

# Housing Supply Coordination Task Force For Dublin

## Quarter 1 2018 Returns



*May 2018*



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



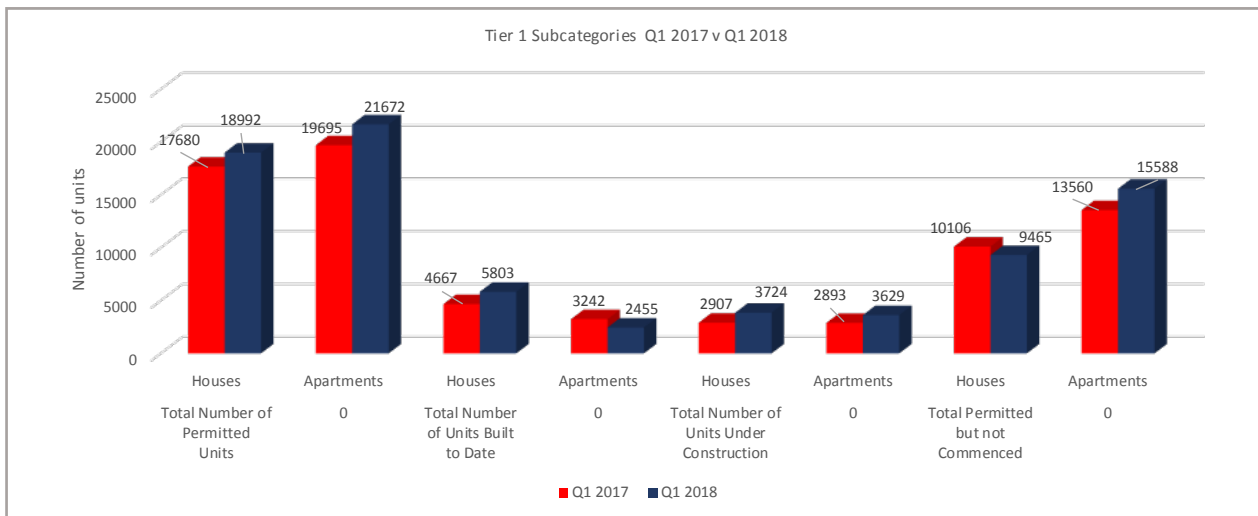


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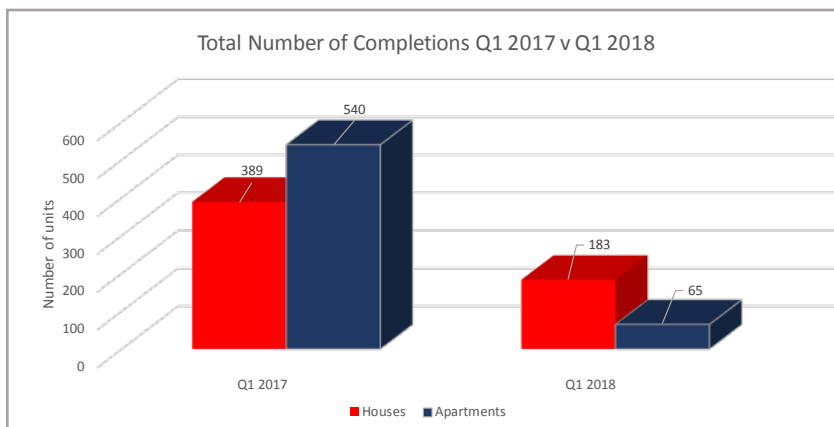
## Executive Summary

The 2018 Quarter 1 Dublin Housing Taskforce returns indicate a 10% increase in the cumulative number of units within tier 1 and tier 2A respectively, when compared with the same period in 2017 (i.e. 44,533 in Q1 2017 vs 48,816 in Q1 2018). This change was affected by a positive year-on-year increase in tier 1 houses under construction, with a 33% increase recorded in house construction activity (i.e. 2,907 in Q1 2017 vs 3,724 in Q1 2018).



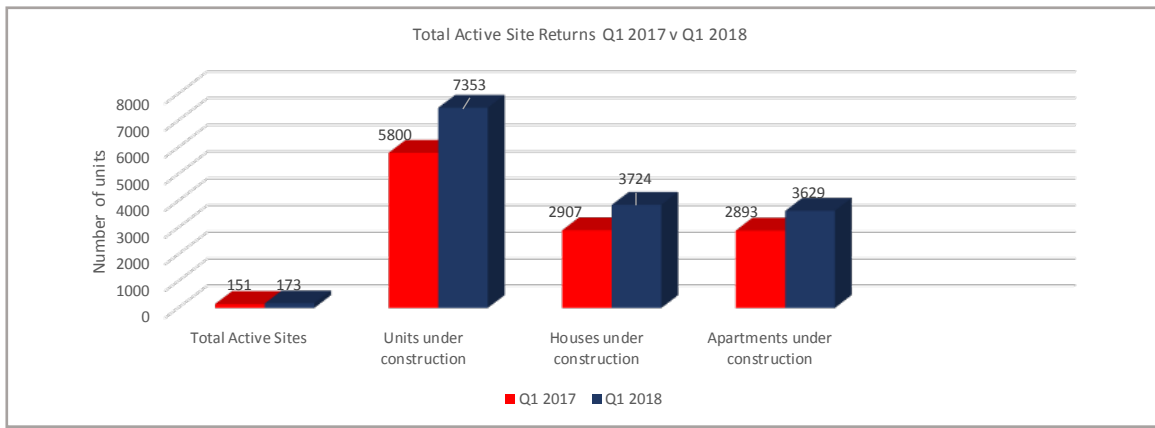
**Table A: Tier 1 Subcategories Annual Comparative**

In terms of construction activity, the total number of residential units ‘built to date’ showed an increase of 5% during the year (i.e. 7,909 in Q1 2017 compared with 8,285 in Q1 2018). The number of houses ‘built to date’ showed an increase of 1,136 when compared with the same period in 2017 (4,667 Q1 in 2017 compared to 5,803 in Q1 2018). This is supported by a 27% increase in the ‘total number of units under construction’, from 5,800 in Q1 2017 to 7,353 in Q1 2018. In addition, there was a 28% increase in the total number of houses that were under construction, going from 2,907 units in Q1 2017 to 3,724 units in Q1 2018.



**Table B: Residential Dwelling Completions Comparative Analysis**

With regard to extant planning permissions that 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 25,053 (Q1 in 2018) up from 23,666 (Q1 in 2017) residential units, which represents a 6% increase. While a significant quantum of housing units await the commencement of construction, there has been a reduction in the ‘total permitted but not commenced’ number of houses (i.e. 10,106 in Q1 2017 vs. 9,465 in Q1 2018), which indicates a higher level of house construction activity in the past 12 months. This is further supported by an increase of 22 active construction sites during the 12 month period (i.e. 151 in Q1 2017 vs. 173 in Q1 2018).



**Table C: Active Sites Annual Comparative Analysis**

Notably, there was a 14% increase in the overall tier 2A residential units from 7,158 in Q1 2017 to 8,152 in Q1 2018. The total number of houses recorded in the tier 2A return decreased by 20% (i.e. 3,449 in Q1 2017 vs. 2,750 in Q1 2018), while the total number of apartments recorded in tier 2A increased significantly by 46% (i.e. 3,709 in Q1 2017 vs. 5,402 in Q1 2018) in the same period.

## 1. Introduction

The Quarter 1 2018 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>   | 2,042         | 8,885         | 92             | 1,520        | <b>12,539</b> |
| <b>DLRCC</b> | 2,232         | 4,617         | 556            | 2,963        | <b>10,368</b> |
| <b>SDCC</b>  | 4,363         | 1,003         | 1,073          | 409          | <b>6,848</b>  |
| <b>FCC</b>   | 10,355        | 7,167         | 1,029          | 510          | <b>19,061</b> |
| <b>Total</b> | <b>18,992</b> | <b>21,672</b> | <b>2,750</b>   | <b>5,402</b> | <b>48,816</b> |

**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>   | 2,042                           | 8,885         | 486                                 | 87           | 676                                      | 2,019        | 880                               | 6,779         |
| <b>DLRCC</b> | 2,232                           | 4,617         | 845                                 | 871          | 501                                      | 876          | 886                               | 2,870         |
| <b>SDCC</b>  | 4,363                           | 1,003         | 1,152                               | 14           | 898                                      | 103          | 2,313                             | 886           |
| <b>FCC</b>   | 10,355                          | 7,167         | 3,320                               | 1,483        | 1,649                                    | 631          | 5,386                             | 5,053         |
| <b>Total</b> | <b>18,992</b>                   | <b>21,672</b> | <b>5,803</b>                        | <b>2,455</b> | <b>3,724</b>                             | <b>3,629</b> | <b>9,465</b>                      | <b>15,588</b> |

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

|              | Tier 2A Subcategories |              |
|--------------|-----------------------|--------------|
|              | Total Number of Units |              |
|              | Houses                | Apartments   |
| <b>DCC</b>   | 92                    | 1,520        |
| <b>DLRCC</b> | 556                   | 2,963        |
| <b>SDCC</b>  | 1,073                 | 409          |
| <b>FCC</b>   | 1,029                 | 510          |
| <b>Total</b> | <b>2,750</b>          | <b>5,402</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                                    | 11,985   | 6,085                                       | 0   |
| <b>DLRCC</b> | 33,600                                    | 6,805  | 9,609                                       | 4,400   |
| <b>SDCC</b>  | 40,723                                    | 12,971   | 0   | 0   |
| <b>FCC</b>   | 49,541                                    | 15,551   | 13,578                                      | 19,980  |
| <b>Total</b> | <b>176,464</b>                            | <b>47,312</b>                                  | <b>29,272</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 |            | 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 |
| <b>DCC</b>   | 12                    | 0          |                       |            |                       |            |                       |            |
| <b>DLRCC</b> | 13                    | 0          |                       |            |                       |            |                       |            |
| <b>SDCC</b>  | 72                    | 65         |                       |            |                       |            |                       |            |
| <b>FCC</b>   | 86                    | 0          |                       |            |                       |            |                       |            |
| <b>Total</b> | <b>183</b>            | <b>65</b>  |                       |            |                       |            |                       |            |

**Note 3:** Table 5 provides the total number of units completed, whereby an entire development has been completed. Please be advised that this table is for information purposes only and does not form part of the calculation of the overall figure for Tier 1.





### 3. Quarterly Highlight Reports

#### 3.1 Dublin City Council

##### Year on Year comparison

##### Q1 2018 compared with Q1 2017:

- 16.8% increase on the **number of sites** with planning permission from 113 sites to 132 sites.
- 36.3% increase in the **total number of units** with planning permission from 8,014 to 10,927 units.
- 10.8% increase in **active sites** from 37 sites to 41 sites.
- 40% increase in the number of **units under construction** from 1,924 to 2,695.

##### Quarterly Highlights

- 719 student bedspaces granted permission across 3 no. developments;
- 2 no. Strategic Housing Developments (SHD) were approved by An Bord Pleanala during Q1 of 2018, totalling 956 residential units, which are as follows:
  - SHD0002/17: Crekav Trading GP Limited received planning permission for a total of 420 residential units, comprising 1 housing unit and 419 apartments at lands located at the former CIE Lands, 2-4 Carnlough Road, Cabra, Dublin 7.
  - SHD0003/17: The Marlet Property Group received planning permission for a total of 536 residential units, comprising 104 housing units and 432 apartments at lands located east of St. Paul's College, Sybil Hill Road, Dublin 5.



**Total No. of Sites with Planning Permission**

**16.8% increase from 113 to 132**



**Total No. of Units with Planning Permission**

**36.3% increase from 8,014 to 10,927**



**Total No. of Active Sites**

**10.8% increase from 37 to 41**



**Total No. of Units Under Construction**

**40% increase from 1,924 to 2,695**

### 3.2 Dun Laoghaire Rathdown County Council

#### Year on Year comparison

##### Q1 2018 compared with Q1 2017:

- 6% increase in the **number of sites** with planning permission from 78 sites to 83 sites.
- 5% increase in the **total number of units** with planning permission from 6,524 to 6,848 units.
- 5% decrease in **active sites** from 40 sites to 38 sites.
- 10% increase in the number of **units under construction** from 1,251 to 1,377.
- 97.5% decrease in the number of **completions** in this quarter 524 to 13.

#### Quarter Highlights

- An Bord Pleanála granted permission at the end of Q4 2017 for a (SHD) comprising a mixed use scheme at the former Blakes and Esmonde Motors sites, Stillorgan, which includes 103 apartments and 576 student bed spaces.
- Permission granted by An Bord Pleanála in Q4 2017 for 2,178 student bed spaces at UCD Belfield campus.
- Further Information was lodged with DLR for the Town Centre application within the Cherrywood Strategic Development Zone (SDZ), which includes 1,269 apartment units.
- An application was lodged with DLR for 367 units (274 apartments & 93 houses) on a site located in the northern corner of the Cherrywood SDZ Planning Scheme area.
- An Bord Pleanála refused permission for a SHD comprising 927 units at Clay Farm, Ballyogan.
- There was a 109% year-on-year increase in the number of units within the planning system (Tier 2A).



**Total No. of Sites with Planning Permission**

**6% increase  
from 78 to 83**



**Total No. of Units with Planning Permission**

**5% increase  
from 6,524 to 6,848**



**Total No. of Active Sites**

**5% decrease  
from 40 to 38**



**Total No. of Units Under Construction**

**10% increase  
from 1,251 to 1,377**

### 3.3 South Dublin County Council

#### Year on Year comparison

##### Q1 2018 compared with Q1 2017:

- 2% decrease in the **number of sites** with planning permission from 54 to 53.
- 19% decrease in the **total number of units** with planning permission from 6,600 to 5,366.
- 0% change in the **number of active sites**, which remain constant at 25 active sites.
- 59% increase in the **number of units under construction** from 696 to 1,104.

#### Quarter Highlights

- PL06S.300555-18 (SHD): An Bord Pleanala granted permission for a residential development consisting **526 dwellings**, (459 no. terraced units and 67 no. duplex/apartments) at Fortunestown Lane and Garter Lane, Saggart, Co. Dublin.
- Planning Permission **granted** for **107 apartments** in 3 blocks (Reg. Ref: SD17A/0212) at Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24. The application is currently on appeal to An Bord Pleanala.
- Planning permission **granted** for **268 units** under SDZ18A/0002, in 7 blocks, at Tobermaclugg within Adamstown Strategic Zone (SDZ).
- Planning application **lodged** under SDZ18/0004, at Airlie Stud within Adamstown Strategic Zone (SDZ), for 237 **dwelling units**.



**Total No. of Sites with Planning Permission**

**2% decrease  
from 54 to 53**



**Total No. of Units with Planning Permission**

**19% decrease  
from 6,600 to 5,366**



**Total No. of Active Sites**

**0% change  
remains at 25**



**Total No. of Units Under Construction**

**59% increase  
from 696 to 1,104**

### 3.4 Fingal County Council

#### Year on Year comparison

##### Q1 2018 compared with Q1 2017:

- 14% increase in the number of sites with planning permission from 108 to 124
- 8% increase in the total number of units with planning permission from 16,237 to 17,522.
- 41% increase in active sites from 49 to 69 sites.
- 18% increase in the number of units under construction from 1,929 to 2,280 units.
- 26% increase in the number of completions for the 12 months.

#### Quarter Highlights

- Hansfeld SDZ continues to progress well with 44 units completed this quarter. This figure has to be considered in the context of the high rate of completions for the previous quarter where 93 units were completed. The rate of construction activity has increased in this quarter, up from 292 units in Q4 2017 to 327 units in the current quarter.
- Oldtown/Mooretown (MHHDS) lands continue to progress with 18 units completed in this quarter and 127 units under construction, which is on par with Q4 2017. Permission granted in this quarter for 42 houses and 54 apartments on the Oldtown lands under Reg. Ref. F17A/0666. Permission sought for 92 houses on the Oldtown lands (LIHAF Sites) Reg. Ref. F17A/0687. Decision pending.
- Donabate (MUHDS) continues to progress with 21 units complete in this quarter, up from 13 in Q4 2017. There are 141 units under construction in this quarter, which is on a par with the previous quarter. Permission granted in this quarter for the construction of 196 houses and 62 apartments under Reg. Ref. F17A/0113 (LIHAF Site).



**Total No. of Sites with Planning Permission**

**14% increase  
from 108 to 124**



**Total No. of Units with Planning Permission**

**7.8% increase  
from 16,237 to 17,502**



**Total No. of Active Sites**

**41% increase  
from 49 to 69**



**Total No. of Units Under Construction**

**18% increase  
from 1,929 to 2,280**



# 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**:

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



