



An Roinn Tithíochta,
Pleanála agus Rialtais Áitiúil
Department of Housing,
Planning and Local Government

AILG-OPR Training: The Plan Making Process

Development Plan Guidelines

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What I'm Going to talk About...



1) Context: The Planning System

2) Guidelines: Development Plan Guidelines

Why Plan...?



- **“Fail to plan, prepare to fail”**
- Benjamin Franklin
- **“A goal without a plan is just a wish”**
- Antoine de Saint-Exupéry
- **“Someone's sitting in the shade today because someone planted a tree a long time ago”**
- Warren Buffett

PEOPLE DON'T PLAN TO FAIL,
THEY FAIL TO PLAN.

‘Big-Picture’ Priorities and Drivers



- Growth Issues: Housing, Affordability, Infrastructure, Competitiveness
- Primacy of Dublin
- Regional Development
- Future of Rural Areas
- Peripherality/Brexit
- Demographics/Migration
- Climate Change



DHPLG Planning Division



What we do...

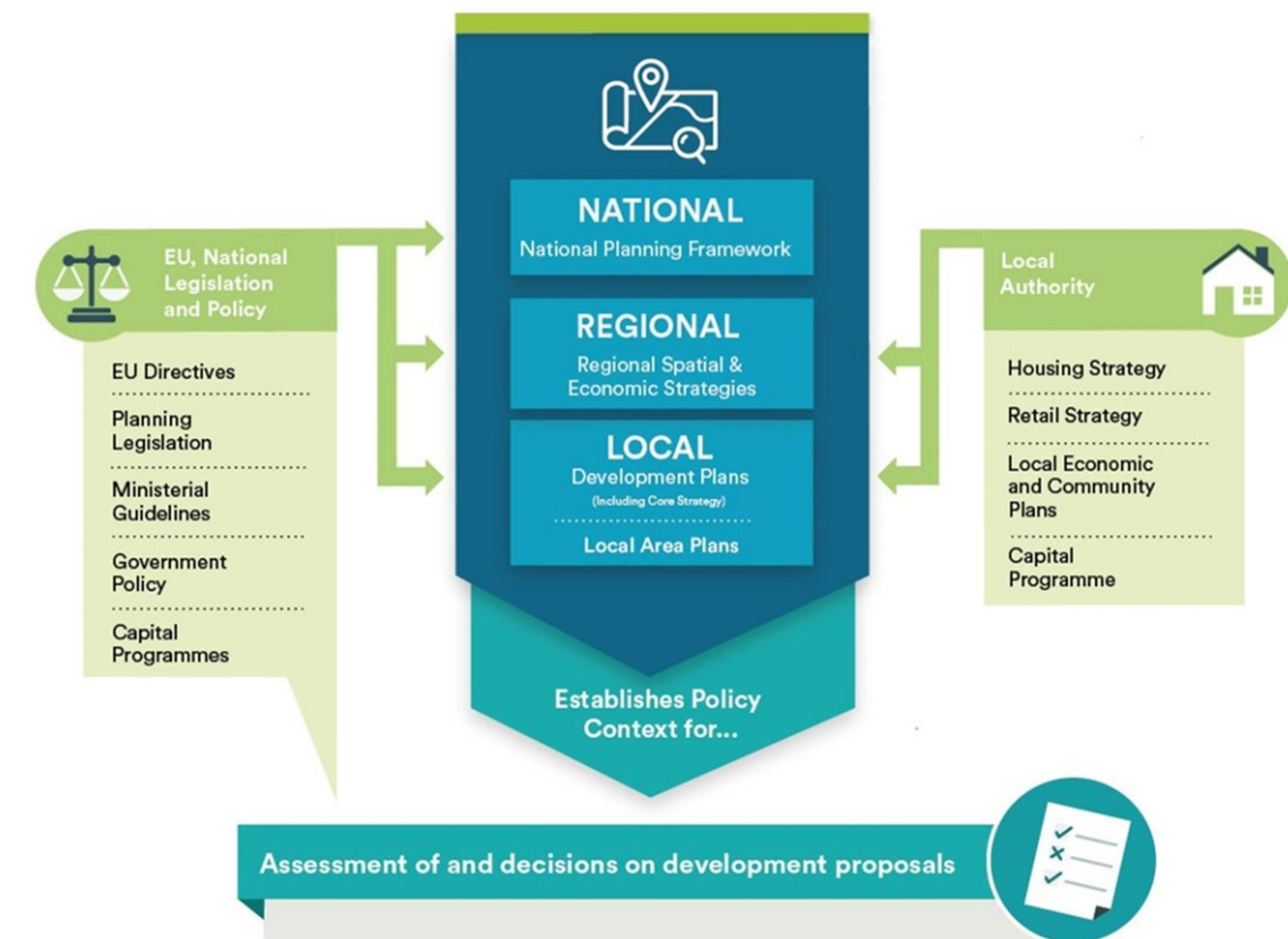
- Planning-related Legislation, Policy, Guidance, Funding (URDF) and Governance
- Technical Advice - within the Division, Department and across Government, including the LG sector
- ‘Terrestrial’ (Land) and Marine/Foreshore

National & Regional Planning Policy

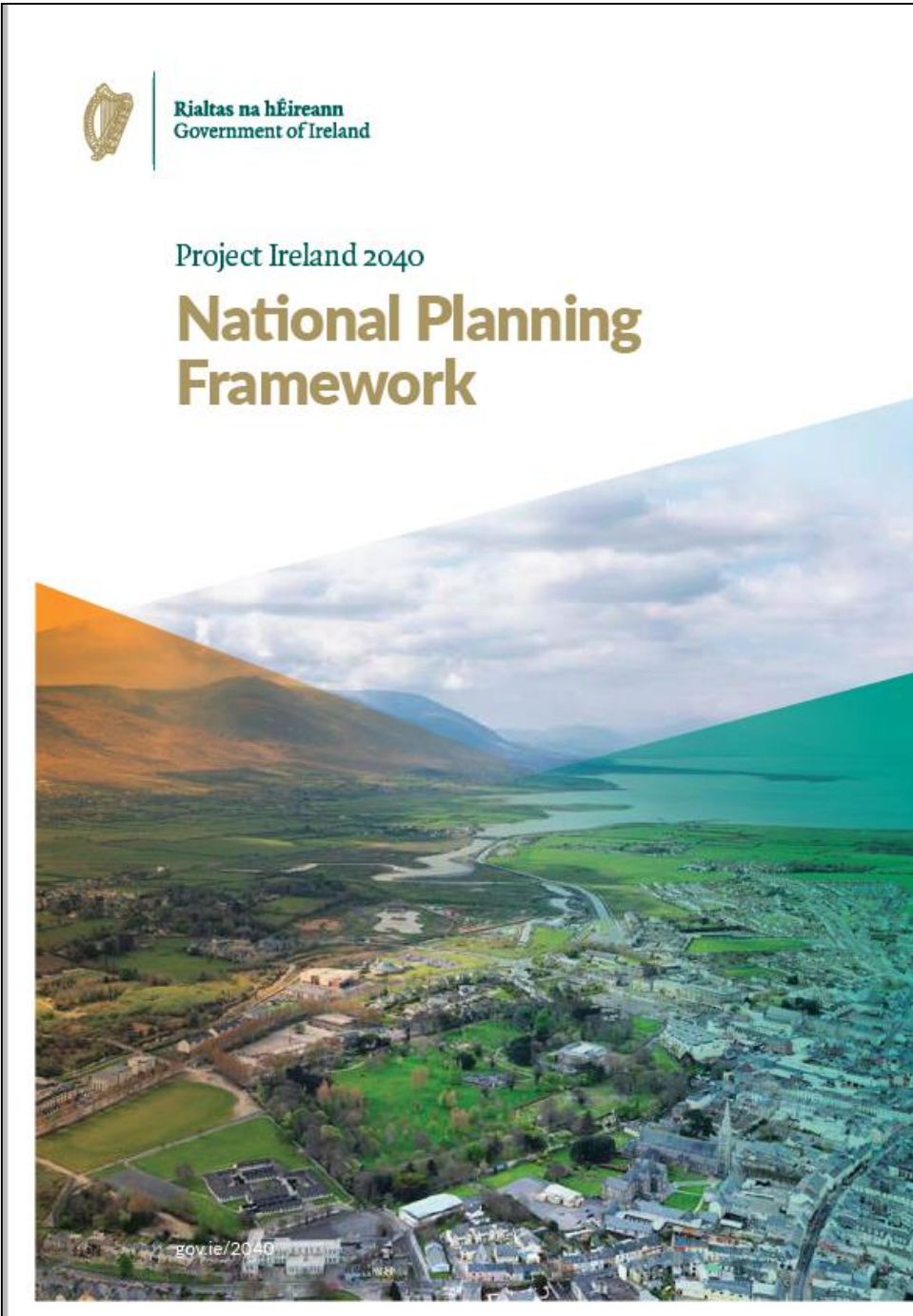
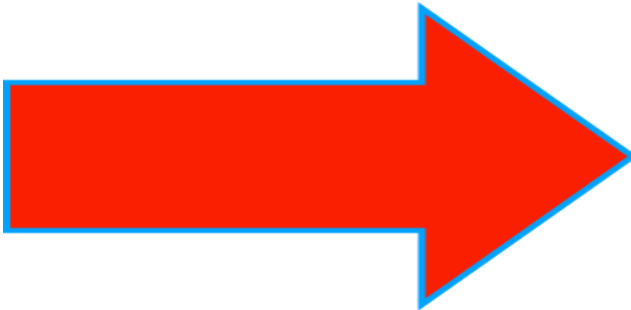


- Preparation and implementation of the **National Planning Framework (NPF)** across government and through the planning system
- **Enhancing and informing the planning process** through new and updated guidelines and the legislative programme
- Enabling **regional development** and compact growth through investment and policy support

Irish Planning System An Overview



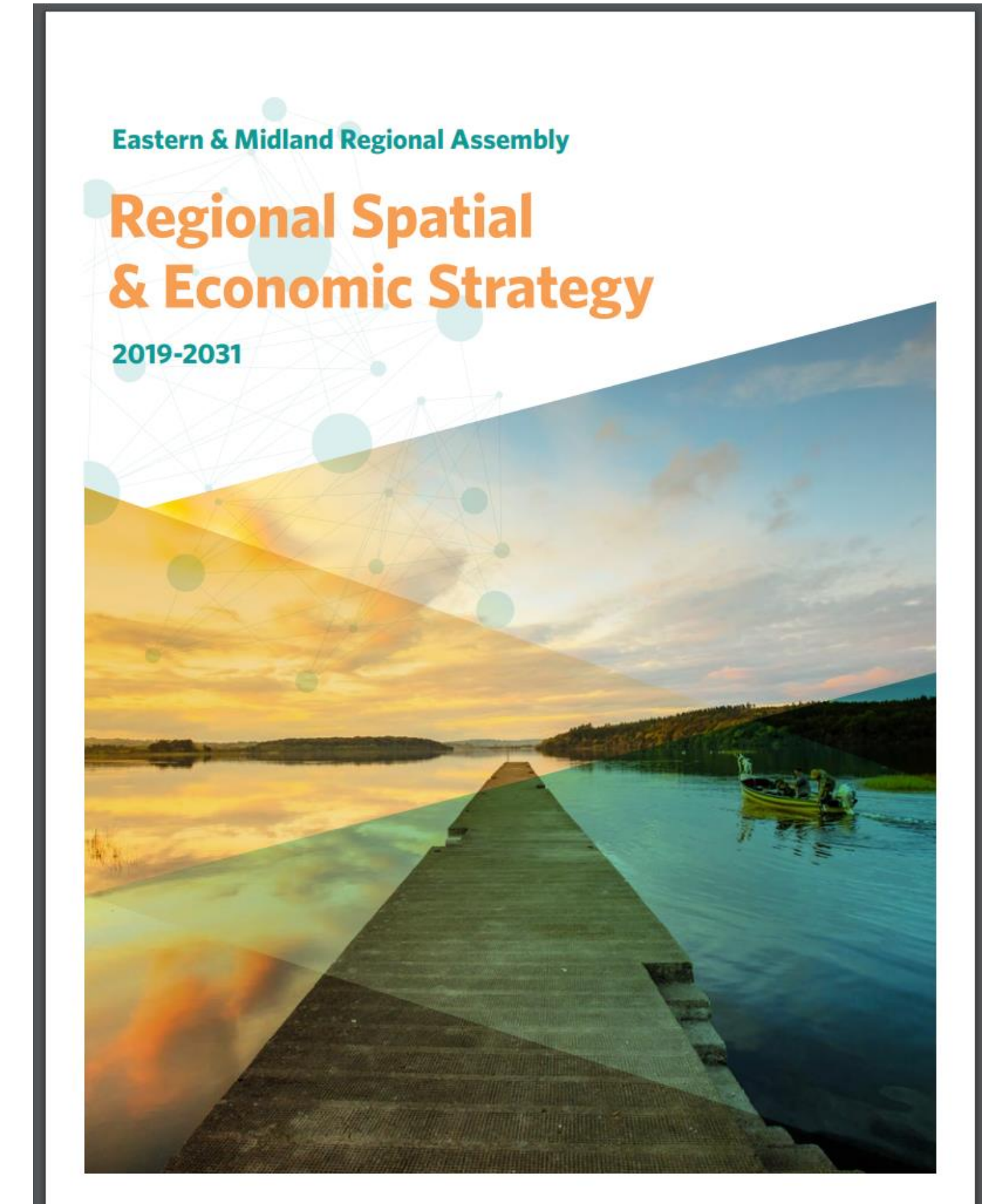
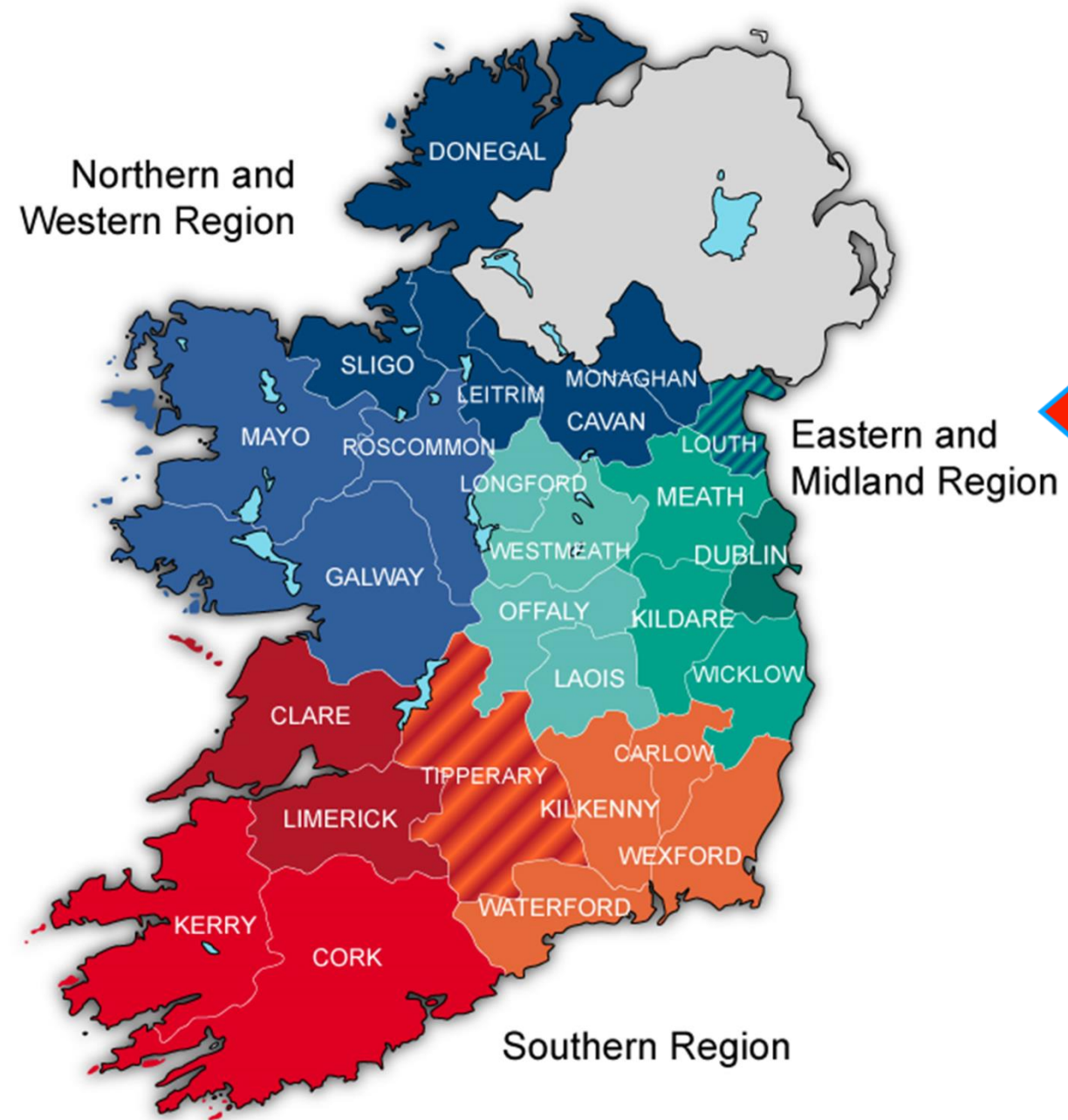
Irish Planning System



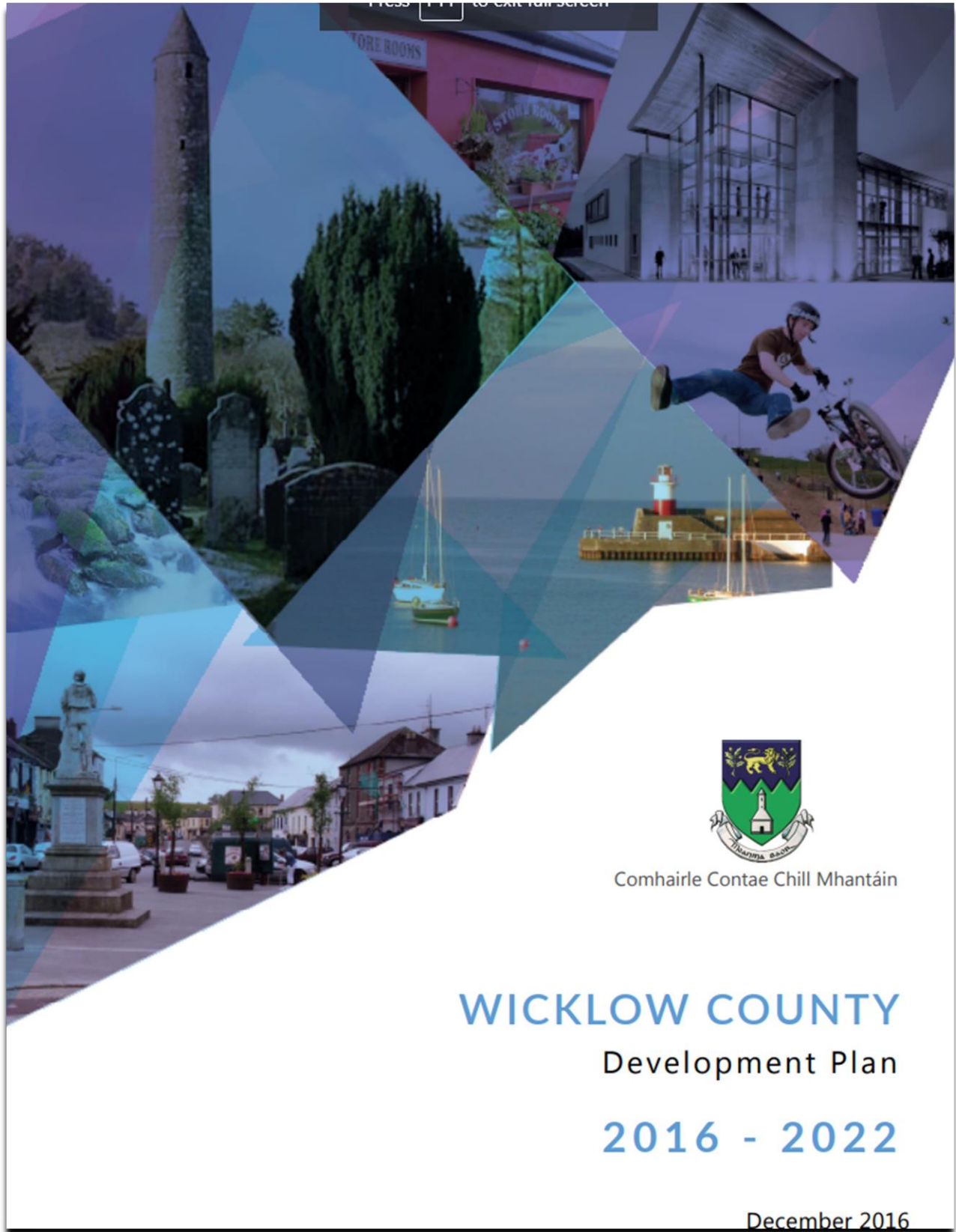
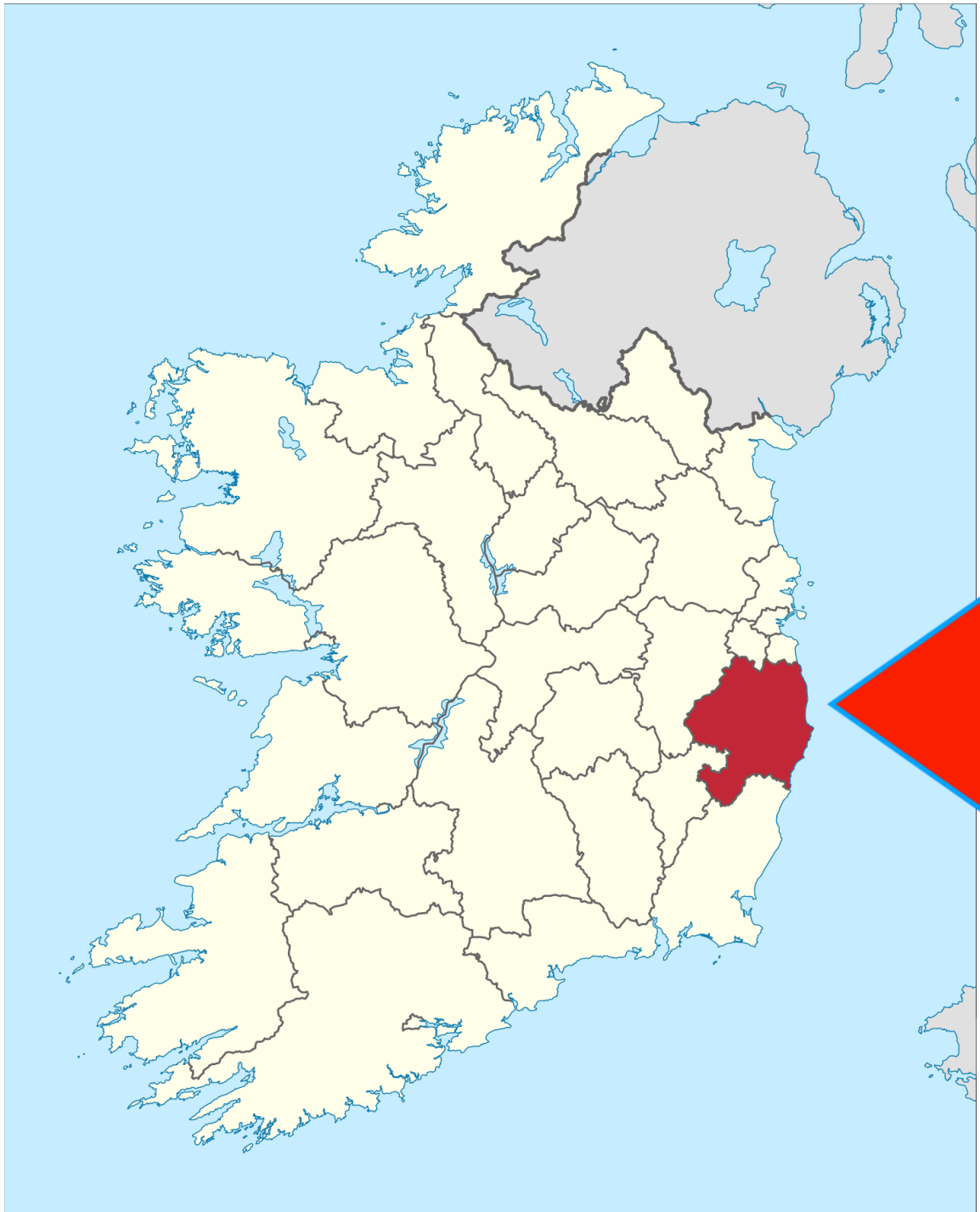
Assessment of and decisions on development proposals



Irish Planning System



Irish Planning System



Assessment of and decisions on development proposals



Irish Planning System: Development Management



Assessment of and decisions on development proposals



Strengthened Plan-Led Approach



- Making strategic **choices** about the future
- The types of **places** that we want
- A way of **prioritising** to influence change
- Ensuring co-ordinated action/**delivery**
- The right **detail** at the appropriate spatial and sectoral levels
- Clear direction of travel to achieve agreed **outcomes**

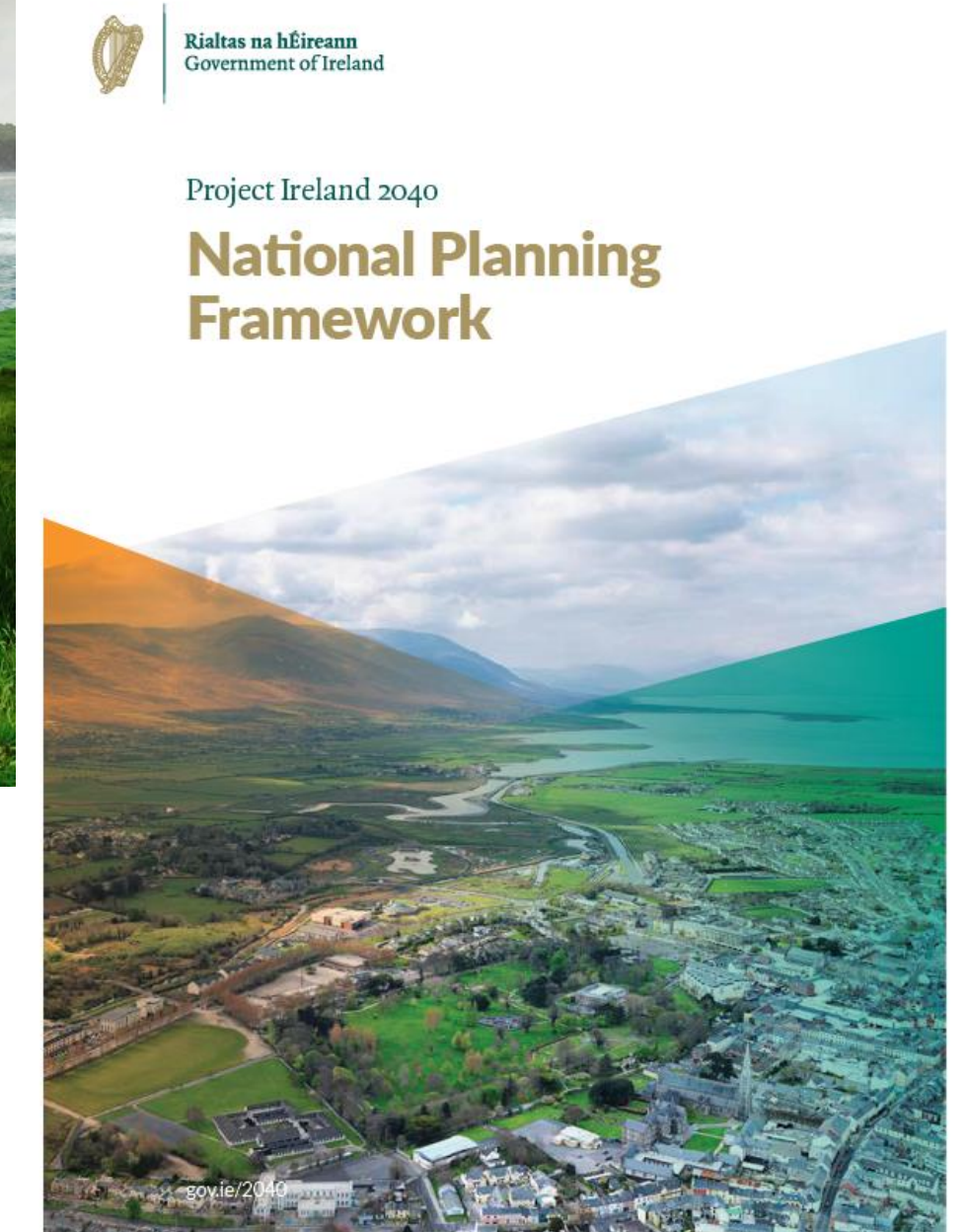


“The long term vision for Ireland’s housing future aims to balance the provision of good quality housing that meets the needs of a diverse population in a way that makes our cities, towns, villages and urban areas good places to live...”

National Level - Project Ireland 2040



- National Planning Framework to 2040 and 10-year National Development Plan (2018)
- NPF sets out **strategy** to accommodate growth
- NDP sets out **funding** envelope
- **Shared** National Strategic Outcomes



Planning 'Centre-Stage'



- **Shared National Strategic Outcomes**
- **Close alignment** of planning and investment
- €116 Bn capital plan to 2027 across Departments/Agencies **and** through Regional/County Plans (€3bn urban/rural)
- **'Spatial' and 'sectoral' integration**



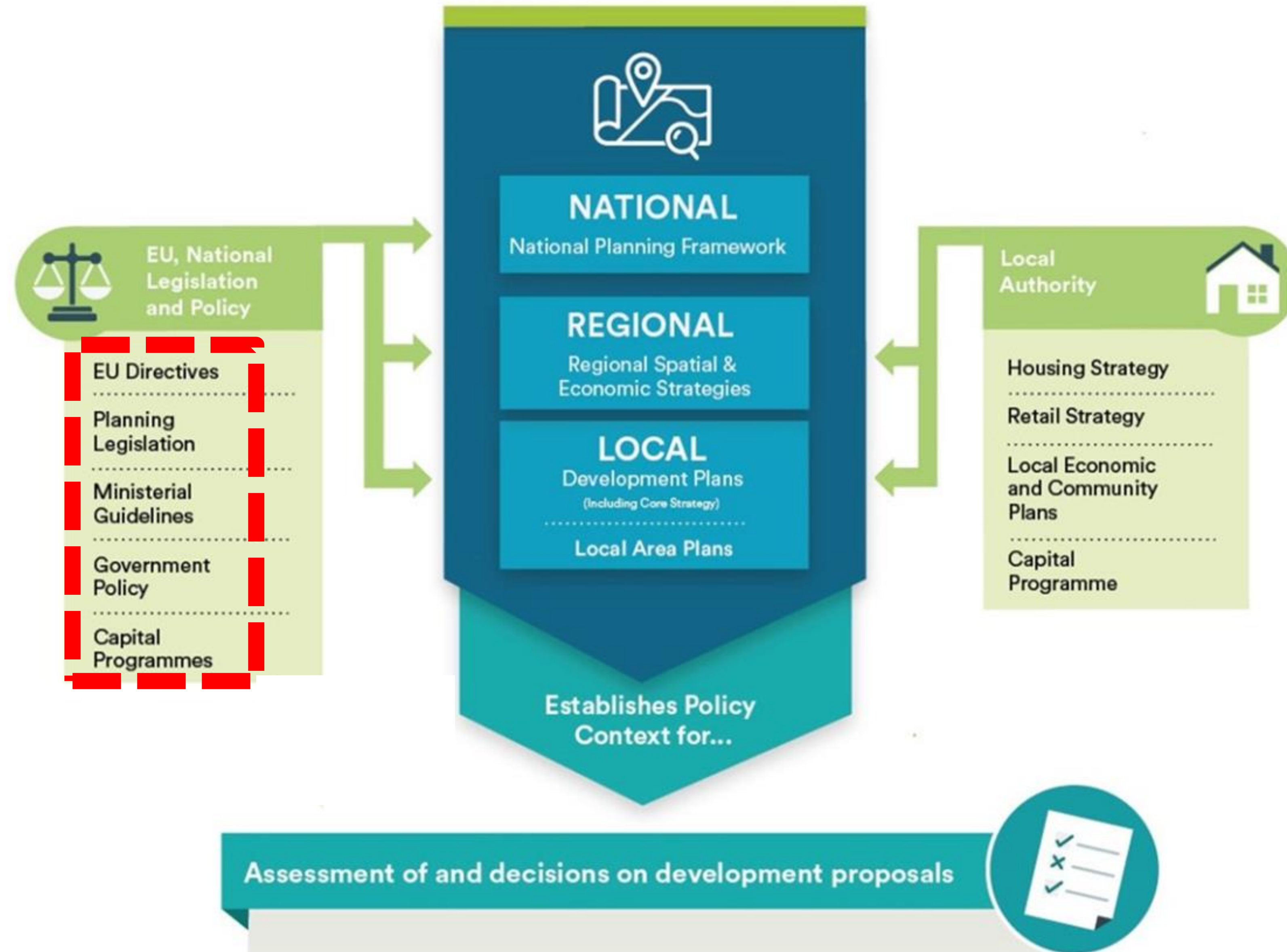
PI2040 Implementation



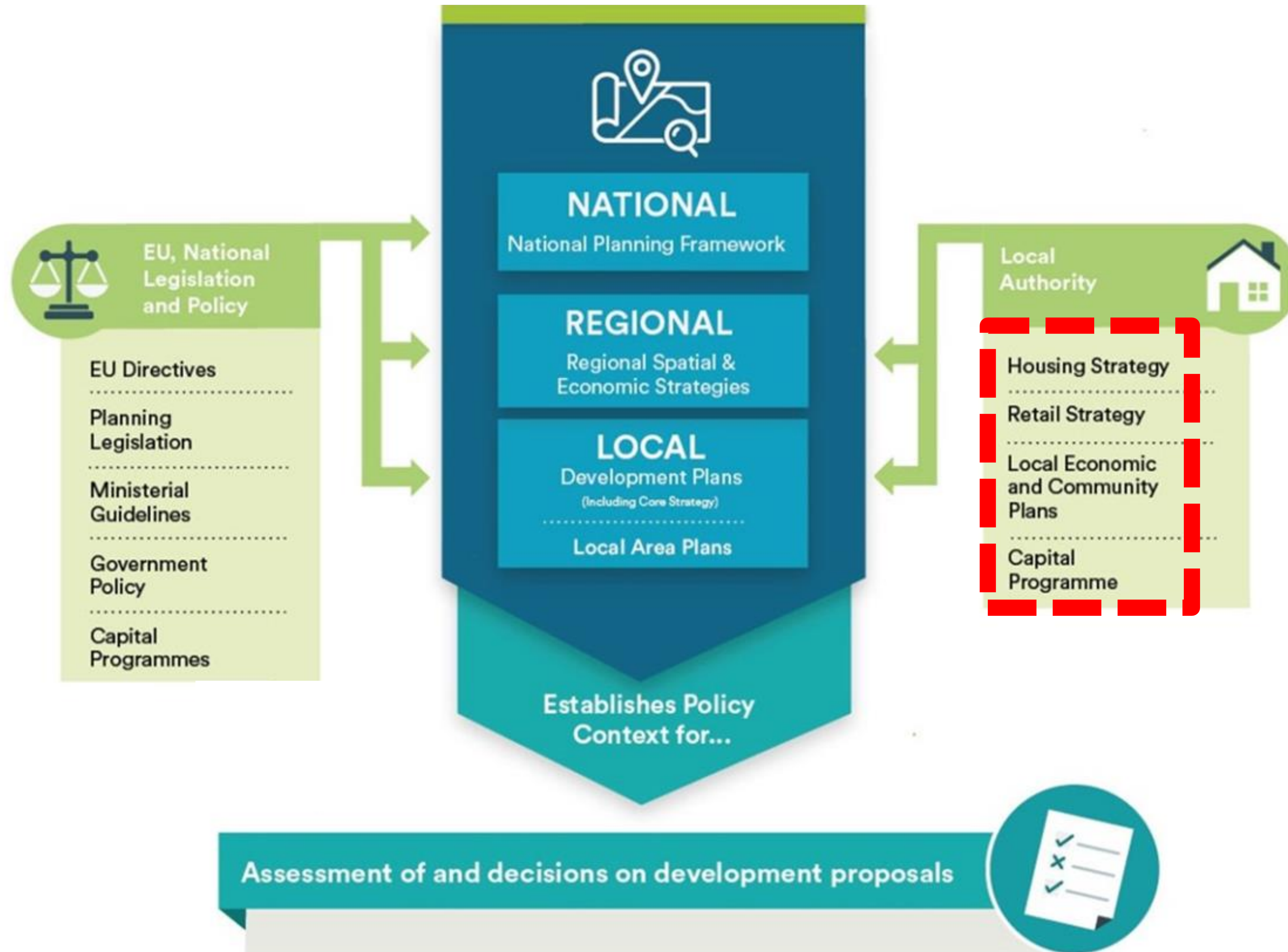
- **Governance:** Project Delivery Board
- **Programme Management Office:** Public Spending Code Review, Capital Projects Tracker
- **Construction Sector Sub-Group,** targeting productivity/innovation, sectoral capacity, skills
- Reporting on RSES progress, **Regional Development and Investment, Urban Fund**
- **Development Plan System** now critical element



Inputs to the Development Plan



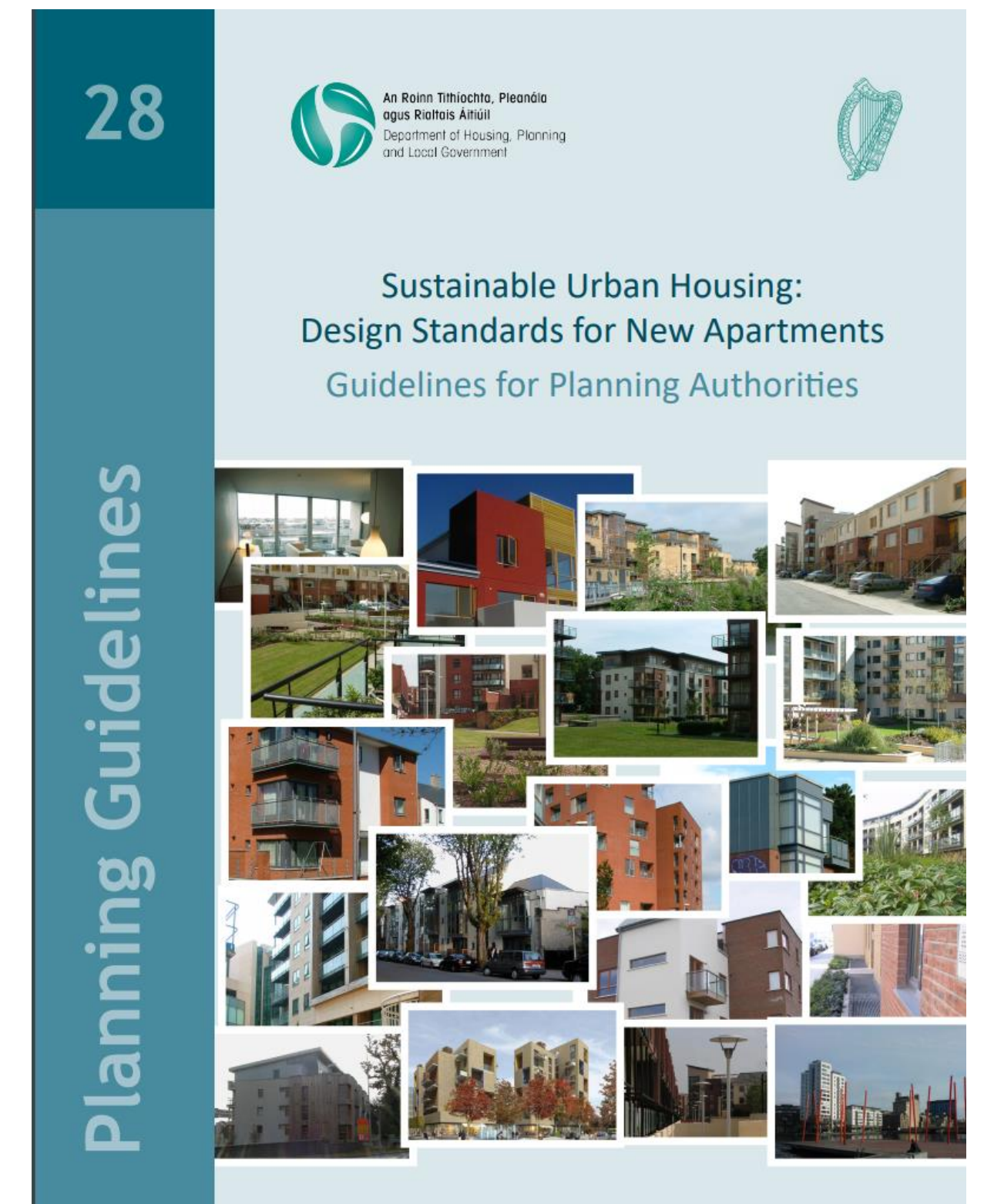
Irish Planning System



Planning Guidelines



- More detailed articulation of policy and procedure
- Issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended)
- Planning Authorities/An Bord Pleanála must have regard to them
- Where Specific Planning Policy Requirements (SPPR) are identified - Planning Authorities/An Bord Pleanála must comply



Current Planning Guidelines



- **Aspects of the Built Environment:** Apartment Standards, Building Heights
- **Environmental:** Flood Management, Environmental Impact Assessment
- **Procedural:** Local Area Plans, Development Management
- **Infrastructure:** National Road Network, Wind Energy Development

Development Plans Guidelines



- Existing guidelines 2007
- Superseded by legislation in interim eg. core strategies (2010)
- Consistency with national (NPF) and regional policy (RSES)
- Review processes commencing into 2020
- Address both plan content and process



Progress to Date



- Working Group of Senior Planners from 6 x local authorities covering urban, suburban and rural areas
- Advisory Group including AILG, CCMA, OPR
- Purpose of groups to benefit from a range of practical experience
- Initial, preliminary draft now being revised
- LA development plan function – both plan content and process

Content



- More 'compact' growth - 30% new homes within existing built up areas (50% in 5 cities) means delivering housing within settlement 'footprints'
- Core strategy approach - consistent methodology/emphasis on delivery
- Better infrastructural assessments to underpin plan delivery
- Setting up a strong link between the plan and potential investment funding, especially to address town and village decline
- **Climate Change Objectives** - incorporation of land-use aspects

e.g. Climate Change and Planning



- Overall Pattern of Development - journeys
- Urban Form - heating
- ‘Adaptation’ - change
- ‘Mitigation’ - slowing
- Renewables
- ‘Avoid, shift, improve’



Content Informing the Process



- More information up-front: 'baseline' issues and options paper
- Also engagement/briefings, etc. with members
- New methods of consultation & engagement
- Clearer structured 'stages' of process

Process



- LA Plan work cycles – relationship to town and local plans/cross boundaries
- Development Zonings – when to consider, development plan level and standardisation
- Obligations regarding public consultation submissions and responses to same by executive
- Management of motions from elected members incl. SEA/AA
- Monitoring of plan – more frequent and measurable performance

In Summary - 'DPG's



- New focus on **delivery and outcomes**, alignment between planning and capacity/investment
- Seeking **prioritisation**/sequencing of development, but not downzoning
- Aim to encourage **densification** where appropriate, in larger settlements lower density development in smaller ones, not 'one size fits all'
- To encourage a scale of development '**proportionate**' to the size of a place, so as not to overwhelm local capacity
- **Performance** to be subject to ongoing monitoring and review

Other New and Updated Guidance



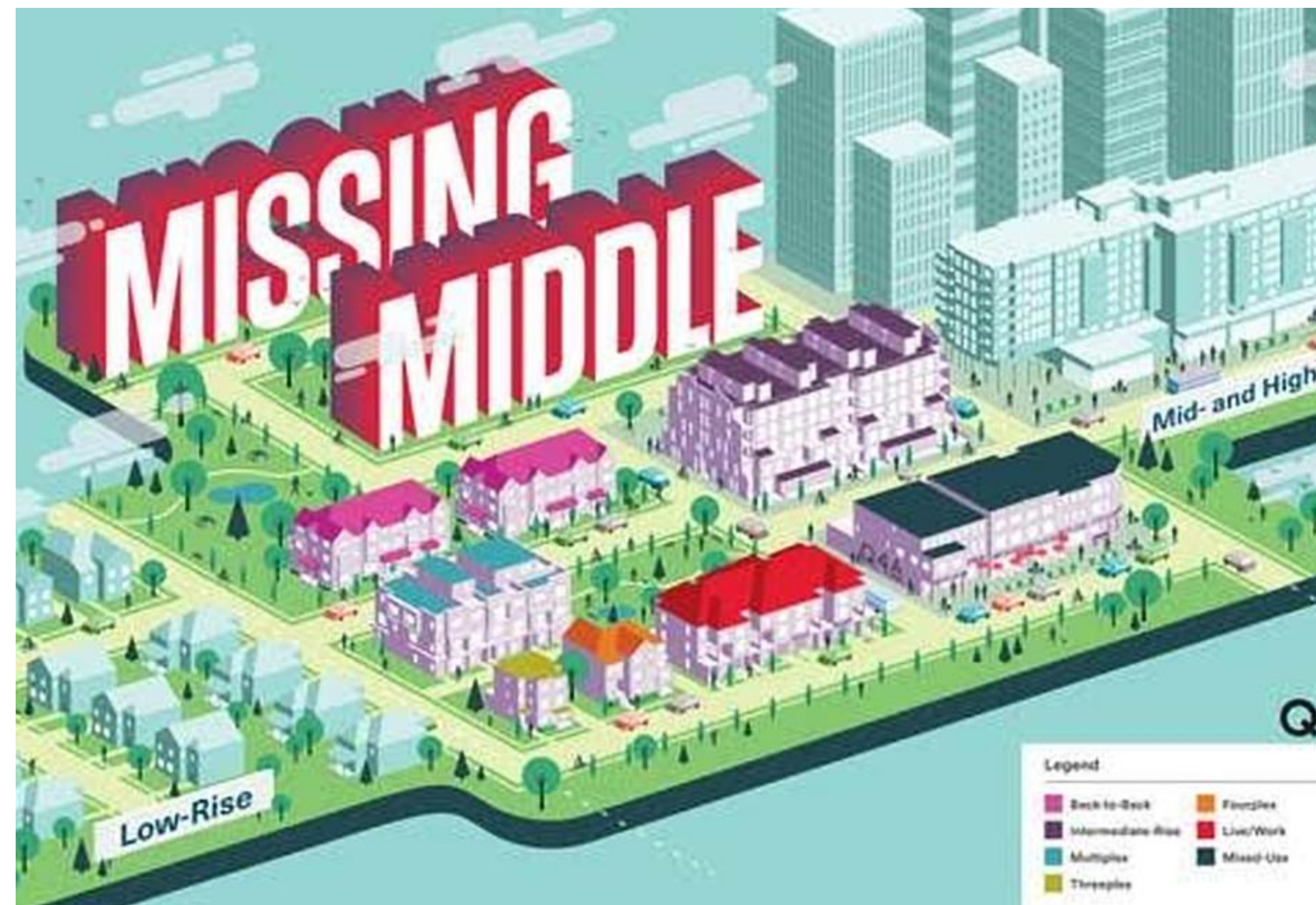
- Development Plan Guidelines - underway
- Housing Need and Demand Assessment (HNDA) - related
- Wind Energy (with DCCAE)
- Strategic Environmental Assessment
- Childcare (with DYCA)
- Sustainable Settlement - Urban and Rural

Finally, Planning Policy...



Supports

- Compact Growth
- Regional and rural development
- Housing Delivery
- Brownfield development
- Productivity
- Innovation
- Quality



Discourages

- Sprawl
- Over-reliance on Dublin
- Land speculation
- Hoarding of permissions
- Greenfield as only form of development
- Long commutes
- Inefficiency



Rialtas na hÉireann
Government of Ireland