

# Housing Supply Coordination Task Force For Dublin

## Quarter 2 2018 Returns



*August 2018*



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



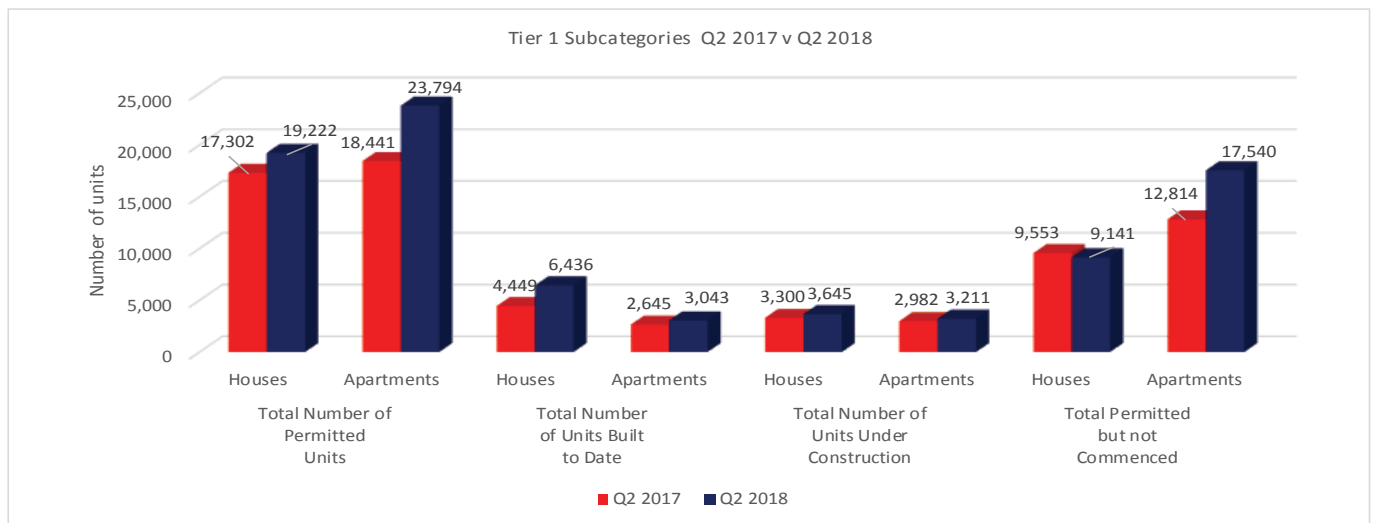


<b>Table of Contents</b>	<b>Page</b>
<b>Executive Summary</b>	<b>5</b>
<b>1. Introduction</b>	<b>7</b>
<b>2. Returns Tables</b>	<b>7</b>
<b>Table 1: Each Local Authorities Cumulative Totals for Tiers 1 and 2A</b>	<b>7</b>
<b>Table 2: Tier 1 Subcategories Data</b>	<b>7</b>
<b>Table 3: Total Units in Houses &amp; Apartments</b>	<b>7</b>
<b>Table 4: Tier 2B Data Subcategories</b>	<b>8</b>
<b>Table 5: Total Number of Units Completed per Quarter</b>	<b>8</b>
<b>3. Quarterly Highlight Reports</b>	<b>10</b>
<b>3.1 Dublin City Council</b>	<b>10</b>
<b>3.2 Dun Laoghaire Rathdown County Council</b>	<b>11</b>
<b>3.3 South Dublin County Council</b>	<b>12</b>
<b>3.4 Fingal County Council</b>	<b>13</b>
<b>Appendix 1: Data Submission Parameters</b>	<b>16</b>



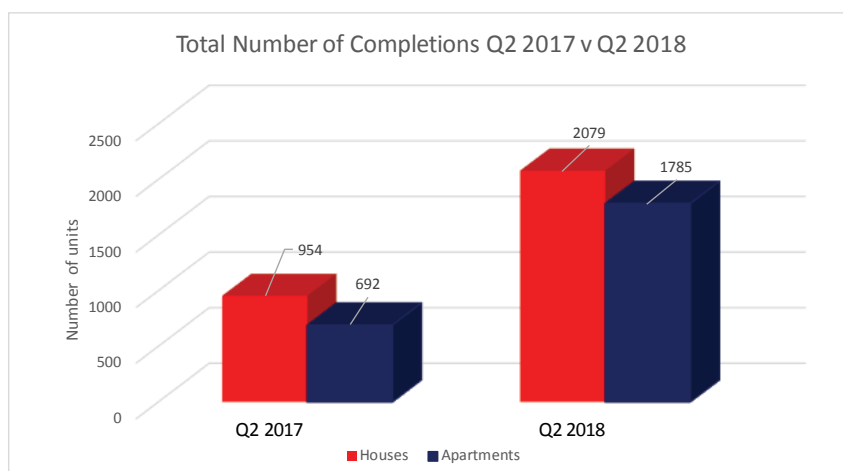
## Executive Summary

The 2018 Quarter 2 Dublin Housing Taskforce returns indicate a 15% increase in the cumulative number of units within Tier 1 and Tier 2A respectively, when compared with the same period in 2017 (i.e. 44,361 in Q2 2017 vs 50,831 in Q2 2018). This change was affected by a positive year-on-year increase in Tier 1 houses under construction, with a 10% increase recorded in house construction activity (i.e. 3,300 in Q2 2017 vs 3,645 in Q2 2018).



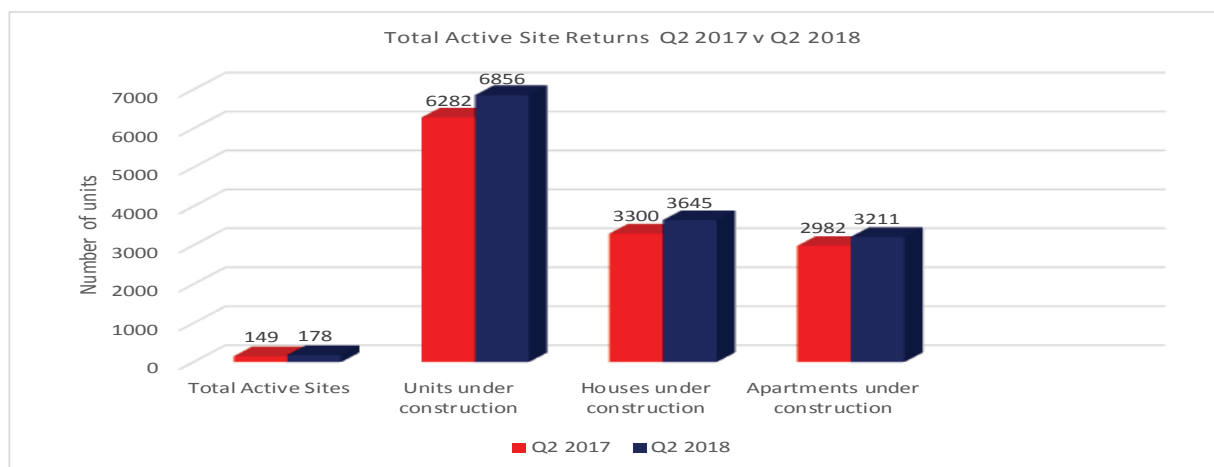
**Table A: Tier 1 Subcategories Annual Comparative**

In terms of construction activity, the total number of residential units ‘built to date’ showed an increase of 33% during the year (i.e. 7,094 in Q2 2017 compared with 9,479 in Q2 2018). The number of houses ‘built to date’ showed an increase of 1,987 (45%) when compared with the same period in 2017 (4,449 in Q2 2017 compared to 6,436 in Q2 2018). This is supported by a 9% increase in the ‘total number of units under construction’, from 6,282 in Q2 2017 to 6,856 in Q2 2018. In addition, there was a 10% increase in the total number of houses that were under construction, going from 3,300 units in Q2 2017 to 3,645 units in Q2 2018.



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

With regard to extant planning permissions which have yet to commence construction, the outlook is relatively positive from a housing supply capacity perspective. Planning permission remains in place in the Dublin Region for the development of a combined total of 26,681 residential units (Q2 2018), up from 22,367 (Q2 2017) residential units, which represents a 19% increase. While a significant quantum of housing units await the commencement of construction, there has been a marginal reduction in the ‘total permitted but not commenced’ number of houses (i.e. 9,553 in Q2 2017 vs. 9,141 in Q2 2018), a reduction of 4%. This indicates an increase of house construction activity in the past 12 months. This is further supported by an increase of 29 active construction sites during the 12 month period (i.e. 149 in Q2 2017 vs. 178 in Q2 2018).



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

Notably, there was a 9% decrease in the overall number of Tier 2A residential units from 8,618 in Q2 2017 to 7,815 in Q2 2018. The total number of houses recorded in the Tier 2A return decreased by 22% (i.e. 3,308 in Q2 2017 vs. 2,594 in Q2 2018), while the total number of apartments recorded in Tier 2A decreased marginally by 2% (i.e. 5,310 in Q2 2017 vs. 5,221 in Q2 2018) in the same period.

## 1. Introduction

The Quarter 2 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>	1,953	8,953	88	2,066	<b>13,060</b>
<b>DLRCC</b>	2,271	6,371	843	2,798	<b>12,283</b>
<b>SDCC</b>	4,582	1,153	500	405	<b>6,640</b>
<b>FCC</b>	10,416	7,317	1,176	397	<b>19,306</b>
<b>Total</b>	<b>19,222</b>	<b>23,794</b>	<b>2,607</b>	<b>5,666</b>	<b>51,289</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>	1,953	8,953	555	416	553	1,620	845	6,917
<b>DLRCC</b>	2,271	6,371	885	977	463	925	923	4,469
<b>SDCC</b>	4,582	1,153	1,354	16	924	109	2,304	1,028
<b>FCC</b>	10,416	7,317	3,642	1,634	1,705	557	5,069	5,126
<b>Total</b>	<b>19,222</b>	<b>23,794</b>	<b>6,436</b>	<b>3,043</b>	<b>3,645</b>	<b>3,211</b>	<b>9,141</b>	<b>17,540</b>

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

	Tier 2A Subcategories	
	Total Number of Units	
	Houses	Apartments
<b>DCC</b>	88	2,066
<b>DLRCC</b>	843	2,798
<b>SDCC</b>	500	405
<b>FCC</b>	1,176	397
<b>Total</b>	<b>2,607</b>	<b>5,666</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	13,615	6,085	0
<b>DLRCC</b>	33,600	4,692	9,609	4,400
<b>SDCC</b>	40,723	13,108	0	0
<b>FCC</b>	49,541	15,551	13,578	19,980
<b>Total</b>	<b>176,464</b>	<b>46,966</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	0	0				
<b>DLRCC</b>	13	0	18	14				
<b>SDCC</b>	72	65	82	0				
<b>FCC</b>	86	0	27	8				
<b>Total</b>	<b>183</b>	<b>65</b>	<b>127</b>	<b>22</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

##### Q2 2018 compared with Q2 2017:

- 22% increase on the **number of sites** with planning permission from 113 sites to 138 sites.
- 36% increase in the **total number of units** with planning permission from 8,014 to 10,906 units.
- 13.5% increase in **active sites** from 37 sites to 42 sites.
- 12% increase in the number of **units under construction** from 1,924 to 2,173.

##### Quarterly Highlights

- **208** student bedspaces were **approved** by An Bord Pleanála, under the Strategic Housing Development (SHD) process, during Q2 of 2018.
- Planning permission was **granted** for **134** residential units on a docklands site under DSDZ2906/18 this quarter.
- A planning application was **lodged** with Dublin City Council for **325** residential units on a docklands site under DSDZ2896/18, this quarter.



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

**22% increase from 113 to 138**



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

**36% increase from 8,014 to 10,906**



**Total No. of Active Sites**

**13.5% increase from 37 to 42**



**Total No. of Units Under Construction**

**12% increase from 1,924 to 2,173**

### 3.2 Dun Laoghaire Rathdown County Council

#### Year on Year comparison

##### Q2 2018 compared with Q2 2017:

- 10% increase in the **number of sites** with planning permission from 79 sites to 87 sites.
- 31% increase in the **total number of units** with planning permission from 6,574 to 8,642 units.
- 8% increase in **active sites** from 38 sites to 41 sites.
- 12% decrease in the number of **units under construction** from 1,577 to 1,388.
- 1% increase in the number of **completions** in this quarter 196 to 198.

#### Quarter Highlights

- Permission **granted** by DLRCC for Cherrywood Town Centre application within Cherrywood SDZ, which includes **1,269** apartment units. There is a 48% increase year-on-year in the number of units with planning permission (Tier 1A) that have not commenced development.
- 76% of all units entering the planning system this quarter are apartments. 93% of all units permitted this quarter are apartments and 66% of all units under construction this quarter are apartments.
- A SHD application for **115 units** (89 apartments & 26 houses) **granted** by ABP at the former Doyle's Nurseries site on Brennanstown Road, Cabinteely.
- This quarter sees three new SHD applications enter Tier 2A, namely Clay Farm, Ballyogan, Brennanstown Wood, Cabinteely and the former Aldi site, Sandyford, with the potential to provide a total of 1523 units (1130 apartments & 393 houses).
- Permission refused by ABP for a SHD application comprising 141 units (98 houses & 43 apartments) at Glenamuck Road, Kiltiernan, for four reasons including insufficient residential density, inappropriate mix of dwelling types and overbearing and overlooking impact on adjoining residential property.
- Three residential schemes on appeal were **granted** by ABP this quarter providing a total of **222 units** (209 apartments & 13 houses). The average number of weeks these appeals were with ABP is 32 weeks.
- This quarter sees the completion of two developments, namely Clonlost House, Killiney and Georges Place, Dun Laoghaire, providing a total of 36 units (22 houses & 14 apartments).
- This quarter sees a 93% year-on-year increase in the number of units in the planning system (Tier 2A).



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

10% increase  
from 79 to 87



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

31% increase  
from 6,574 to 8,642



**Total No. of Active Sites**

8% increase  
from 38 to 41



**Total No. of Units Under Construction**

12% decrease  
from 1,577 to 1,388

### 3.3 South Dublin County Council

#### Year on Year comparison

##### Q2 2018 compared with Q2 2017:

- 2% increase in the **number of sites** with planning permission from 56 in 2017 to 57 in 2018.
- 1% increase in the **total number of units** with planning permission from 5,657 to 5,735.
- 0% change in the **number of active sites**, which remain constant at 23 active sites.
- 30% increase in the **number of units under construction** from 793 to 1,033.

#### Quarter Highlights

- Planning permission **granted** under SDZ18/0004, at Airlie Stud, Adamstown, for **237 dwelling units** (151 houses and 86 apartments).
- Planning permission **granted** under SD17A/0397, at Cloverhill Road in Raheen, for **83 dwelling units** (63 houses and 20 apartments).
- Planning permission **granted** under SD17A/0368, at Kiltipper Road in Tallaght, for **70 dwelling units** (48 houses and 22 apartments).
- Planning application **lodged** this quarter for **65 residential units** (SD18A/0204) in Ballycullen, Oldcourt.
- **6,225** residential units are at Stage 1 and Stage 2 of the Strategic Housing Development (SHD) planning process in this quarter.



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

**2% increase from 56 to 57**



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

**1% increase from 5,657 to 5,735**



**Total No. of Active Sites**

**0% change remains at 23**



**Total No. of Units Under Construction**

**30% increase from 793 to 1,033**

### 3.4 Fingal County Council

#### Year on Year comparison

##### Q2 2018 compared with Q2 2017:

- 23% increase in the **number of sites** with planning permission from 103 to 127.
- 12% increase in the **total number of units** with planning permission from 15,778 to 17,733.
- 33% increase in **active sites** from 54 to 72 sites.
- 13% increase in the number of **units under construction** from 1,994 to 2,262 units.
- 71% increase in the **number of units completed** and occupied in 12 month period to end Q2 2018 (1,758 units) compared to the 12 months to end Q2 2017 (1,026 units).

#### Quarter Highlights

- Hansfield SDZ continues to progress with a high rate of completions in this quarter, 117 units completed, up from 44 units in the previous quarter [165.9% increase]. The rate of construction activity has decreased in this quarter with 274 units under construction compared to 327 units in the previous quarter. This reduction, however, has to be considered in the context of the high rate of completions in this quarter.
- Oldtown/Mooretown (MUHDS) lands continue to progress with a high rate of completions in this quarter, 42 units completed compared to 18 units in the previous quarter [133.3%]. The rate of construction activity is, however, down from the previous quarter, 85 units under construction compared to 127 units in the previous quarter. This decrease in construction activity, however, has to be considered in the context of the high rate of completions in this quarter. Permission granted in this quarter for 187 units on the Oldtown lands (LIHAF Sites) under Reg Refs F17A/0666 and F17A/0687.
- Donabate (MUHDS) continues to progress with 22 units complete in this quarter which is on a par with the previous quarter. The rate of construction activity, however, has accelerated in this quarter with 206 units under construction, up from 182 units in the previous quarter.
- 0.8% decrease in ‘under construction’ activity between Q1 2018 (2,280 units) and Q2 2018 (2,262 units). This reduction, however, has to be considered in the context of the higher rate of completions in this quarter.



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

**23% increase from 103 to 127**



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

**12% increase from 15,778 to 17,733**



**Total No. of Active Sites**

**33% increase from 54 to 72**



**Total No. of Units Under Construction**

**13% increase from 1,994 to 2,262**



# 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.



