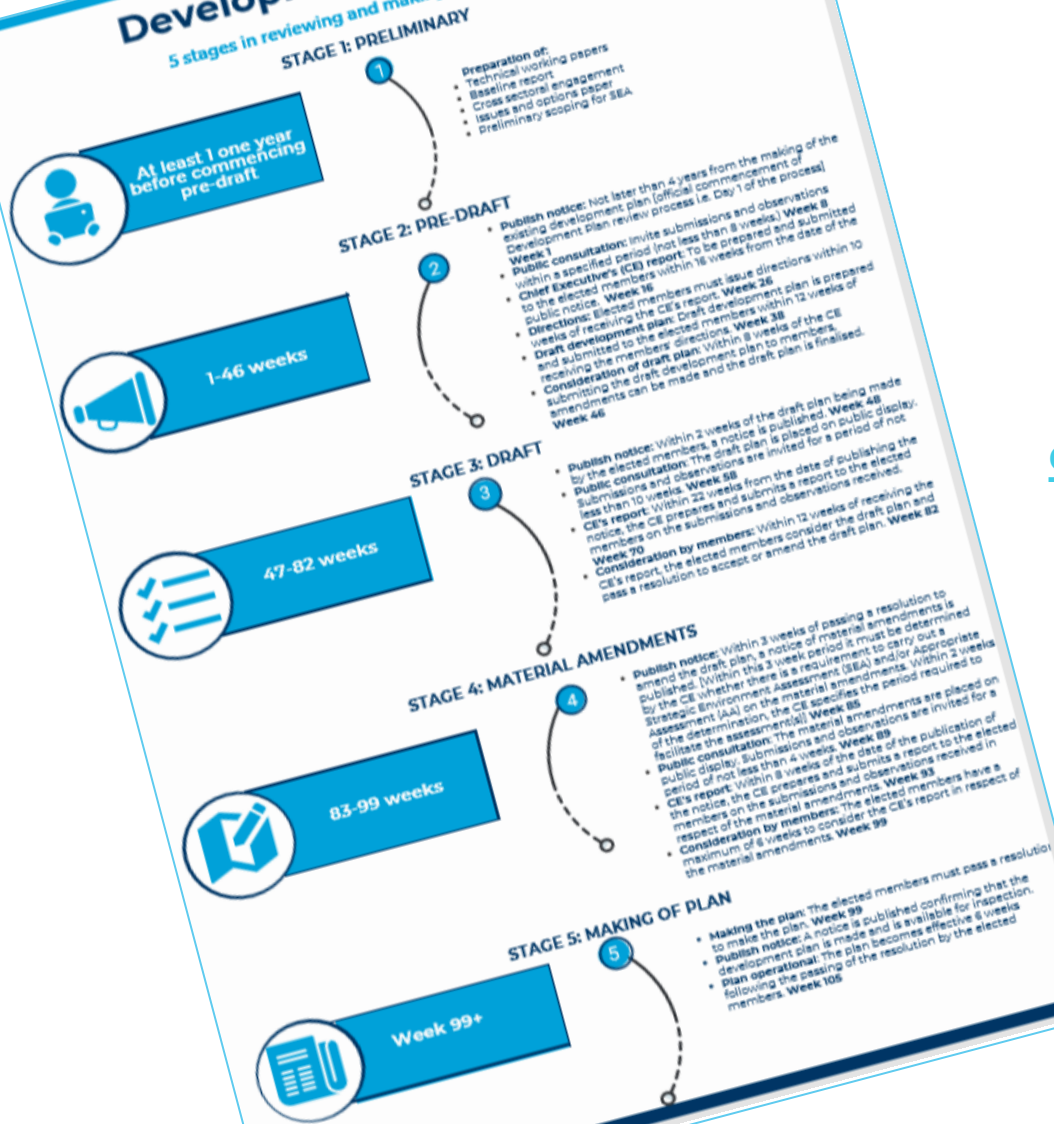


**Takeaways....**



# Development Plan Process

5 stages in reviewing and making a development plan



Guide to 5 stages of Plan-Making Process available on our website....

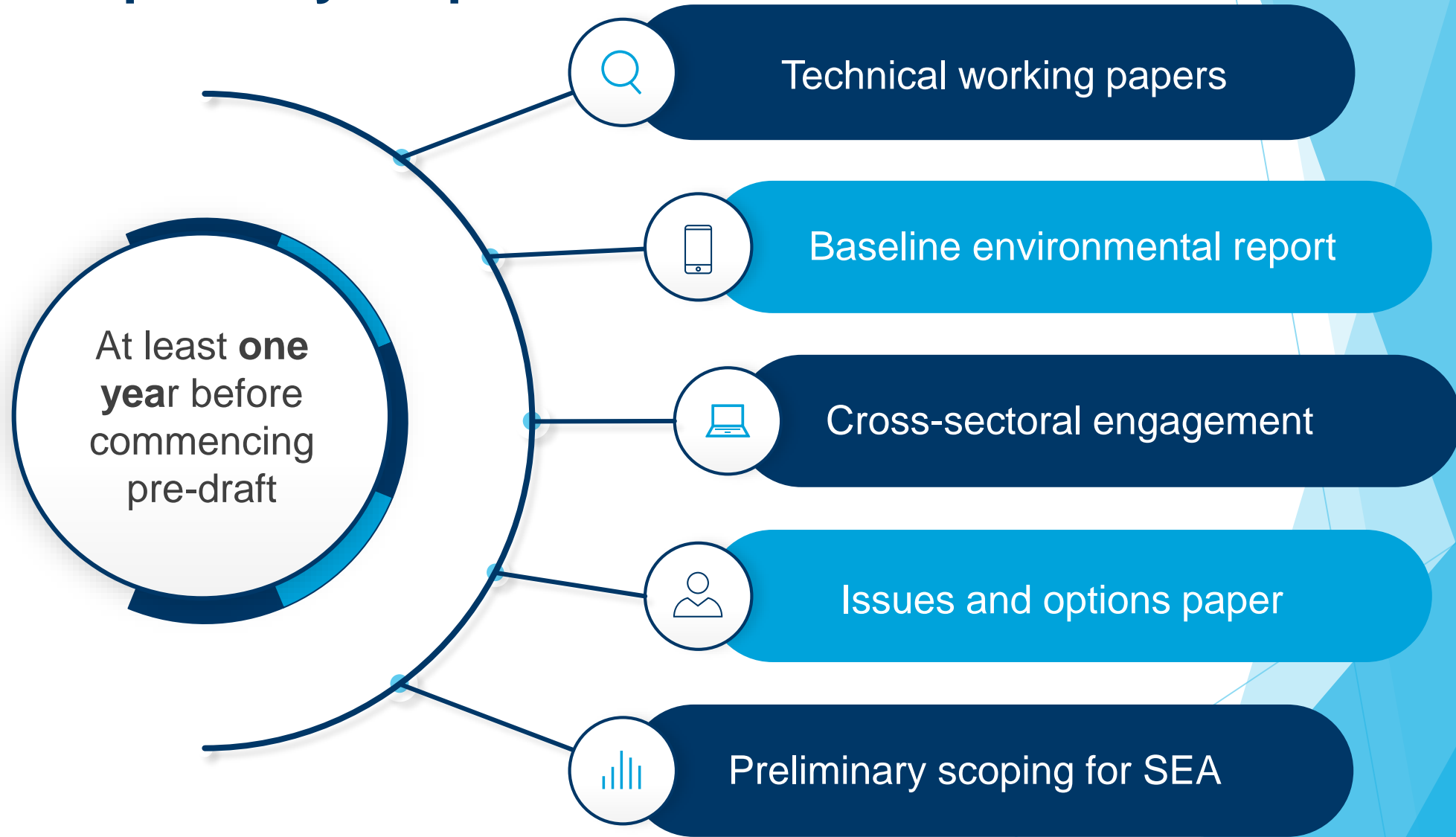
<https://www.opr.ie/wp-content/uploads/2020/06/Development-Plan-Process-Infographic.pdf>



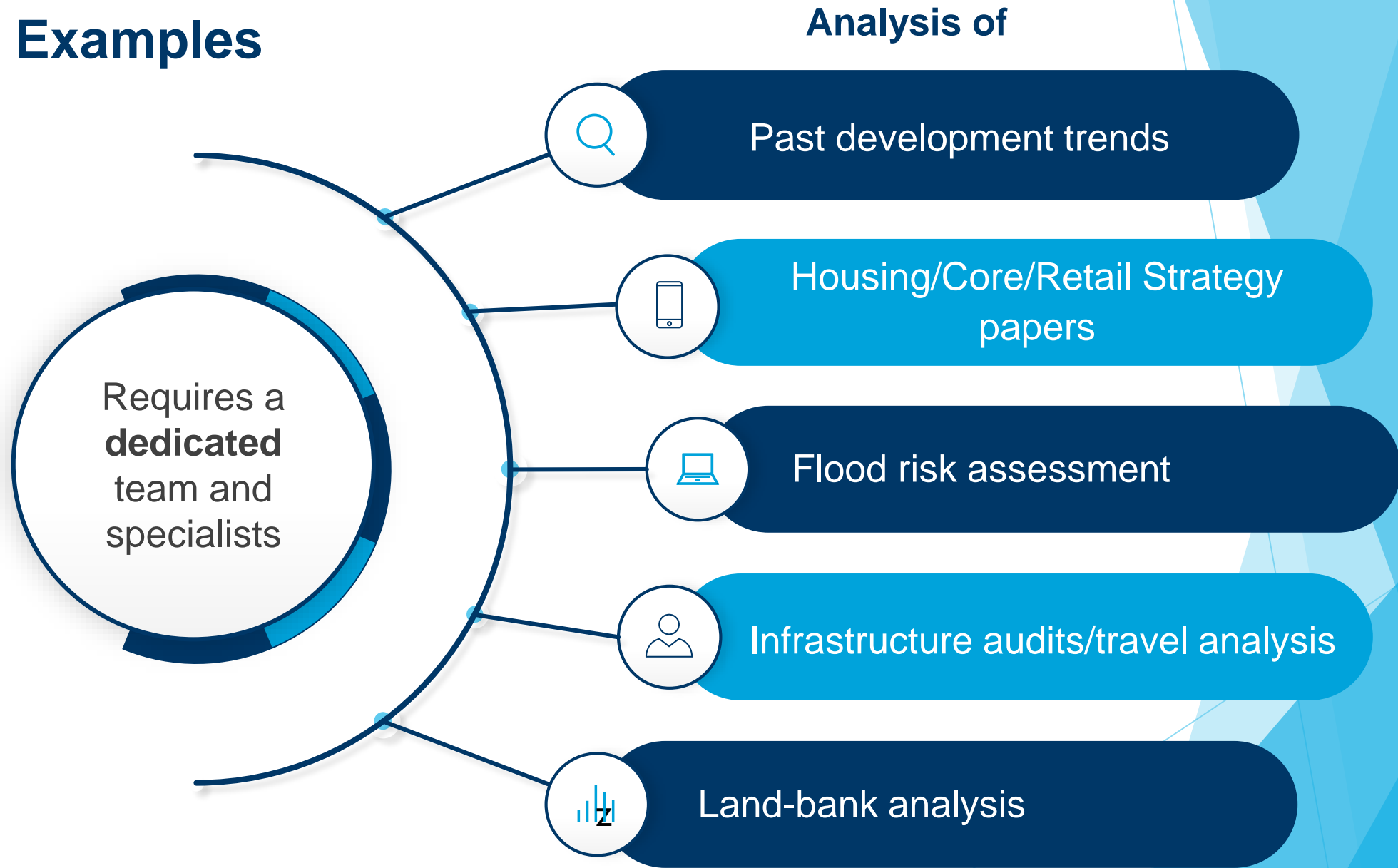
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# Stage 1: Preparatory Steps

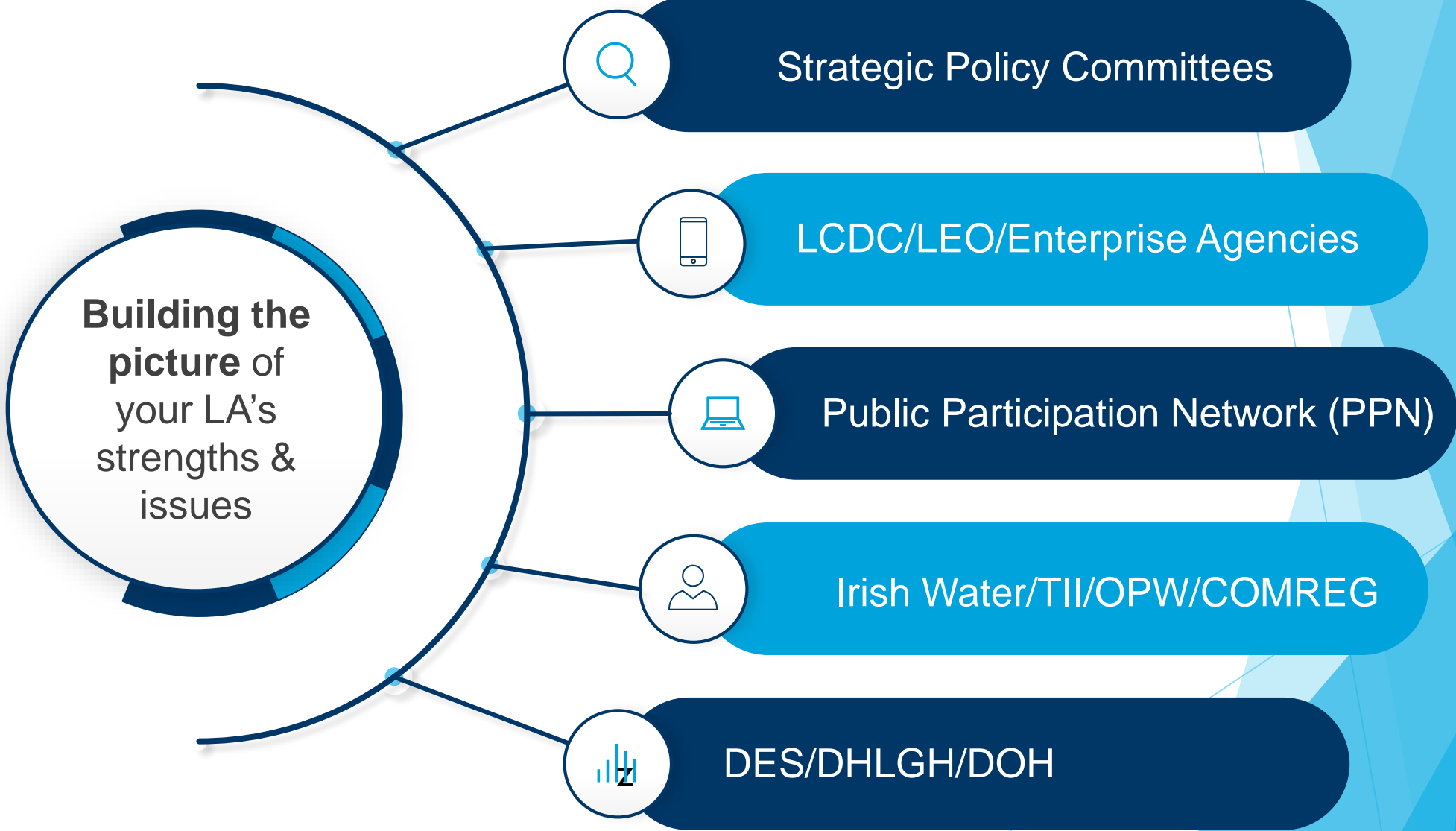
Make sure your Council is preparing these...



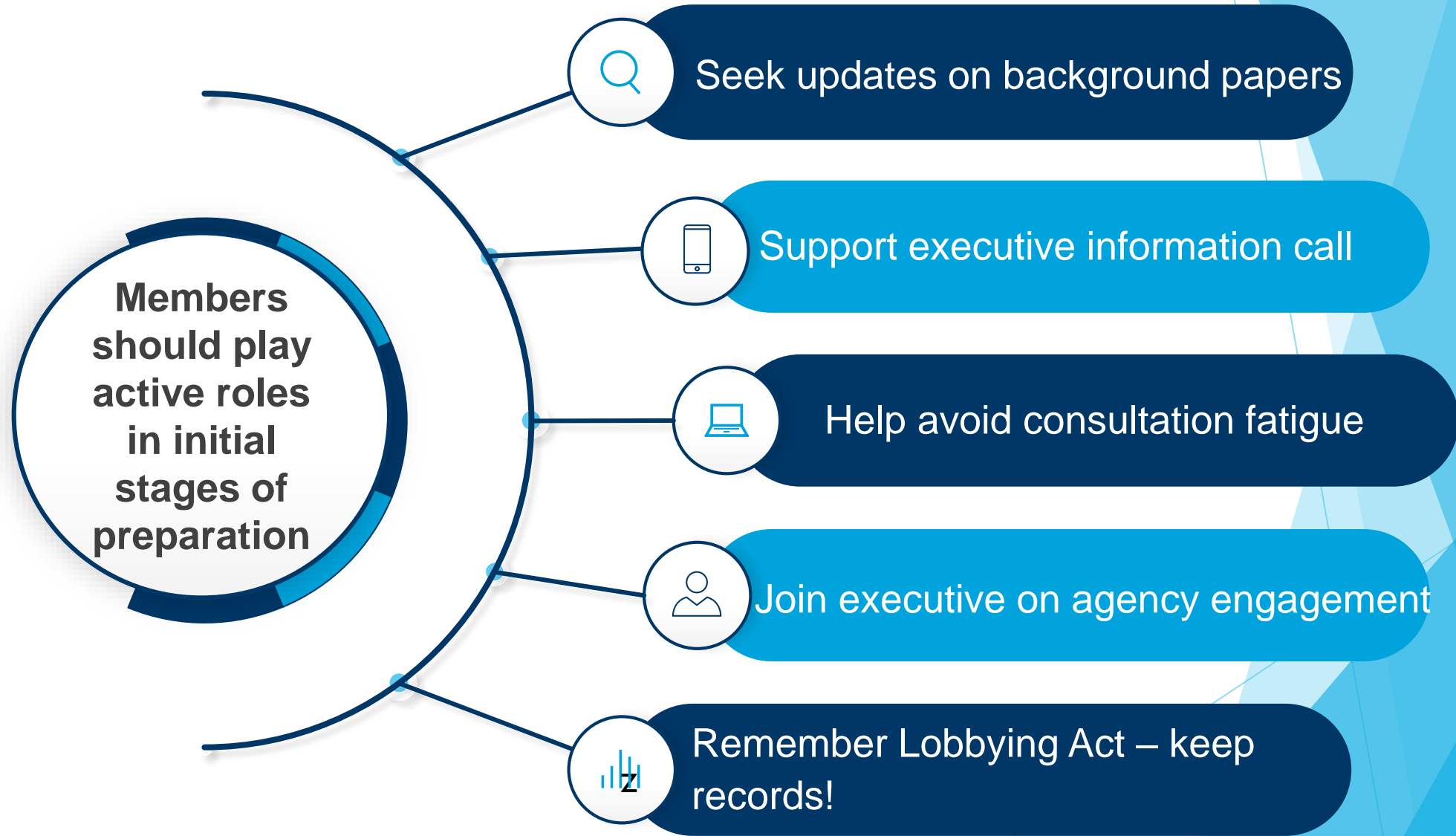
# Stage 1: Examples



# Stage 1: Cross-Sectoral Engagement



# Stage 1: Councillors Role



# Stage 2: Pre-draft



**Publish Notice:** Not later than 4 years from the making of the existing Development Plan [official commencement of Development Plan review process i.e. Day 1 of the process] **Week 1**



**Public Consultation:** Invite submissions and observations within a specified period (not less than 8 weeks.) **Week 8**



**Chief Executive's (CE) Report:** To be prepared and submitted to the elected members within 16 weeks from the date of the public notice. **Week 16**



**Directions:** Elected members must issue directions within 10 weeks of receipt of the CE's report. **Week 26**



**Draft Development Plan:** Draft Development Plan is prepared and submitted to the elected members within 12 weeks of receipt of the members' directions. **Week 38**



**Consideration of Draft Plan:** Within 8 weeks of the CE submitting the draft development plan to the members, amendments can be made and the draft plan is finalised. **Week 46**



# Stage 2: Pre-draft



**Purpose of Review:** Strategic in nature, developing the Core Strategy and taking account of Government policy



**Notices:** Statutory list of bodies - younger persons/bodies may make submissions - highlighting no submissions on zoning will be considered at this stage



**Engagement:** public meetings must be held + measures to consult with physical/social infrastructure providers



**Publication of Submissions:** Mandatory within 10 days of receipt except libelous etc or where they do not relate to matters prescribed by Minister

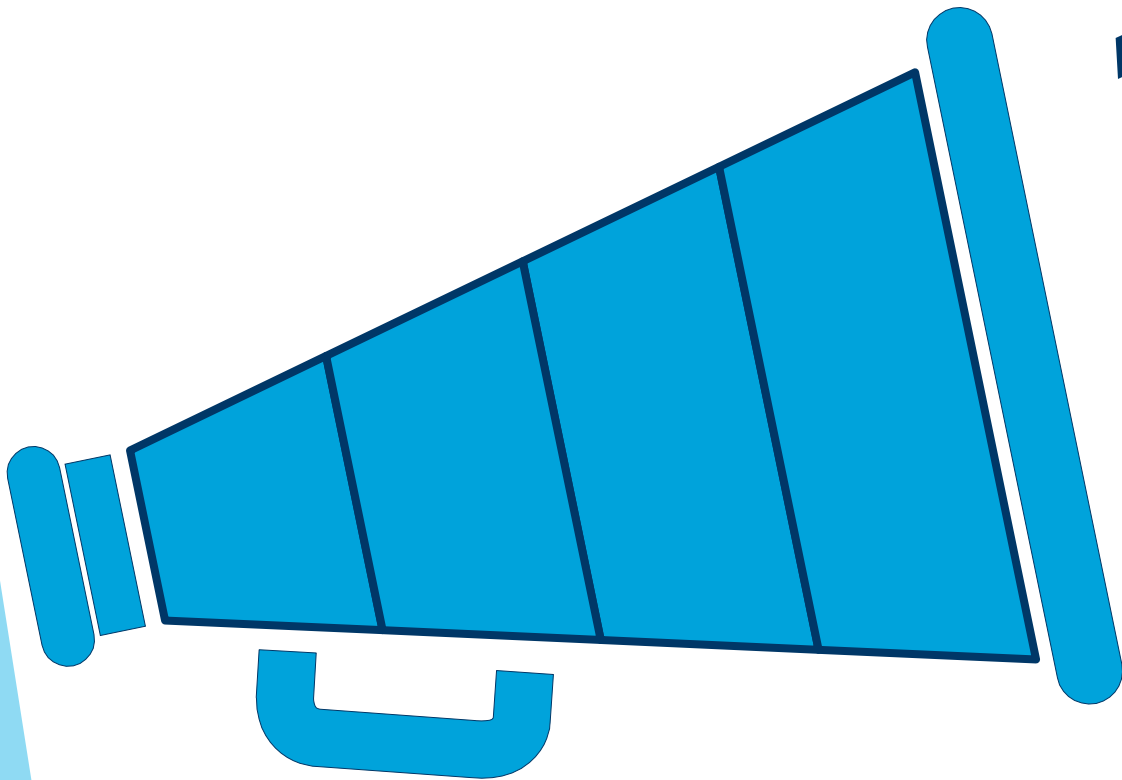


**CE Report:** Within 16 weeks of initial notice + summarising key issues and recommendations on NTA and Regional Assembly obs – you will see submissions via publication requirements anyway



**Directions:** By members to CE (10 weeks) - strategic - consistent with draft core strategy - taking account of Govt policy - restricted to proper planning.

# Public Engagement



An essential element of preparatory work for plan-making

Must be mainstreamed/planned from outset – not seen as an add-on

Technology enables us to work around impacts of CV19 (webinars)

Members have a key role in building awareness & participation in events



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# **“Increasing Public Engagement in Local Authority Development Plans- A Communications Toolkit”**

**Available at**

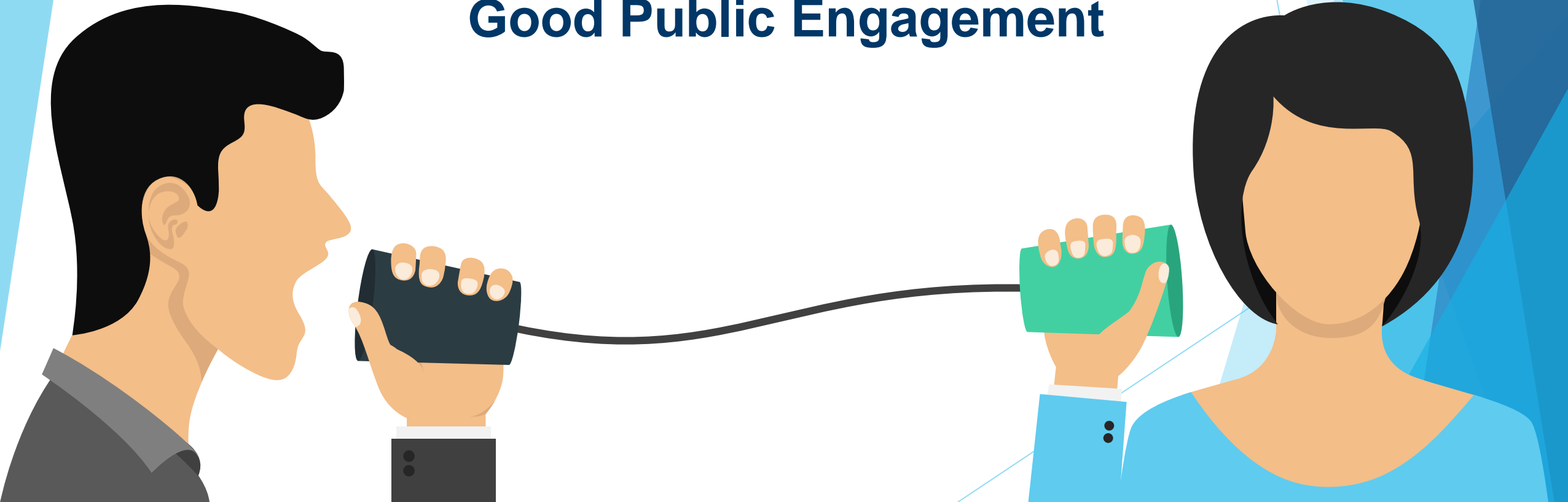
**<https://opr.iw.ie/view-file/9>**

**will be updated regularly**



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# Methods and Examples of Good Public Engagement

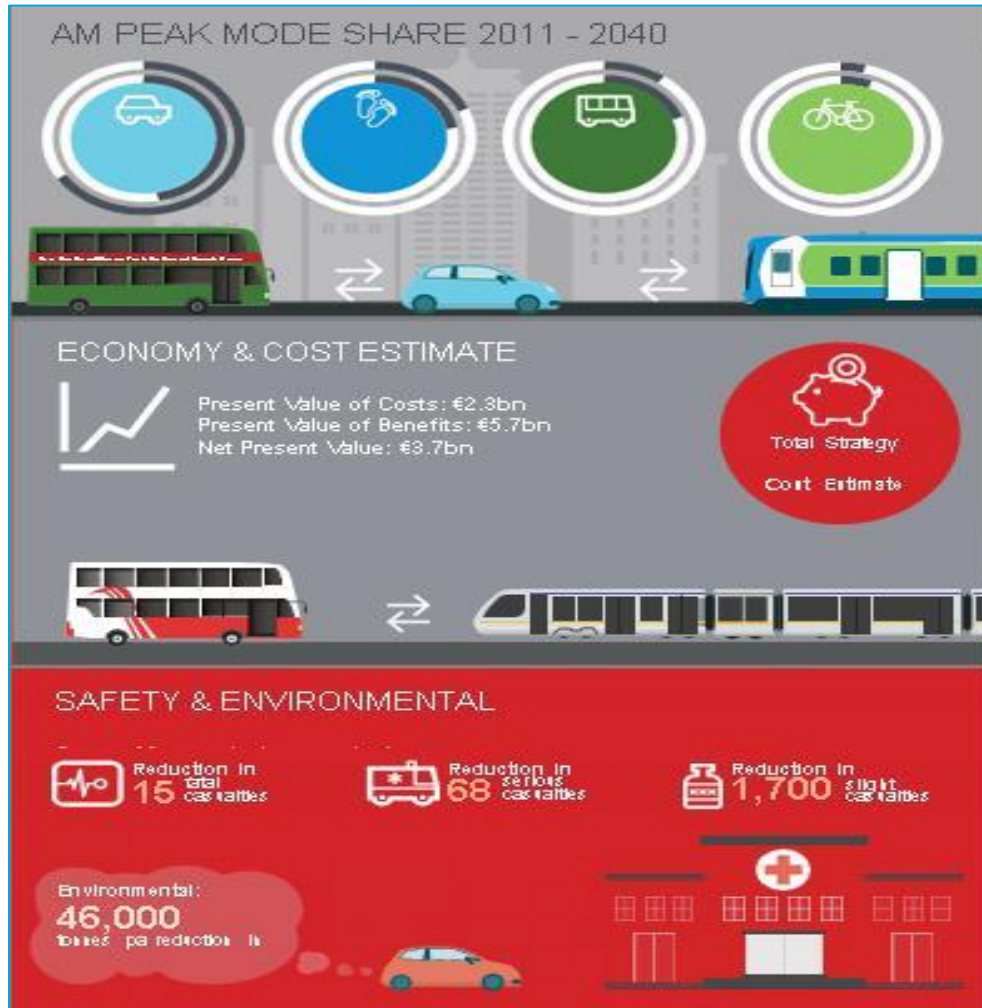




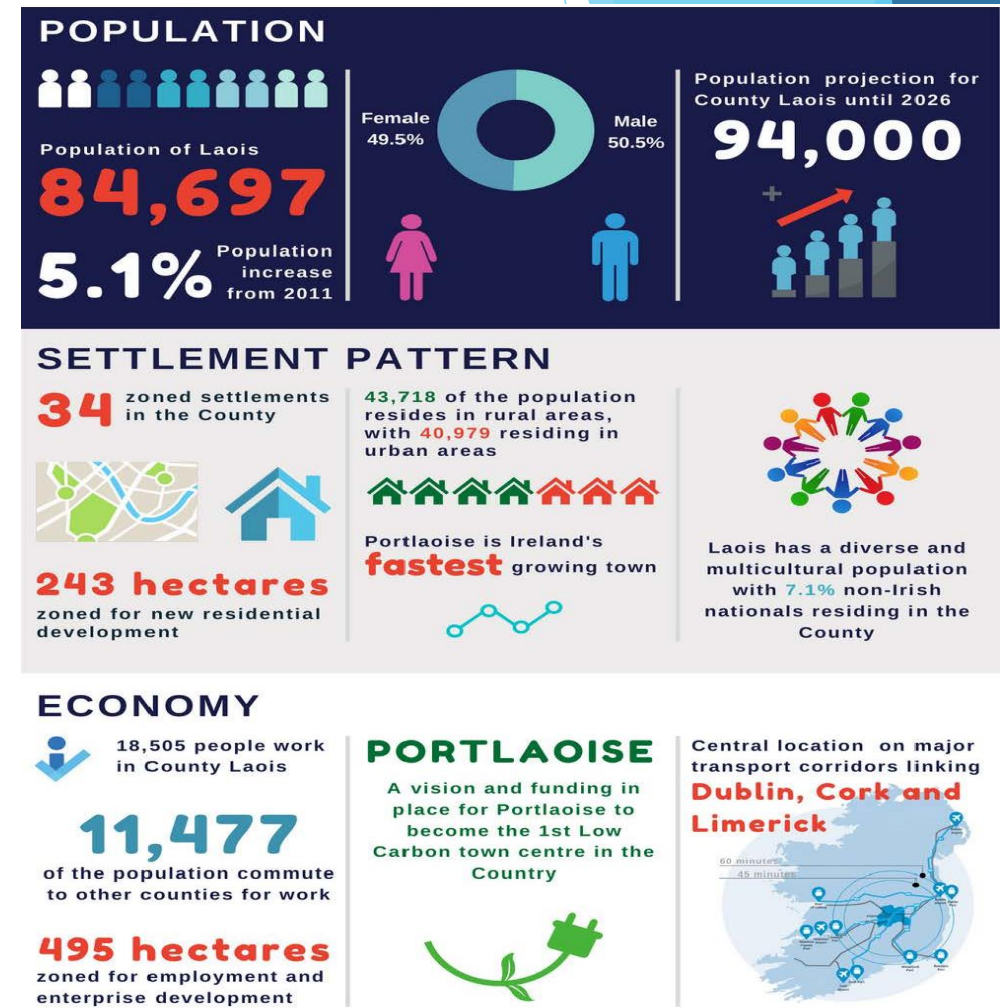
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# Roscommon County Development Plan



**Issues Paper  
 Cork City Development Plan  
 2022-2028**












**Issues Paper  
 Laois County Development Plan  
 2021-2027**

### The Plan "Must Haves"

In addition to compliance with National, Regional and Ministerial Guidelines the Plan must include a number of **mandatory requirements** as set out under **Section 10** of the **Planning and Development Act, 2000 (as amended)**.

Such Objectives include;

 <p><b>Zoning of Land</b></p>	 <p><b>Conservation &amp; Protection of the Environment</b></p>	 <p><b>Sustainable settlement/ transport strategies</b> Reduce <b>energy</b> demand Reduce anthropogenic <b>greenhouse gas</b> emissions Address <b>adaptation</b> to climate change</p>
 <p><b>Regeneration areas Development &amp; Renewal</b></p>	 <p><b>Compliance with objectives of river basin management plans</b></p>	 <p><b>Infrastructure facilitation/provision</b></p>
 <p><b>Recreational Amenities</b></p>	 <p><b>Services for communities Social, community, cultural integration with planning</b></p>	
 <p><b>Protection of Structures &amp; preservation of character of ACAs</b></p>	 <p><b>Preservation of Landscape Character</b></p>	 <p><b>Core Strategy and Housing Strategy</b></p>

### Co. Roscommon - Employment by Sector (Census 2016)



Sector	Percentage
Professional Services	24%
Other	14%
Transport and communications	8%
Agriculture, forestry and fishing	0%
Building and construction	6%
Manufacturing industries	13%
Commerce and Trade	20%
(Unlabeled)	0%
(Unlabeled)	6%
(Unlabeled)	0%

#### KEY QUESTIONS

- What do you think are Roscommon's key economic strengths or opportunities?
- How do you think Roscommon should be promoted to attract inward investment in employment and enterprise?
- Is there enough support for rural enterprises? What changes in policy would you like to see?
- What can be done to improve existing employment and industrial areas in the County?
- How can we make our recreational infrastructure more user friendly and accessible for visitors?
- How can we better link key tourism attractions with our towns and villages, so that greater economic benefit can be obtained from tourism?
- Are there any areas / attractions in the county that you think have been overlooked but have the potential to be developed for tourism and recreational purposes?



Your County, Your Plan, Your Future - Get Involved, Make a Submission

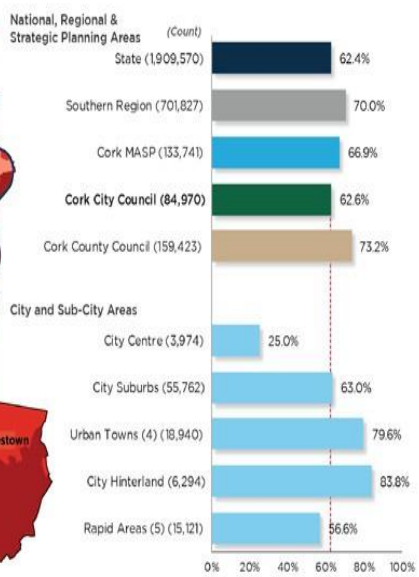
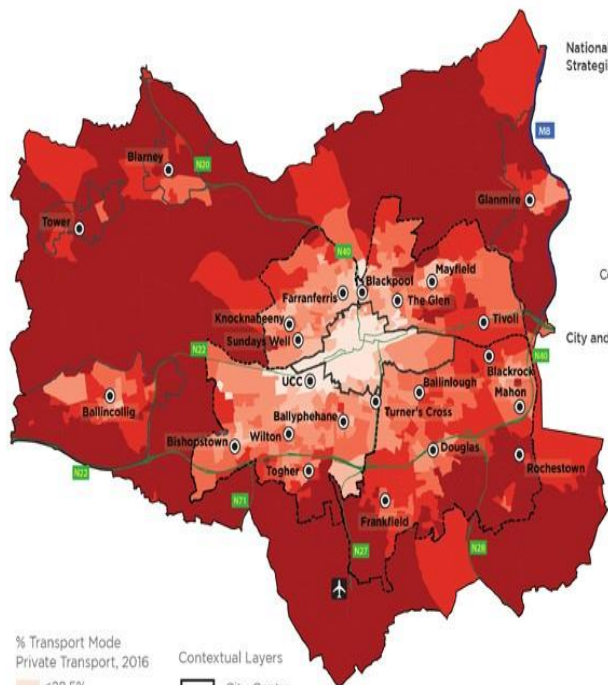
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**Issues Paper**  
**South Dublin County Development Plan**  
**2022-2028**

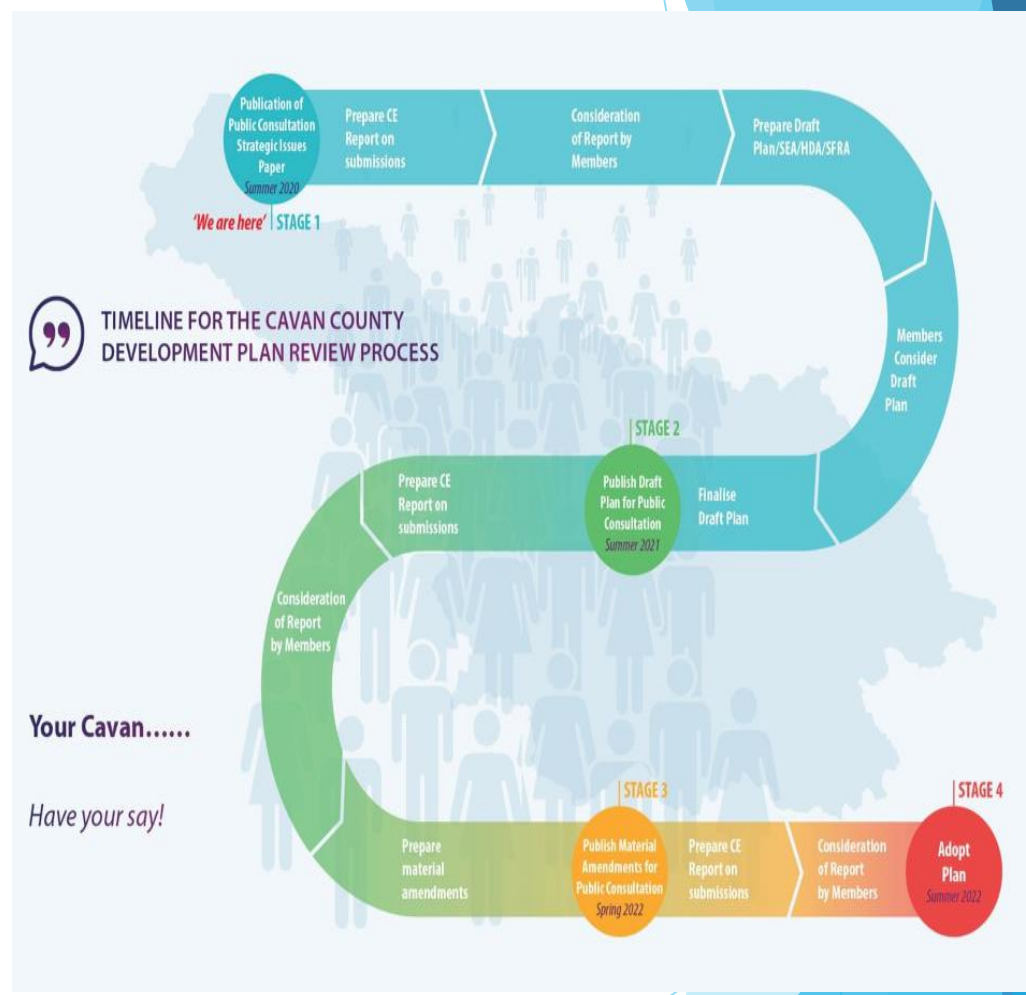
**Issues Paper**  
**Roscommon County Development Plan**  
**2021-2027**

# Transport to Work/Education: Private Modes, 2016

Cork City - Small Areas (SAs)



Contains Irish Public Sector Data (data.gov.ie) licensed under a Creative Commons Attribution 4.0 International (CC BY 4.0) license. Developed using QGIS. Data Source: OpenStreetMap, CSO Census 2016



**Issues Paper  
Cork City Development Plan  
2022-2028**

**Issues Paper  
Cavan County Development Plan  
2022-2028**





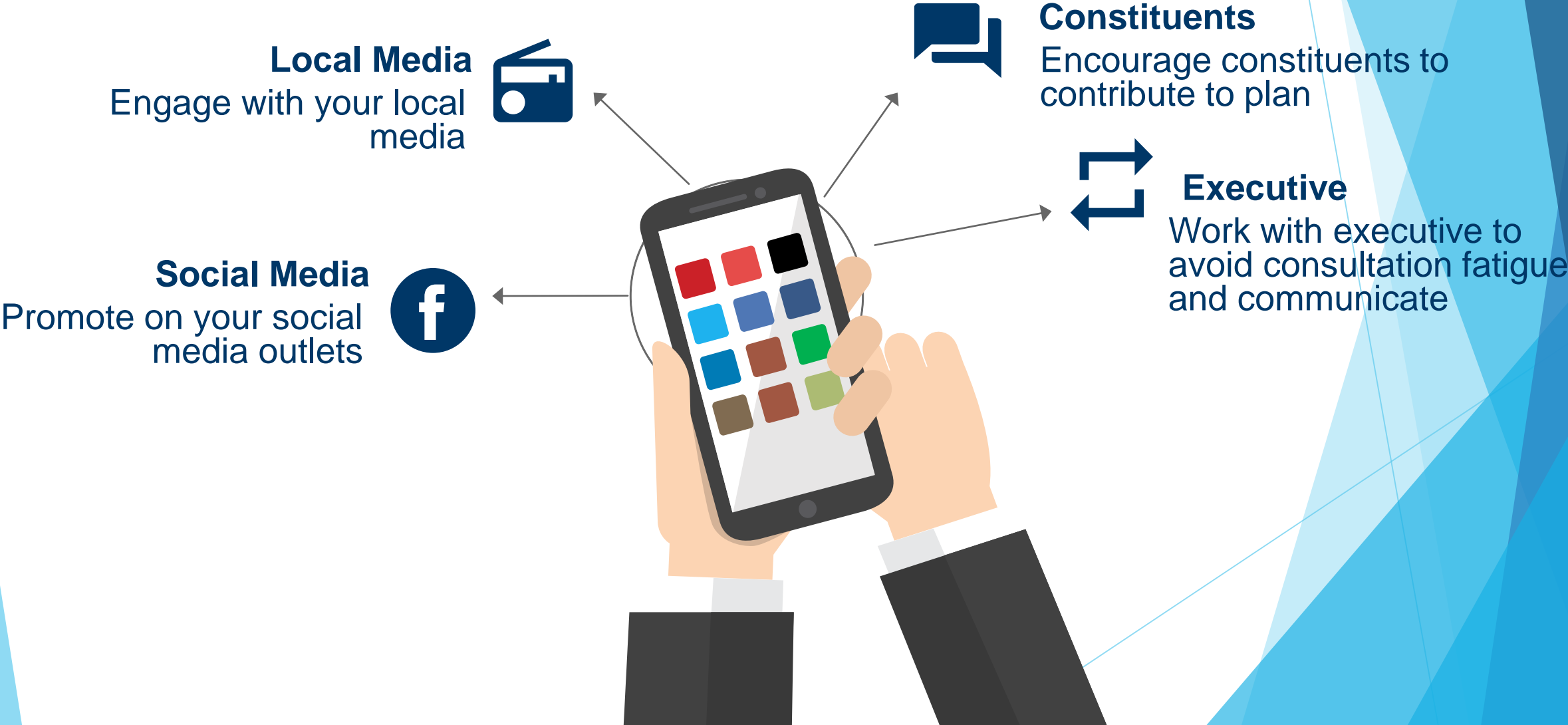
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## **Webinars**



**A good option for public consultation, especially  
while numbers at public gatherings remain limited**

# You play a key role in building public awareness & making participation impactful...





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Competitions >>



Surveys >>



Youth Engagement >>



Branding >>



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# CE's Report & Directions...

- ▶ CE's report must be prepared within 16 weeks of initial notice & must:
  - ▶ Summarise all the submissions made and respond (you see all of these via web); and
  - ▶ Draw specific attention to those of Regional Assemblies and National Transport Authority & recommendations to address...
- ▶ Within 10 weeks of the CE's report, the members may issue directions which must be:
  - ▶ **Strategic** – setting a broad direction, not getting into detail drafting;
  - ▶ **Consistent** with the core strategy; (this may only be emerging at this stage)
  - ▶ **In line** with wider government policy; and
  - ▶ **Restricted** to proper planning & sustainable development (eg not for vested interests)



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# Consideration of Draft...

- ▶ CE's role is to prepare a draft of the development plan for 1<sup>st</sup> public display taking on board all requirements & your Directions in line with the Act...
- ▶ This draft should not be permitted to circulate before 1<sup>st</sup> public display...
- ▶ Members function is to consider the CE's draft – may take a number of meetings and refinements & changes...
- ▶ **Critical:** Get Core Strategy/Housing Strategy right – addressing both local context and consistently with wider policy...
- ▶ Approval by Council of the draft plan for 1<sup>st</sup> public consultation round should represent a *corporate* document blending technical advice of your Executive and political consideration with statutory requirements...



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# Strategic Environmental Assessment (SEA)

- ▶ **Planning Act & Regulations set specific obligations on your decisions in preparing the plan** in considering the Environmental Report (SEA) & demonstrating how environmental considerations have been integrated and how they will be monitored...
- ▶ **Pay very close attention to the advices of your Executive** regarding compliance with these statutory obligations **or you risk your plan or key planning decisions made in its light being challenged** in the Courts...
- ▶ Previous OPR presentations (December & January 2019/2020) address these in more detail...



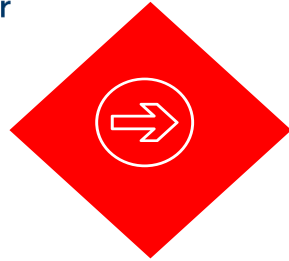
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## Our role in early stages...

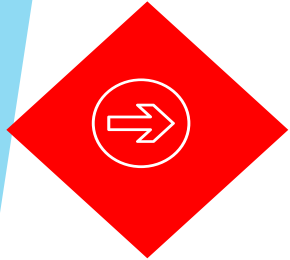
- ▶ OPR will comment on each statutory public consultation stage...
- ▶ Our focus is on your consistency with the existing statutory and policy requirements you are already obliged to apply...
- ▶ OPR may also provide technical advice to your LA executive...
- ▶ ...and of course training and information events such as today's for Councillors...



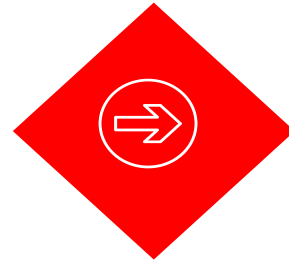
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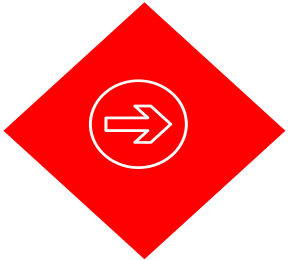
## Takeaways...



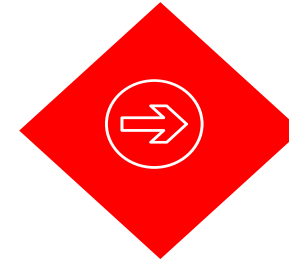
Preparatory work is **the key** to successful plan-preparation...



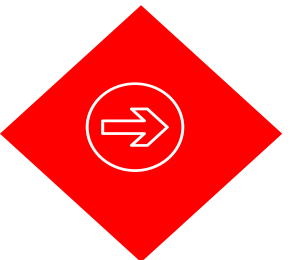
Encourage your authority to prepare a **communications & engagement strategy**



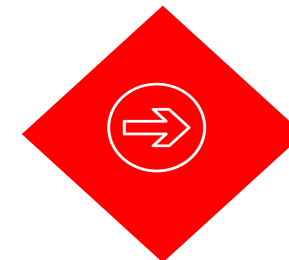
**Good Data** = Good Draft = Good Engagement...



Data/engagement **requires resources..**



Your role is to **shape the draft** based on advice



**Preparation** leads to drafts that require **fewer amendments...**





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**Thank You**