



To: Chief Executives, City and County Councils
Directors of Planning Services, City and County Councils
Senior Planners, City and County Councils
An Bord Pleanála

Circular letter FPS 03/2018

9th March 2018

Publication of Apartment Guidelines 2018

Dear Sir/Madam,

I am directed by Eoghan Murphy T.D. Minister for Housing, Planning and Local Government to advise you of the publication of updated ***Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2018***.

These guidelines which update and supersede the previous 2015 document takes account of:

- experience in their implementation since 2015:
- the need to enhance apartment output to secure both additional housing supply and more compact urban development patterns; and
- departmental and stakeholder research and analysis into the deliverability of increased supply of apartments.
- Submissions made during the public consultation period

Accordingly, the ***Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2018*** aims to:

- i. Enable a mix of apartment types more closely reflecting contemporary household formation and housing demand patterns and trends, particularly in urban areas;
- ii. Encourage more refurbishment and small-scale urban infill schemes;

- iii. Deliver greater policy clarity in relation to the emerging 'build to rent' and 'shared accommodation' sectors; and
- iv. Remove requirements for car-parking in certain circumstances to support sustainable transport modes and in the interests of enhancing the economic deliverability of apartment schemes.

These guidelines are issued under Section 28 of the Planning and Development Act 2000 (as amended).

Planning Authorities and An Bord Pleanála are required to have regard to these guidelines in the course of carrying out their functions, and are required to apply certain provisions of the guidelines stated as Specific Planning Policy Requirements under Section 28 (1C) of the Act above.

The guidelines are available on the Department's website at: www.housing.gov.ie.



Niall Cussen

Chief Planner

Forward Planning Section