



Strategic Housing Development (SHD) Update - Quarter 1 2019

Background

Since July 2017, applications for housing developments of more than 100 units and student accommodation of over 200 bed-spaces and shared accommodation are made directly to An Bord Pleanála.

In 2018, 39 developments were lodged with An Bord Pleanála, 10 of those in November and December. An Bord Pleanála decided 39 applications in 2018 and permission was granted in 27 cases, for a total of 7,102 housing units (3,284 houses and 3,818 apartments) and 4,479 student bed spaces.

Quarter 1 2019 SHD Applications

Between January and March 2019, 24 applications were received by the Board, all of which will be decided before the end of July this year. In the same three-month period last year, 7 applications were **received**.

A total of 9 applications were **decided** in the first quarter of 2019 (6 granted and 3 refused). In aggregate, permission was granted for 1,685 housing units (707 houses and 978 apartments) and 289 student bed-spaces. Of the 9 applications decided in the first quarter of 2019, 4 were in Dublin, 3 in Cork and 2 in Kildare.

A full list of the developments granted permission is included in Schedule A.

Strategic Housing Developments - Applications			
	Permissions Granted	Housing Units	Student Bed- Spaces
2018	27	7,102	4,479
Quarter 1 2019	6	1,685	289
Total	33	8,787	4,768

All applications were decided within the mandatory timeline of 16 weeks.

SHD Pre-Application Consultations

Background

A pre-application consultation with the applicant, relevant local authority and An Bord Pleanála is required as part of the strategic housing development application process. In 2018, 97 requests for pre-application consultations were received and 74 Opinions were issued by the Board.

Quarter 1 2019 SHD Pre-Application Consultations

A further 27 requests were received in the first quarter of 2019 and 40 Opinions were issued over the same three-month period (with some opinions relating to consultation requests received in late 2018).

Strategic Housing Developments – Pre-Application Consultations		
	Requests Received	Opinions Issued
2017	36	25
2018	97	74
Quarter 1 2019	27	40
Total	160	139

Opinions on pre-application consultations were all issued within 9 weeks of receipt in line with the statutory requirements.

Detailed guidance on Strategic Housing Development for applicants, local authorities and the public is available at www.pleanala.ie

For further information, please contact bord@pleanala.ie

Schedule A

Strategic Housing Development – Applications Granted – Jan - Mar 2019						
Residential Development						
Application	No. Houses	No. Apartments	Total Unit	Received	Date of Decision	No of Weeks
Chesterfield, Cross Avenue, Blackrock, Co. Dublin	7	214	221	30/10/2018	13/02/2019	14
Kilcullen Road, townland of Bluebell, Naas, Co. Kildare	97	28	125	16/11/2018	06/03/2019	15
Cooney's Lane, Graigue, (townland) Grange, Co. Cork	176	75	251	27/11/2018	21/03/2019	16
Former Monastery Lands, Marianella, 75 Orwell Road, Rathgar, Dublin 6		107	107	30/11/2018	12/03/2019	14
All associated site works, Griffith Avenue, Marino, Dublin 9	8	377	385	20/12/2018	27/03/2019	13
Student Accommodation						
Application	No. Student Bed-Space		Received	Date of Decision		
Nolan Seafoods Limited, Rathdown Road, Dublin 7	289		10/10/2018	06/02/2019	16	

Schedule B

Strategic Housing Development- Applications Refused – Jan - Mar 2019						
Residential Development						
Application	No. Houses	No. Apartments	Total Units	Received	Date of Decision	No of Weeks
Maple Woods, Ballynacorra, Middleton, Cork	120	56	176	16/10/2018	12/02/2019	16
Ballymany, Newbridge, Co. Kildare	145	35	180	02/11/2018	12/02/2019	14
Ardarostig Bishopstown, Co. Cork	154	86	240	30/11/2018	20/03/2019	15