



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Pleanála agus Forbartha Maoine
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning and Property Development Department
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**Planning and Urban Form
Strategic Policy Committee – May 2022**

**Housing Taskforce
No. 4 on the Agenda**

**Housing Taskforce Returns
Update
Q4 2021**

This is a report on the purpose of the HTF, the data captured (and what is not included) and trends up to the most recent quarter.

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Purpose of Housing Returns

The **Dublin Housing Supply Coordination Taskforce** (DHSCT) data - of which Dublin City Council contributes on a quarterly basis – is the primary 'performance' indicator available to actively assess the issue of housing supply across the Dublin Region which includes the three other Dublin Region Local Authorities, namely Dun Laoghaire Rathdown (DLR), Fingal County Council (FCC) & South Dublin County Council (SDCC).

Brief Background

The Returns began as a result of Action 2 of Construction 2020, published May 2014, that committed to the establishment of a Housing Supply Coordination Taskforce for Dublin. Accordingly, the Task Force was established in June 2014 with the first quarterly reports commencing Q4 2015. The most recent Returns being presented today are for Q4 2021, six years on from the commencement of this Action.

Each local authority takes a turn as the co-ordinating authority to prepare the combined returns to the Department of Housing, Local Government and Heritage with a quarterly report published. The data that is mapped (Tier 1 and Tier 2(a) sites, explained below) is available to view on the Department's website. No quarterly report has issued from the Department since Q1 2021 owing to a variety of reasons including Covid and that all four Dublin authorities are engaged with the development plan process etc. Fingal County Council are the current co-ordinating authority.

What is Included?

The data utilised within the Housing Taskforce is focused on capturing developments with planning permission for **10 or more residential units in the private sector only**. There is a further breakdown available of the residential unit into either a house or apartment. Currently the number of bedrooms, per residential unit, is not included in the Returns. The Returns do not include social housing or Approved Housing Bodies' (AHBs) proposals. Nor do the Returns identify the Part V element of private housing for use as social housing.

Tier Classification

The data is classified within Tiers. There are three main tiers;

Tier 1 sites: Permissions granted (also known as extant permissions). These include Strategic Housing Developments (SHD), but separated out as part of the Return.

Tier 2(a) sites: Planning Applications pending a final decision.

Tier 2(b) sites: Pre App Consultations (PACs) - These PACS also include SHD consultations

Tier 1 Key Performance Indicators

There are four key performance indicators used with Tier 1. These are:

- 1 - Number of sites with planning permission
- 2 - Number of residential units with planning permission
- 3 - Number of active sites (a subset of sites at 1 above)
- 4- Number of units under construction (on active sites at 3 above)

These four key performance indicators are used on a quarterly basis to compare figures on a year on year basis. These comparisons are considered as a snap shot in time. Each quarterly return contains all extant permissions at the time of preparation not just permissions granted within the quarter.

Housing Task Force Returns for Q4 2021

Tier Classification Returns

The headline figures under the Tier classification for Q4 2021 (prepared January 2022) are as follows:

Tier 1 sites

There were permissions granted for **28,475** residential units (comprising 972 houses and 27,503 apartments) on **207** sites across the city. These include SHD figures.

Tier 2(a) sites

There were **5,369** residential units pending decision (comprising 66 houses and 5,323 apartments) on **64** sites across the city awaiting a decision.

Tier 2(b) sites

There were **20,051** residential units at Pre-App Consultation stage on **98** sites across the city under consultation.

Tier 1 Key Performance Indicators based on a year on year assessment

For Q4 2021, the year on year assessment is based on rates between Q4 2020 and Q4 2021 and records the following:

1. number of sites with planning permission

12% increase from 185 sites in Q4 2020 to 207 sites in Q4 2021.

2. number of units with planning permission

27% increase in the total from 22,370 units in Q4 2020 to 28,475 units in Q4 2021.

3. number of active sites

16% increase from 69 sites in Q4 2020 to 80 sites in Q4 2021.

4. number of units under construction

10% increase from 5,613 units in Q4 2020 to 6,174 units in Q4 2021.

Strategic Housing Developments (SHDs) Q4 2021

There are currently 45 no. SHDs providing 15,594 residential units, of which six were granted this quarter, Q4 2021 from An Bord Pleanála. These include the following:

1. ABP 310860: Holy Cross College, D3/9: 1,592 residential units.
2. ABP 311333: Redcourt, Clontarf, D3: 131 residential units.
3. ABP 310944: Saint Columbans, Donaghmede, D. 13: 410 residential units.
4. ABP 310722: Former Premier Dairies Site, Finglas, D11: 191 residential units.
5. ABP 310567: Parkgate Street, D8: 198 residential units.
6. ABP 311302: Milltown Park, Sandford Road, D6: 667 residential units.

There were no new shared accommodation or student accommodation Strategic Housing Developments recorded during this period.

Conclusion

The Housing Returns:

- provides real time data that indicates the status of supply and on site activity within Dublin City
- provide data that can be used as evidenced based information to inform policy including the Core Strategy and HNDA model in the Draft Dublin City Development Plan.

As of Q 4 2021, current indications are that all four key indicators are moving in the right direction regarding supply of housing although the pace of activity needs to be higher to meet demand.

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Dublin City Planning Officer.