

**Housing Supply**  
**Coordination Task Force**  
**For Dublin**  
**Quarter 4 2016 Returns**

**February 2017**



## 1. Introduction

The Quarter 4 2016 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.

## 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	
<b>DCC</b>	2,285	5,011	177	1,750	9,223
<b>DLRCC</b>	2,280	4,379	267	1,387	8,313
<b>SDCC</b>	3,857	2,369	947	201	7,374
<b>FCC</b>	9,542	7,213	1,850	916	19,521
<b>Total</b>	17,964	18,972	3,241	4,254	44,431

**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
<b>DCC</b>	2,285	5,011	421	48	341	843	1,523	4,120
<b>DLRCC</b>	2,280	4,379	595	726	607	1122	1,078	2,531
<b>SDCC</b>	3,857	2,369	813	712	414	167	2,630	1,490
<b>FCC</b>	9,542	7,213	2,805	1,855	1,067	700	5,670	4,658
<b>Total</b>	<b>17,964</b>	<b>18,972</b>	<b>4,634</b>	<b>3,341</b>	<b>2,429</b>	<b>2,832</b>	<b>10,901</b>	<b>12,799</b>

**Table 3: Total Units in Houses & Apartments**

	Tier 2A Subcategories	
	Total Number of Units	
	Houses	Apartments
<b>DCC</b>	177	1,750
<b>DLRCC</b>	267	1,387
<b>SDCC</b>	947	201
<b>FCC</b>	1,850	916
<b>Total</b>	<b>3,241</b>	<b>4,254</b>

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

**Table 4: Tier 2B Data Subcategories**

	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
<b>DCC</b>	52,600	8,061	6,085	0
<b>DLRCC</b>	33,600	8,900	11,200	4,400
<b>SDCC</b>	40,723	13,210	2100	0
<b>FCC</b>	49,541	15,551	13,578	19,980
<b>Total</b>	<b>176,464</b>	<b>45,722</b>	<b>32,963</b>	<b>24,380</b>

**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 Completed		Total Number of Units Completed		Total Number of Units Completed		Total Number of Units Completed	
	Quarter 1		Quarter 2		Quarter 3		Quarter 4	
	Houses	Apartments	Houses	Apartments	Houses	Apartments	Houses	Apartments
<b>DCC</b>	45	30	8	23	104	18	98	14
<b>DLRCC</b>	21	213	43	0	10	0	22	166
<b>SDCC</b>	44	0	37	0	35	0	0	0
<b>FCC</b>	132	27	77	0	124	0	154	201
<b>Total</b>	<b>242</b>	<b>270</b>	<b>165</b>	<b>23</b>	<b>273</b>	<b>18</b>	<b>274</b>	<b>381</b>

### 3. 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).

## 4. 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.*