



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Wednesday 13th Sep 2023

Item No. 3

Report to Housing SPC 13th of September 2023.

Inactivated Planning Permissions

Each quarter Dublin City Council (alongside the adjoining Dublin Authorities) presents to the Department an updated set of figures in relation to housing planning permissions; to inform the publication of the Housing Supply Coordination Task Force for Dublin . These figures have been collated since 2014, as an action of 'Construction 2020', the Government strategy for a Renewed Construction Sector.

The most recently published figures are for Quarter 1 (Jan-March) 2023, and a full copy of the document is available at <https://www.gov.ie/en/publication/7ae27-housing-supply-coordination-task-force-return-reports-q1-q4-2023/#>

Sites included in the task force data are also mapped and can also be viewed at the above site.

The focus of the Task Force Report is to identify and provide clear data regarding the supply of housing units within the Dublin region. The data is collected to monitor

- (1) the number of permissions and units completed
- (2) the number of permissions and units under construction
- (3) the number of permissions and units granted permission
- (4) the number of permissions and units on appeal to ABP
- (5) the number of permissions and units currently in the planning system
- (6) the number of units currently subject to pre-planning discussion.

It should be noted that the data only monitors permission in **excess of 10 units** and does not include Part 8 permissions; which are reported to the Department separately.

In relation to units granted permission and as yet unbuilt the following most recent information is available is Q1 2023 with **22,638** housing units as yet unbuilt. For comparative purposes I have listed below the previous 4 quarters.

Q4 2022: 23,013

Q3 2022: 21,966

Q2 2022: 22,435

Q1 2022: 21,872.

As part of the review process proceeding the making of the City Development Plan, the taskforce figures were examined to assess the capacity of the City to meet the population and housing targets set by the National Planning Framework and Regional Spatial Economic Strategy.

At the time of preparation of the Issue Paper for the Pre-Draft Consultation process of the Development Plan; the Housing Task Force figures showed a trend of growing live permissions; reflecting the significant number of permissions granted under the SHD process.

In this analysis of the unused permissions; at the time, a high proportion of the permission were recently granted- under 3 years in length. Due to the complexity of many large urban permission sites; it is common for it to take a at least a year minimum for the permission to go on site; reflecting the complex nature of a large project including compliances; detailed design, certification, contractors appointed etc.

It is intended to repeat this assessment in 2024 of unused permissions to inform (i) the mid-term review of the City Development Plan; (ii) the ongoing monitoring of the core strategy and (iii) as part of the survey work for the implementation of Residential Zoned Land Tax.

Deirdre Scully

A/City Planning Officer.