Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

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Planning and Urban Form
Strategic Policy Committee – September 2022
Housing Supply Coordination Task Force Dublin Q1 & Q2, 2022

No. 4 on the Agenda

<u>Housing Task Force:</u>

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

Housing Taskforce Returns Update Q2 2022

(prepared July 2022)

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 Laoighaire Rathdown (DLR), Fingal County Council (FCC) & South Dublin County Council (SDCC).

Brief Background

The Returns begun 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 Q2 2022, almost seven years on from the commencement of this Action.

Each local authority takes a turn at being 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. 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 units 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. These include:

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, including SHDs, pending a final decision

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

Tier 2(c) has, more recently, been added to 'count' fully completed developments.

The newly introduced Large-scale Residential Development (LRDs) will begin to feature in the Returns, once they pass through the system. One such application has reached planning decision stage, Tier 2 (a), with six new entries under Tier 2 (b).

Tier 1 Key Performance Indicators

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

1 - number of sites with planning permission

2 - number of residential units with planning permission on sites, at 1 above

3 - number of active sites (a subset of sites at 1 above)

Active sites comprise three categories, residential units completed, residential units under construction and residential units not commenced. The fourth key performance indicator relates to the category of residential units under construction on active sites.

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 <u>all extant permissions at the time of preparation</u> not just permissions granted within the quarter.

Housing Task Force Returns for Q2 2022

Tier Classification Returns

The headline figures under the Tier classification for Q2 2022 (prepared July 2022) are as follows:

Tier 1 sites

There were **29,809** permissions granted for residential units (comprising 898 houses and 28,911 apartments) on **204** sites across the city. These include SHD figures.

Tier 2(a) sites

There were **8,849** proposed residential units (comprising 526 houses and 8,323 apartments) on **70** sites across the city awaiting a decision. One of these applications is classified as LRD.

Tier 2(b) sites

There were **14,561** proposed residential units on approximately **90** sites[1] across the city under consultation. (This marks a drop in the potential numbers of units from Q1 2022 (at 18,652 potential units) owing to the progression of eight former Tier 2b potential sites (including one site from the Poolbeg West SDZ), moving to Tier 2a proposed planning application sites this quarter.) Six of these pre-apps are classified as LRD sites.

Tier 2(c) sites

There were nine active sites that came to completion over this quarter providing 917 completed residential units. The move of these completed sites with these permissions to Tier 2c impacted the overall numbers for Tier 1 results this quarter, detailed below.

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

For Q2 2022, the year on year assessment is based on rates between Q2 2021 and Q2 2022 and records the following:

1. **number of sites with planning permission**

   1% increase from 202 sites in Q2 2021 to **204** sites in Q2 2022.

2. **number of units with planning permission**

   18% increase in the total from 25,276 units in Q2 2021 to **29,809** units in Q2 2022.

3. **number of active sites**

   1% increase from 72 sites in Q2 2021 to **73** sites in Q2 2022.

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[1] Some of these sites may have existing extant permissions or other decisions pending or a mixture of both.

4. **number of units under construction**

   1% increase from 5,480 units in Q2 2021 to **5,540** units in Q2 2022.

Q2 2022 occurred during the phased out period of SHDs and the rollout of the LRDs, likely affecting the pace of both planning and construction activity. While year on year growth remains positive, the pace of growth has slowed across all four indicators.

A contributing factor to a slower growth pace is likely Tier 2c with nine ‘former’ active sites completed over this quarter.

Strategic Housing Developments (SHDs) Q2 2022

There are currently **45** no. SHDs providing **17,166** residential units, of which two were granted this quarter, Q2 2022 from An Bord Pleanala (included in the overall numbers for Tier 1). These include the following:

1. ABP 312003 located at Parkside 5B, Parkside, Dublin 13 which proposed 730 residential units.

2. ABP 312290 located at Park West Avenue and Park West Road, Park West, Dublin 12 which proposed 750 residential units.

There is one student accommodation proposal granted under Strategic Housing Developments recorded during this period (not included in the overall figures Tier 1).

- ABP 312102 located at No's. 29b, 30 and 31 Prussia Street, Dublin 7 which proposed the construction of 236 no. student bed-spaces and associated site works.

Conclusion

The Housing Returns:

- provides real time data that indicates the status of supply and on site activity within Dublin City and

- provides 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 Q2 2022, current indications are that all four key indicators are moving in the right direction regarding supply of housing although the pace of activity on the ground needs to be higher to meet demand.

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