

Housing Supply Coordination Task Force For Dublin

Quarter 4 2019 Returns



April 2020



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



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Executive Summary

The 2019 Quarter 4 Dublin Housing Taskforce returns indicate the following trends.

Planning Permissions

A 29% increase in the cumulative number of units permitted and units proposed within current planning applications (Tier 1 and Tier 2A respectively), when compared with the same period in 2018 (i.e. 52,599 in Q4 2018 vs 70,182 in Q4 2019). (Please refer to Appendix 1 for a definition of the different tiers.)

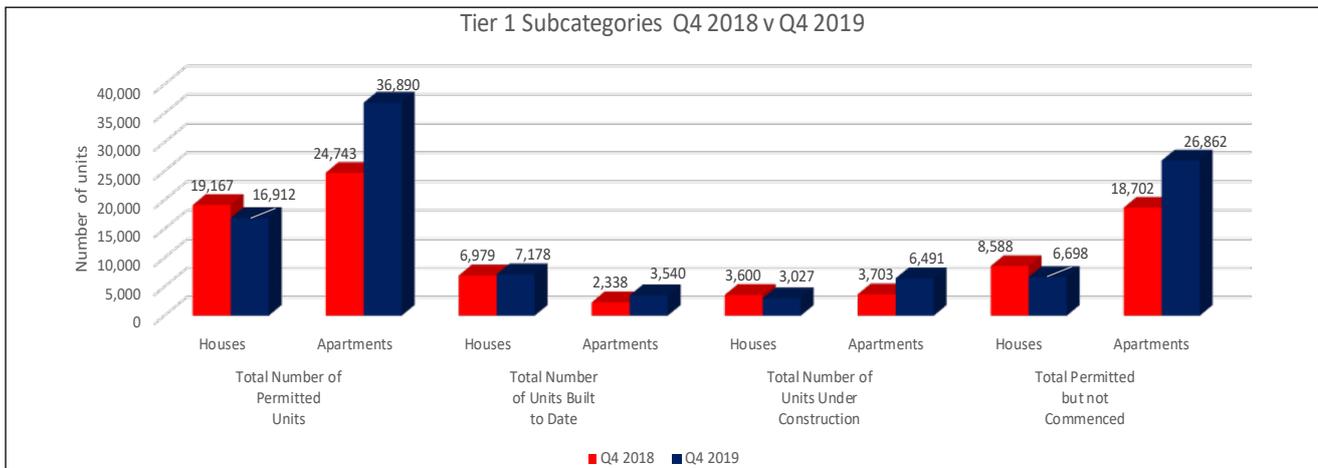


Table A: Tier 1 Subcategories Annual Comparative Analysis

Units Built to Date (ie. completed units on currently active sites)

In the analysis of construction activity, the total number of ‘units built to date’ showed an increase of 14% during the year, i.e. 9,317 in Q4 2018 compared with 10,718 in Q4 2019. This increase in the total number of residential units ‘built to date’ in Tier 1 is substantial at 1,401 no. units. Closer analysis of the figures indicates that the number of apartments ‘built to date’ showed an increase of 1,202 no. units (41%) and the number of houses ‘built to date’ increased by 199 no. units (2.8%).

Units under Construction (ie. units being constructed on currently active sites)

There was a significant increase of 30% in the ‘total number of units under construction’ this quarter in a year on year comparison (i.e. from 7,303 in Q4 2018 to 9,518 in Q4 2019). The underlying trend over the 2016-19 period is illustrated in Figure 1 and this indicates a strong increase over time in the Dublin Region, particularly in the last year.

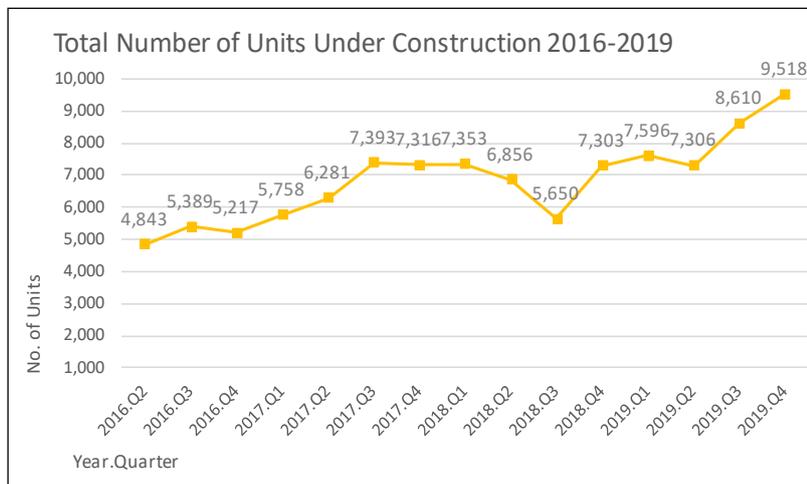


Figure 1

The majority of this comprised a 75% increase in apartments under construction from 3,703 in Q4 2018 to 6,491 in Q4 2019 which reflects a longer-term shift towards apartment construction in Dublin over the last few years. The number of apartments under construction has now been greater than the number of houses under construction for five consecutive quarters across the Dublin region (see Figure 2).

There was a 16% decrease in the number of houses under construction from 3,600 in Q4 2018 to 3,027 in Q4 2019.

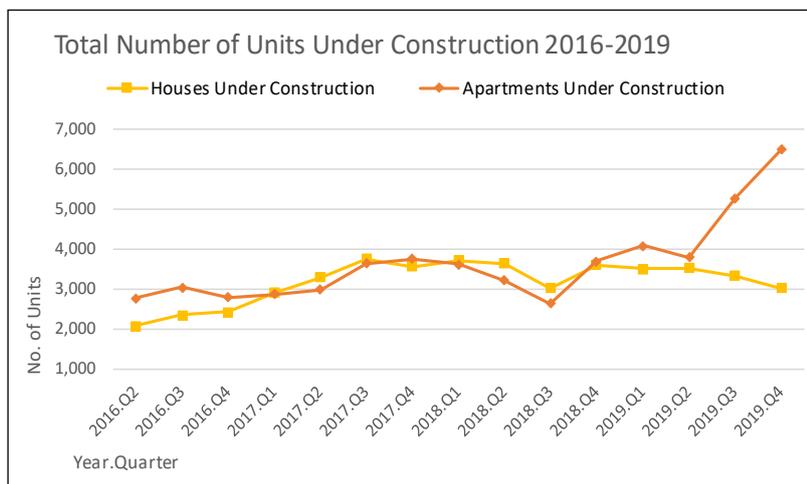


Figure 2

It had been considered in recent quarters that national policy updates (Ministerial Apartment Guidelines in March 2018 and Building Height Guidelines in December 2018) may have influenced the timing of commitments to apartment developments with a consistent increase in the number of units permitted but not commenced. This appears to have now translated into on-site activity with a significant increase in the number of apartments under construction this quarter compared to the same period last year, particularly in Dublin City (see Figure 3).

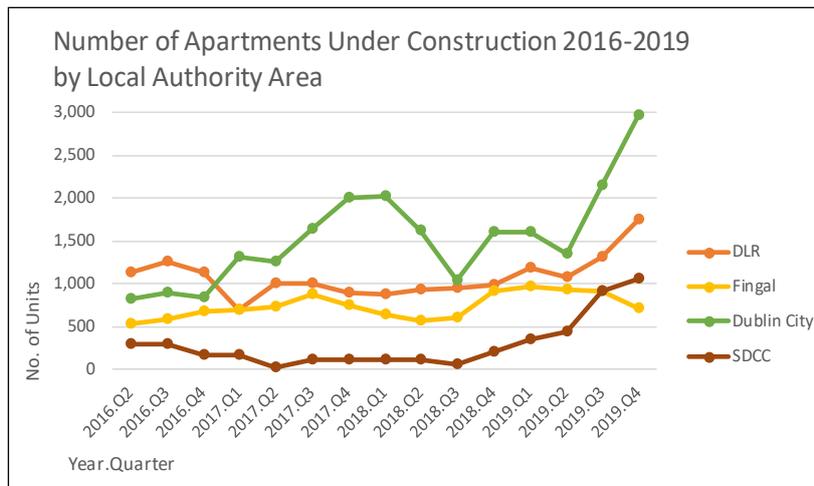


Figure 3

Strategic Housing Developments

Analysis of Strategic Housing Developments (SHDs) in the Dublin region indicates that planning activity at various stages of the process is strong, however this has not yet translated into construction activity. Of the 12,180 no. residential units granted permission by An Bord Pleanála under the SHD process across the four local authorities, 148 no. residential units have been built to date and 1,497 no. units are currently under construction. This level of activity represents 14% of the overall number of units granted permission under the SHD process. This rate is significantly less than the overall level of activity for all of Tier 1 at 38% with a cumulative total of 20,236 no. units built to date and/or under construction out of a total of 53,802 no. permitted units in the Dublin region.

Developments Completed in Full (see Table 5 below)

Development sites which were fully completed this quarter comprised 749 no. residential units (660 no. houses and 89 no. apartments). This was most pronounced in the South Dublin County Council and Fingal County Council administrative areas where fully completed development sites comprised 269 no. units (259 no. houses and 10 no. apartments) and 252 no. units (216 no. houses and 36 no. apartments), respectively.

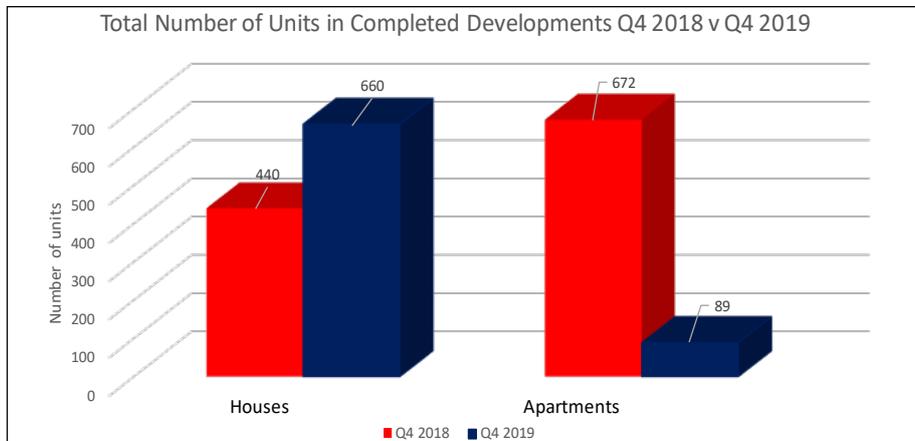


Table B: Residential Dwelling Completions Comparative Analysis

With regard to extant planning permissions which have yet to commence construction, the outlook is positive from a housing supply capacity perspective. Planning permission remains in place in the Dublin Region for the development of a combined total of 33,560 no. residential units in Q4 2019, up from 27,290 in Q4 2018, which represents a 23% increase.

While a significant quantum of housing units are awaiting the commencement of construction, there has been a decrease (22%) in the ‘total permitted but not commenced’ number of houses from 8,588 in Q4 2018 to 6,698 in Q4 2019. However, there has been an increase (44%) in the number of apartment units permitted but not commenced from 18,702 units in Q4 2018 to 26,862 units in Q4 2019. This continues the trend in recent quarters of an apparent change in housing typology with a shift towards higher density apartment developments.

Active Sites

With regard to the number of active sites in the Dublin region, on a year on year comparison, this has increased by 14% from 182 sites in Q4 2018 to 207 sites in Q4 2019. The number of units under construction has risen in the same period by 30% from 7,303 to 9,518 units, indicating the trend towards apartment construction, which is more focussed and resource intensive, but provides for a higher number of units.

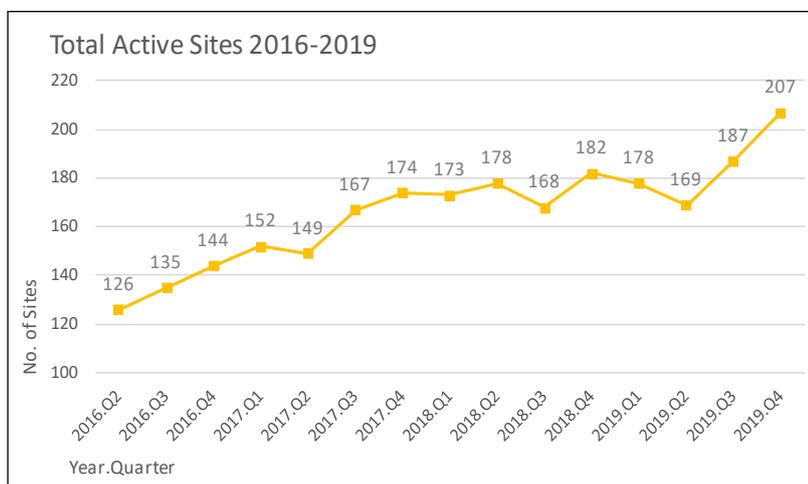


Figure 4

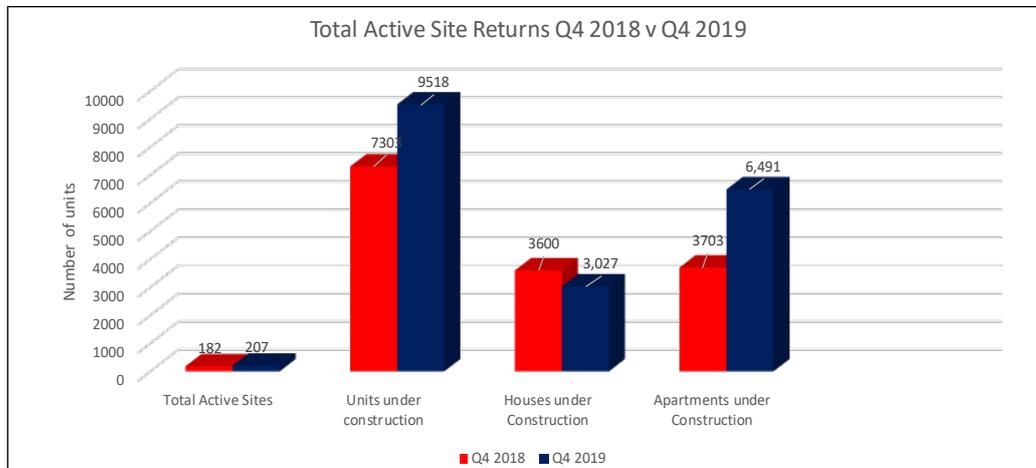


Table C: Active Sites Annual Comparative Analysis

Planning Applications

In relation to planning applications awaiting decisions, there was an 89% increase in the overall number of Tier 2A residential units from 8,689 in Q4 2018 to 16,390 in Q4 2019. The total number of houses recorded in the Tier 2A return increased by 113% (i.e. 1,712 in Q4 2018 to 3,639 in Q4 2019), while the total number of apartments recorded in Tier 2A increased by 83% (i.e. 6,977 in Q4 2018 to 12,751 in Q4 2019) for the same period. This further indicates that the evident shift towards higher density apartment developments is likely to continue; the ratio of houses to apartments in Tier 2A, for which planning permission is currently being sought, stands at 1:3.5 across the four Dublin local authorities (3,639 houses and 12,751 apartments, respectively).

1. Introduction

The Quarter 4 2019 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 at Section 6.

2. Returns Tables

Table 1: Each Local Authority's Cumulative Totals for Tiers 1 and 2A

	Tier 1		Tier 2A		Totals
	Tier 1 Totals		Tier 2A Totals		
	Houses	Apartments	Houses	Apartments	
DCC	1,420	14,849	22	5,311	21,647
DLRCC	2,732	12,669	432	2,457	18,290
SDCC	3,674	2,946	1,722	2,498	10,840
FCC	9,086	6,381	1,463	2,475	19,405
Total	16,912	36,890	3,639	12,741	70,182

Table 2(a): 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	1,420	14,894	501	424	317	2,997	602	11,439
DLRCC	2,732	12,669	869	1,916	489	1,745	1,365	9,011
SDCC	3,674	2,946	1,701	94	739	1,059	1,234	1,793
FCC	9,086	6,381	4,107	1,106	1,482	710	3,497	4,565
Total	16,912	36,890	7,178	3,540	3,027	6,491	6,698	26,862

Table 2(b): Tier 1 Breakdown of Strategic Housing Developments Data

	Tier 1 Breakdown of SHDs			
	Total Number of Permitted Units	Total Number of Units Built to Date	Total Number of Units Under Construction	Total Permitted but not Commenced
	Total Units	Total Units	Total Units	Total Units
DCC	5,391	0	684	4,707
DLRCC	4,963	0	282	4,681
SDCC	1,546	105	424	1,017
FCC	150	43	107	0
Total	12,050	148	1,497	10,405

Note: The SHD figures are included in Table 2(a) and extracted here for information purposes.

Table 3: Tier 2A Total Units in Houses & Apartments

	Tier 2A Subcategories	
	Total Number of Units	
	Houses	Apartments
DCC	22	5,311
DLRCC	432	2,457
SDCC	1,722	2,498
FCC	1,463	2,485
Total	3,639	12,751

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
DCC	52,600	18,728	6,085	0
DLRCC	33,600	-3,184	9,609	4,400
SDCC	37,655	10,590	0	0
FCC	49,541	15,551	13,578	19,980
Total	173,396	41,685	29,272	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: Tier 2C 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	0	0	17	450	0	0	0	0
DLRCC	149	38	142	100	101	65	185	43
SDCC	810	18	269	100	11	37	259	10
FCC	187	41	495	68	220	55	216	36
Total	1,146	97	923	718	332	157	660	89

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

Q4 2019 compared with Q4 2018:

- 17% increase on the **number of sites with planning permission** from 138 sites to 162 sites.
- 47% increase in the **total number of units with planning permission** from 11,090 to 16,314.
- 108% increase in **active sites** from 25 sites to 52 sites.
- 68% increase in the **number of units under construction** from 1,961 to 3,294.

Quarterly Highlights

- There was a **58% increase in the number of active sites** this quarter rising from 33 active sites in Q3 2019 to 52 active sites in Q4 2019.
- There were **3,082 residential units granted** planning permission this quarter under 11 no. separate planning applications, (including 5 No. SHDs which contributed to 2,793 units + 84 no. shared co-living spaces, totally 2,877 units).
- A further **24 no. planning applications are pending** decisions that have the potential to provide **3,610 no. residential units** in the city.

Strategic Housing Developments (SHD)

- 5 No. **SHD applications** were granted permission by An Bord Pleanála this quarter that would provide a total of **2,877 no. residential units**. These are located at: 1) City Block 2, Spencer Dock, Dublin 1 under ABP case no. 305219 for 464 residential units plus 84 no. shared co-living spaces, totalling 548 units. 2) East Wall Road, Dublin 3 under ABP case No. 304710 for 554 residential units 3) Clongriffin, Dublin 13 under ABP no. 305316 for 1,030 residential units. 4) Clongriffin, Dublin 13 under ABP No. 305319 for 500 residential units. 5) Part of former Premier Diaries Site, Finglas Road, Dublin 11 under ABP no. 305312 for 245 residential units.
- There were 3. no **SHD applications** for student accommodation granted permission by An Bord Pleanála within this quarter to provide a total of 1,925 bedspaces. These are located at: 1) South Circular Road, Dublin 8 under ABP no. 305061 for 317 bedspaces. 2) Site known as a portion of Brewery Block, Dublin 8 under ABP no. 305324 for 368 bedspaces. 3) DCU Glasnevin Campus, Collins Avenue Extension, Dublin 9 under ABP no. 305405 for 1,240 bedspaces.
- There are **7 no. SHD applications** awaiting decisions of An Bord Pleanála that would potentially provide a cumulative total of **2,959 no. residential units**.



Total No. of Sites with Planning Permission

17% increase
from 138 to 162



Total No. of Units with Planning Permission

47% increase
from 11,090 to 16,314



Total No. of Active Sites

108% increase
from 25 to 52



Total No. of Units Under Construction

68% increase
from 1,961 to 3,294

3.2 Dun Laoghaire Rathdown County Council

Year on Year comparison

Q4 2019 compared with Q4 2018:

- 33% increase in the number of sites with planning permission from 101 sites to 134 sites.
- 40% increase in the total number of units with planning permission from 11,038 to 15,401.
- 11% decrease in the number of active sites from 46 sites to 41 sites.
- 53% increase in the number of units under construction from 1,461 to 2,234.
- 110% increase in the number of completions in this quarter from 276 to 580.

Quarterly Highlights

- 9% decrease in the total number of residential units with planning permission this quarter at 14,139 from 15,401 in previous quarter.
- There were 7 no. development sites fully completed and moved to Tier 2C this quarter comprising of a total of 558 no. residential units (158 no. houses and 400 no. apartments).
- The sum total of units with planning permission this quarter is running at approximately 1:5 houses:apartments. Units in the planning system awaiting final determination this quarter are running at nearly 1:6 houses:apartments.

Strategic Housing Developments (SHD)

- **Planning permission granted** by An Bord Pleanála for: (1) 107 no. apartments units at Building 5, Dundrum Town Centre, Sandyford Road, Dundrum, Dublin 14; (2) 60 no. additional apartment units at Cualanor, Upper Glenageary Road, Co. Dublin, resulting in 1,082 units in total on this site ; (3) 287 no. Build-to-Rent apartments at Lands adjacent to 'The Grange', Brewery Road/Stillorgan Road, Stillorgan, Co Dublin; (4) 232 no. Build-to-Rent apartments at Stillorgan Leisureplex, Old Dublin Road, Stillorgan, Co Dublin; (5)342 no. units at Lands at Brennanstown, Dublin 18, (Cherrywood SDZ)
- **SHD Applications for Build-To-Rent apartments lodged** with An Bord Pleanála for (1) 564 no. units at Former Aldi site, Carmanhall Road, Sandyford Business District, Dublin 18; (2) 468 no. residential units (16 no. houses, 452 no. Build-To-Rent apartments) at Cornelscourt Village, Old Bray Road, Cornelscourt, Dublin 18.
- **SHD Applications lodged** with An Bord Pleanála for: (1) 685 no. residential units (207 no. houses, 478 no. apartments) at Townland of Corke Little and Shanganagh, Woodbrook, Shankill, Co Dublin; (2) 234 no. apartments at Former Doyle's Nursery Garden Centre, Brennanstown Road, Cabinteely, Dublin 18; (3) 197 no. residential units (62 houses, 135 no. apartments) at Glenamuck Road/Enniskerry Road, Kiltarnan, Co Dublin.
- Combined total of residential units in SHDs in Tiers 1 and 2A currently stands at 7,171 no. units – of which houses account for only 908 no. (12.6%).



Total No. of Sites with Planning Permission
33% increase
from 101 to 134



Total No. of Units with Planning Permission
40% increase
from 11,038 to 15,401



Total No. of Active Sites
11% decrease
from 46 to 41



Total No. of Units Under Construction
53% increase
from 1,461 to 2,234

3.3 South Dublin County Council

Year on Year comparison

Q4 2019 compared with Q4 2018:

- 6% decrease in the **number of sites with planning permission** from 64 sites to 60 sites.
- 3% decrease in the **total number of units with planning permission** from 6,842 to 6,620.
- 6% decrease in the **number of active sites** from 32 sites to 30 sites.
- 33% increase in the **number of units under construction** from 1,354 to 1,798.
- 8% increase in the **number of units completed** in the 12-month period to end Q4 2019 (1,245 units) compared to the 12-month period to end Q4 2018 (1,149 units).

Quarter Highlights

- Tier 2C this quarter indicates the total completion of **269 no. residential units** (259 no. houses and 10 no. apartments).
- **4% decrease** in the **total number of residential units under construction** this quarter at 1,798 from 1,876 in previous quarter, made up by an increase in apartment construction from 920 units to 1,059 and decrease in house construction from 956 units to 739 units.
- **Adamstown SDZ** (LIHAF/MUHDS) continues to progress steadily overall in terms of construction activity. 600 no. units are currently under construction, slightly down from 621 no. units at end of Q3 2019.
- Planning permission **granted** under SDZ19A/0004 in Adamstown SDZ for 237 dwelling units.

Strategic Housing Developments (SHD)

- **Two SHD decisions** were issued by An Bord Pleanála this quarter: Permission **Granted** for **1034 no. residential units (578 no. houses and 456 no. apartments)** at Lands at Kilcarberry under ABP Ref No. 305267. Permission **Granted** for **380 no. residential units (255 no. houses and 125 no. apartments)** at Newcastle South & Ballynakelly under ABP Ref No. 305343.
- **425 no. houses are currently under construction** on two SHD sites in Fortunestown, under ABP Ref Nos. 302398 and 300555.
- **6 no. SHD applications** were lodged with An Bord Pleanála (i.e. at the third stage of the process) during Q4, with potential for 2,193 units.
- **5 no. new SHD applications** were received for the second stage of the process at pre-planning with An Bord Pleanála and SDCC during Q4 with potential for **1,286 units**.
- **4 no. new SHD applications** were received and at the **first stage of the process** at pre-planning with SDCC during Q4 with potential for **801 no. units**.



Total No. of Sites with Planning Permission
6% decrease
from 64 to 60



Total No. of Units with Planning Permission
3% decrease
from 6,842 to 6,620



Total No. of Active Sites
6% decrease
from 32 to 30



Total No. of Units Under Construction
33% increase
from 1,354 to 1,798

3.4 Fingal County Council

Year on Year comparison

Q4 2019 compared with Q4 2018:

- 0.7% increase in the number of sites with planning permission from 134 sites to 135 sites.
- 3.4% increase in the total number of units with planning permission from 14,964 to 15,467.
- 6.3% increase in the number of active sites from 79 sites to 84 sites.
- 13.3% decrease in the number of units under construction; 2,192 compared to 2,527 in Q4 2018.
- 1.4% decrease in the number of units completed in the 12-month period to end Q4 2018 (1,830 units) compared to the 12-month period to end Q4 2019 (1,805 units).

Quarter Highlights

- There was **3 no. development site fully completed** and removed from Tier 1 and five new planning applications were added in Q4 2019. There is a slight increase in the number of active sites from 81 in Q3 2019 to 84 in Q4. The rate of activity remains steady in the 'Under Construction' category between Q3 2019 (2,490 units) and Q4 (2,192 units). There was 616 units Newly Completed/Occupied in Q4 2019, which is the highest quarterly figure to date. **One site has expired** and has been moved to Tier 2B.
- **Hansfield SDZ** construction continues to progress. There is a consistent rate of construction activity in this quarter with 185 no. units under construction. The number of completions in this quarter is down, to 7 no. units. There are 9 no. active permissions on the SDZ lands. One site was fully completed & occupied in this quarter. There is a total of 1,004 occupied/ Completed units to date on the overall SDZ lands.
- **Oldtown/Mooretown** (LIHAF/MUHDS). The rate of construction activity has decreased with 179 no. units currently under construction compared to 200 no. units in the previous quarter, which is a decrease of 10.5%. Six of the eight sites on these lands are now active. There are 34 newly occupied units in this quarter.
- **Donabate** (LIHAF/MUHDS) continues to progress; 189 No. units under construction in Q4 2019 compared to 263 no. units in Q3 2019. The level of newly occupied/ completed units continues at a consistence rate with an additional 84 no. units completed in this quarter compared to 82 no. units in Q3 2019.
- **Northwood-Santry**: Construction continues to progress in three active sites. 134 no. units are under construction this quarter compared to 311 no. units in Q3 2019. However, the completion rate has increased with 189 no. units Newly Occupied in Q4 2019 compared to 161 no. units in Q3 2019.



Total No. of Sites with Planning Permission
0.7% increase
from 134 to 135



Total No. of Units with Planning Permission
3.4% increase
from 14,964 to 15,467



Total No. of Active Sites
6.3% increase
from 79 to 84



Total No. of Units Under Construction
13.3% decrease
from 2,192 to 2,527

Appendix 1

Appendix 1: Data Submission Parameters

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

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) and shared living accommodation.

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.

