

**Report to the Planning & Urban Form  
Strategic Policy Committee October 2023.  
No. 5 on the Agenda  
Build to Rent Variation**

**Changes to Build-To-Rent Accommodation following the publication of the guidelines ‘Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DHLGH, 2022**

Built-To-Rent (BTR) development was established as a separate housing typology, for planning purposes, arising from *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities*, as published in 2018 and updated in 2020.

Following a review of Build-To-Rent developments, the Government established that while a significant number of BTR developments had been permitted a substantial number of these remain un-commenced. This, and the fact that the Government is seeking to increase home ownership has led to the publication of revised apartment guidelines, published in 2022.

The new *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities*, DHLGH, 2022, remove the planning requirement that BTR is identified as a separate housing typology / type with specific design standards. Specifically BTR design criteria SPPR7 and SPPR8 have been removed.

The guidelines, along with Circular Letters NRUP 07/2022 and NRUP 01/2023 published in December 2022 and July 2023 respectively, outline transitional arrangements put in place to allow BTR proposals in the planning system on or before 21st December 2022, to be considered and decided in accordance with the 2020 Guidelines.

## **Proposed Variation of City Development Plan**

The 2022 – 2028 Dublin City Development Plan came into effect on 14<sup>th</sup> December 2022 before the publication of the updated guidelines.

It is now proposed to vary the Development Plan to reflect national policy. It is proposed to:

- make a technical update to the development plan in relation to 'Build-To-Rent' (BTR) accommodation on foot of the publication of Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DHLGH, 2022,
- insert a new Appendix 19 into Volume 2: Appendices of the Dublin City Development Plan 2022 – 2028 containing transitional arrangements for Build-To-Rent accommodation proposals in the planning system on or before 21st December 2022.

It is anticipated that a variation proposal / report will go to full Council in November 2023.

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