

Housing Supply Coordination Task Force For Dublin

Quarter 1 2017 Returns



May 2017



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



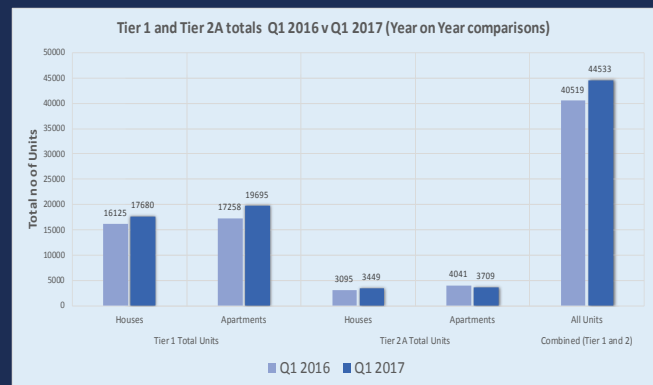
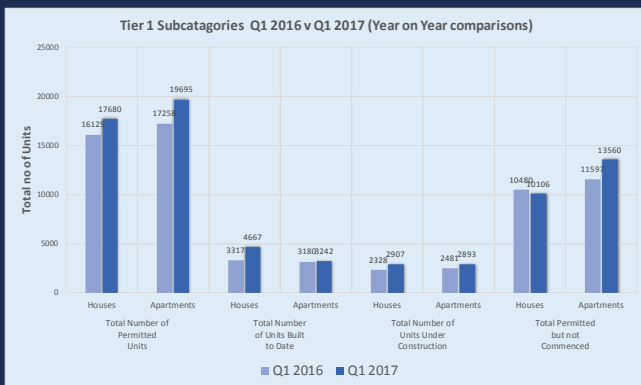
Table of Contents	Page
Executive Summary	5
1. Introduction	7
2. Returns Tables	7
<i>Table 1: Each Local Authorities Cumulative Totals for Tiers 1 and 2A</i>	7
<i>Table 2: Tier 1 Subcategories Data</i>	7
<i>Table 3: Tier 2A Housing Data</i>	8
<i>Table 4: Tier 2B Housing Data</i>	8
<i>Table 5: Total Number of Units Completed per Quarter</i>	8
3. Quarterly Highlight Reports	10
Dun Laoghaire Rathdown County Council	10
Dublin City Council	11
South Dublin County Council	12
Fingal County Council	13
Appendix 1: Data Submission Parameters	17

Executive Summary

The 2017 Quarter 1 Dublin Housing Taskforce returns showed a 10% increase in the cumulative number of units within tier 1 and tier 2A respectively, when compared with the same period in 2016. This change was primarily a consequence of a year-on-year increase in tier 1 houses and apartments activity, whereby a 10% increase was recorded in houses and a 14% increase was achieved in apartments.

In terms of construction activity, whilst the total number of apartments ‘built to date’ only showed a marginal increase during the year (i.e. 3,242 in Q1 2017 compared with 3,180 in Q1 2016), the number of houses ‘built to date’ showed a year-on-year increase of 1,350 residential dwellings. This is supported by a notable increase in the ‘total number of units under construction’, with a 25% increase in the total number of houses and a 17% increase in the total number of apartments that were under construction. This enhanced construction performance was also reflected in the fact that there was a 61% increase in the total number of houses completed and a 100% increase in the total number of apartments completed, when the Q1 2017 and Q1 2016 Tier 2C returns were compared.

With regard to extant planning permissions, which have yet to commence construction, the outlook is relatively positive from a housing supply capacity perspective, whereby planning permission remains in place for the development of a combined total of 23,666 residential units in the Dublin region. Interestingly, there was a reduction in the ‘total permitted but not commenced’ number of houses (i.e. 10,106 in Q1 2017 Vs. 10,480 in Q1 2016). However, this was offset by a significant increase of 17% in the ‘total permitted but not commenced’ number of apartments over the course of the year. This highlights an overall increase in housing supply capacity that awaits the commencement of construction.



The total number of houses recorded in the tier 2A return increased by 11%, whilst the total number of apartments recorded in tier 2A actually decreased by 8% in the same period. Notwithstanding this reduction in tier 2A apartment activity, there was an overall increase of tier 2A residential units from 7,136 in Q1 2016 to 7,145 in Q1 2017.

It is worth noting that during Q1 2017, a total of €112.5m of funding was allocated for infrastructure provision under the LIHAF scheme in the Dublin region, which will support the delivery of housing in each of the Dublin Local Authorities under the lifetime of the Rebuilding Ireland programme.

1. Introduction

The Q1 2017 Housing Task Force returns for the 4 Dublin local authorities are provided below. In support of the submitted tables and in the interests of clarity, a definition of each of the tiers is also provided in appendix 1.

2. Returns Tables

Table 1: Each Local Authorities Cumulative Totals for Tiers 1 and 2A

	Tier 1		Tier 2A		Totals
	Tier 1 Totals		Tier 2A Totals		
	Houses	Apartments	Houses	Apartments	
DCC	2,245	5,769	69	1160	9,243
DLRCC	2,296	4,228	353	1326	8,203
SDCC	4,157	2,443	946	183	7,729
FCC	8,982	7,255	2,081	1,040	19,358
Total	17,680	19,695	3,449	3,709	44,533

Table 2: Tier 1 Subcategories Data

	Tier 1 Subcategories							
	Total Number of Permitted Units		Total Number of Units Built to Date		Total Number of Units Under Construction		Total Permitted but not Commenced	
	Houses	Apartments	Houses	Apartments	Houses	Apartments	Houses	Apartments
DCC	2,245	5,769	439	48	611	1,313	1,195	4,408
DLRCC	2,296	4,228	663	652	565	686	1,068	2,890
SDCC	4,157	2,443	928	712	529	167	2,700	1,564
FCC	8,982	7,255	2,637	1,830	1,202	727	5,143	4,698
Total	17,680	19,695	4,667	3,242	2,907	2,893	10,106	13,560

Table 3: Tier 2A Housing Data

	Tier 2A Subcategories	
	Total Number of Units	
	Houses	Apartments
DCC	69	1160
DLRCC	353	1326
SDCC	946	183
FCC	2,081	1,040
Total	3,449	3,709

Note: Please be advised that this figure is subject to change and represents a 'snapshot' in time.

Table 4: Tier 2B Housing Data

	Tier 2B Subcategories			
	Core Strategy Potential Residential Yield	Units on Serviced Land & Ready to be Developed	Units Requiring Infrastructure & Investment	Number of Units Dependent on Irish Water Investment
	Total Units	Total Units	Total Units	Total Units
DCC	52,600	9,519	5,570	0
DLRCC	33,600	9,300	11,200	4,400
SDCC	40,723	13,245	2,100	0
FCC	49,541	15,551	13,578	19,980
Total	176,464	47,615	32,448	24,380

Note 1: The subcategory, as titled 'Core Strategy Potential Residential Yield' does not form part of any calculation of the overall figure for Tier 2B.

Note 2: The core strategy figure is not limited to developments of 10 or more units.

Table 5: Total Number of Units Completed per Quarter

	Tier 2C Subcategories							
	Total Number of Units		Total Number of Units		Total Number of Units		Total Number of Units	
	Quarter 1		Quarter 2		Quarter 3		Quarter 4	
	Houses	Apartments	Houses	Apartments	Houses	Apartments	Houses	Apartments
DCC	44	0						
DLRCC	14	510						
SDCC	0	0						
FCC	331	30						
Total	389	540						

3. Quarterly Highlight Reports

Dun Laoghaire Rathdown County Council

The following changes occurred between Q4 2016 and Q1 2017:

- 2.6% increase on the number of sites with planning permission from 76 sites to 78 sites.
- 2.0% decrease in the total number of units with planning permission from 6,659 to 6,524 units.
- 2.5% decrease in active sites from 41 sites to 40 sites.
- 28% decrease in the number of units under construction from 1,729 to 1,251.
- 26% increase in the number of completions, from 420 to 528.



Total No. of Sites with Planning Permission

2.6% increase
from 76 to 78



Total No. of Units with Planning Permission

2.0% decrease
from 6,659 to 6,524



Total No. of Active Sites

2.5% decrease
from 41 to 40



Total No. of Units Under Construction

28% decrease
from 1,729 to 1,251

Highlights

- 336 new units entered the planning system in Q1, of which 53% were apartments.
- Permission was granted by the County Council in the development area of Belmont in Stepside for a scheme of 243 apartments, replacing a permitted development of 8 houses and 113 apartments. This represents an increase in density from 41 u/h to 83 u/h, bringing the density for the overall Belmont scheme up to 52 u/h. This decision was not appealed (Reg Ref: D16A/0211).
- A major scheme of 510 apartments at 'The Grange', at the corner of Brewery Road and Stillorgan Road was finished out in Q1 (Reg Refs: D13A/0468, D14A/0475, D15A/0332).

Dublin City Council

The following changes occurred between Q4 2016 and Q1 2017:

- 36% increase on the number of sites with planning permission from 61 sites to 88 sites.
- 9.3% increase in the total number of units with planning permission from 7,296 to 8,014 units.
- 27% increase in active sites from 28 sites to 37 sites.
- 47.6% increase in the number of units under construction from 1,184 to 1,924.



Total No. of Sites with Planning Permission

36% increase
from 61 to 88



Total No. of Units with Planning Permission

9.3% increase
from 7,296 to 8,014



Total No. of Active Sites

27% increase
from 28 to 37



Total No. of Units Under Construction

47.6% increase
from 1,184 to 1,924

South Dublin County Council

The following changes occurred between Q4 2016 and Q1 2017:

- 5.8% increase on the number of sites with planning permission from 51 sites to 54 sites.
- 5.7% increase in the total number of units with planning permission from 6,226 to 6,600 units.
- Number of active sites remained constant at 25 sites.
- 19.8% increase in the number of units under construction from 581 to 696 units.



Total No. of Sites with Planning Permission

5.8% increase
from 51 to 54



Total No. of Units with Planning Permission

5.7% increase
from 6,226 to 6,600



Total No. of Active Sites

Remained Constant
at 25



Total No. of Units Under Construction

19.8% increase
from 581 to 696

Highlights

- 374 new units entered the planning system in Q1.
- Planning permission was granted by South Dublin County Council in the development area of Tubbermaclugg Adamstown SDZ for a scheme of 267 units.
- Planning application was received by South Dublin County Council in the development area of Sommerton Adamstown SDZ for a scheme of 246 units.

Fingal County Council

The following changes occurred between Q4 2016 and Q1 2017:

- 1.8% decrease on the number of sites with planning permission from 111 sites to 109 sites.
- 3.2% decrease in the total number of units with planning permission from 16,775 to 16,237 units.
- 8.9% increase in active sites from 45 sites to 49 sites.
- 9.2% increase in the number of units under construction from 1,767 to 1,929.



Total No. of Sites with Planning Permission

1.8% decrease
from 111 to 109



Total No. of Units with Planning Permission

3.2% decrease
from 16,775 to 16,237



Total No. of Active Sites

8.9% Increase
from 45 to 49



Total No. of Units Under Construction

9.2% Increase
from 1,767 to 1,929

Appendix 1



Appendix 1: Data Submission Parameters

The following parameters apply to the Housing Task Force Returns data:

1. All of the housing categories contained within the Housing Task Force Returns are based on the inclusion of planning applications with a threshold of 10 or more units, with the exception of the Core Strategy figure, which corresponds to the overall potential residential yield, as per each Planning Authority's Development Plan.
2. The Housing Task Force Returns exclude all social housing units. In the interest of clarity, all Part V residential units are included in the Housing Task Force Returns.
3. The Housing Returns exclude all Part 8 planning applications.
4. The Housing Returns exclude all student accommodation (both on-campus and off-campus).

Tier Definitions

Tier 1

This tier relates to sites where a final grant of planning permission has been obtained and the permission can be implemented immediately. This tier includes some developments that have commenced, but does not include developments that have been completed. This tier does not include phasing.

Within this tier a series of subcategories exist, which are characterised as follows:

- a) **Total Number of Permitted Units:** This is based on the number of units permitted in the relevant Tier 1 planning permissions. These figures include developments in which some housing units have already been completed, or are currently underway, as indicated in Table 2 under the columns, as titled 'Total Number of Units Built to Date' and 'Number of Units Under Construction'. The totals for the three columns in Tier 1, as titled 'Total Number of Units Built to Date', 'Total Number of Units Under Construction' and 'Total Permitted but not Commenced' together should equate to the figure in 'Number of Permitted Units'.
- b) **Total Number of Units Built to Date:** This figure should demonstrate how many units have been completed to date in the relevant Tier 1 sites, and does not relate to how many units have been completed during a particular quarter. Developments which have been completed should be subsequently removed from this subcategory and captured in the subcategory, as titled 'Total Number of Units Completed'. In order to illustrate the type of information that should be included in this category, the following example applies: where planning permission has been granted for 100 units on a particular site and only 60 have been built to date, a figure of 60 units should be included in this category.
- c) **Total Number of Units Under Construction:** This subcategory should show how many units are under construction within a given quarter, and, in conjunction with the previous two columns (subcategories a & b above), to also calculate how many units remain to be constructed i.e. to identify the current quantum of potential housing supply, as indicated in the column, as titled 'Total Permitted but not Commenced'.

Tier 2 (a)

This tier relates to sites where a planning application has been lodged with a planning authority, or is within the appeal period of 4 weeks of the date of the decision of the planning authority, or is the subject of an appeal to An Bord Pleanála. In the interests of clarity, this figure should include any applications that have been refused or granted planning permission by the Local Authority but are the subject of an appeal to An Bord Pleanála. Please be advised that this figure is subject to change and represents a 'snapshot' in time.

Tier 2 (b)

This tier consists of lands which are zoned and where there is an appropriate planning policy in place or being put in place, for example, lands as contained within a Development Plan, a Local Area Plan, and/or a Strategic Development Zone. The overall figure for Tier 2 (b) is representative of the cumulative total of the following subcategories: 'Units on Serviced Land & Ready to be Developed', 'Units Requiring Infrastructure & Investment' and the 'Number of Units Dependent on Irish Water Investment'. In the interests of clarity, these subcategories are characterised as follows:

- a) **Development Plan Core Strategy Residential Development:** This figure provides for the overall potential residential yield, as per each Planning Authority's Development Plan core strategy. Please note that this figure does not form part of the calculation of the overall quantum for Tier 2B.
- b) **Units on Serviced Land & Ready to be Developed:** This figure demonstrates the total number of units that are developable without the requirement of additional infrastructural investment on the part of state, semi-state and local authority bodies, and/or other parties acting on their behalf.
- c) **Units Requiring Infrastructural Investment:** These sites represent those that are subject to constraint and require significant investment in infrastructure on the part of state, semi-state and local authority bodies, and/or other parties acting on their behalf.
- d) **Number of Units Dependent on Irish Water Investment:** This figure is based on the total number of residential units that are dependent on the provision of infrastructure, as referred to under the Irish Water Investment Programme. Please note that following the provision of this infrastructure, the total number of units formerly dependent on Irish Water Investment will then be reallocated to the subcategory, as titled 'Units on Serviced Land & Ready to be Developed'.

Tier 2 (c)

This table is provided for information purposes only and should not be used to calculate the overall figure for Tier 1. This table should provide information on the total number of units that are completed within a completed development, per quarter, with a starting point based on the Q1 2016 figures. In order to illustrate the type of information that should be included in this category, the following example applies: where planning permission has been granted for 100 units on a particular site, and 100 units have been built and completed, a figure of 100 units should be included in this category. Only instances when the overall quantum of development that relates to a site has been fully completed, will those number of residential units be included in this category.

Other Data Returns & Definitions

Active Sites

Active sites are defined as any site that is subject to construction activity, which directly relates to the provision of housing. It is recognised that a commencement notice could be issued for a certain quantum of housing, which will also include the delivery of ancillary infrastructure e.g. access roads and underground utilities. In this regard, once construction activity has commenced on a site that relates to the delivery of housing, inclusive of all supporting physical infrastructure, this will be considered an active site under the meaning of these guidelines.

Quarter Highlights

As part of the quarterly returns, each local authority shall provide a highlight report, which will consist of a brief narrative of any significant housing related activity or developments that may have occurred in each Local Authority's administrative area during the relevant reporting period e.g. the granting of planning permission for a significant development or a decision issued by An Bord Pleanála for a large housing scheme. In addition to this, the highlight report should also capture the following indicators that relate to each Local Authority.

- Quarter on Quarter (QoQ) comparative analysis of the total number of sites with planning permission within a Local Authority's administrative area;
- QoQ comparison of the total number of units with planning permission;
- QoQ comparison of 'active' site's construction activity;
- QoQ comparative analysis of the total number of units under construction;
- QoQ comparison of the total number of housing completions.

