

Strategic Housing Development (SHD) Update – Quarter 2 2019

Since July 2017, applications for housing developments of more than 100 units and student accommodation of over 200 bed-spaces and shared accommodation are made directly to An Bord Pleanála.

The latest figures for Strategic Housing Developments for the period January 2018 to June 2019 are as follows:

- 100 valid applications were received.
- 70 applications were decided and permission granted in 50 cases for 12,339 housing units and 7,573 student bed-spaces.
- 176 Opinions issued following pre-application consultations.
- All applications and pre-application consultations have been decided within the relevant target period of 16 or 9 weeks.

Progress First Half 2019 - Applications

In the first 6 months of 2019, 48 valid applications were received and 31 decided (23 granted and 8 refused). So far this year, permission was granted for 5,237 housing units (1,870 houses, 2,953 apartments and 414 build to rent units) and 3,094 student bed-spaces.

In the period April to June 2019, 20 valid applications were received by An Bord Pleanála, all of which are to be decided before the end of October. In the same period, last year, 18 valid applications were received.

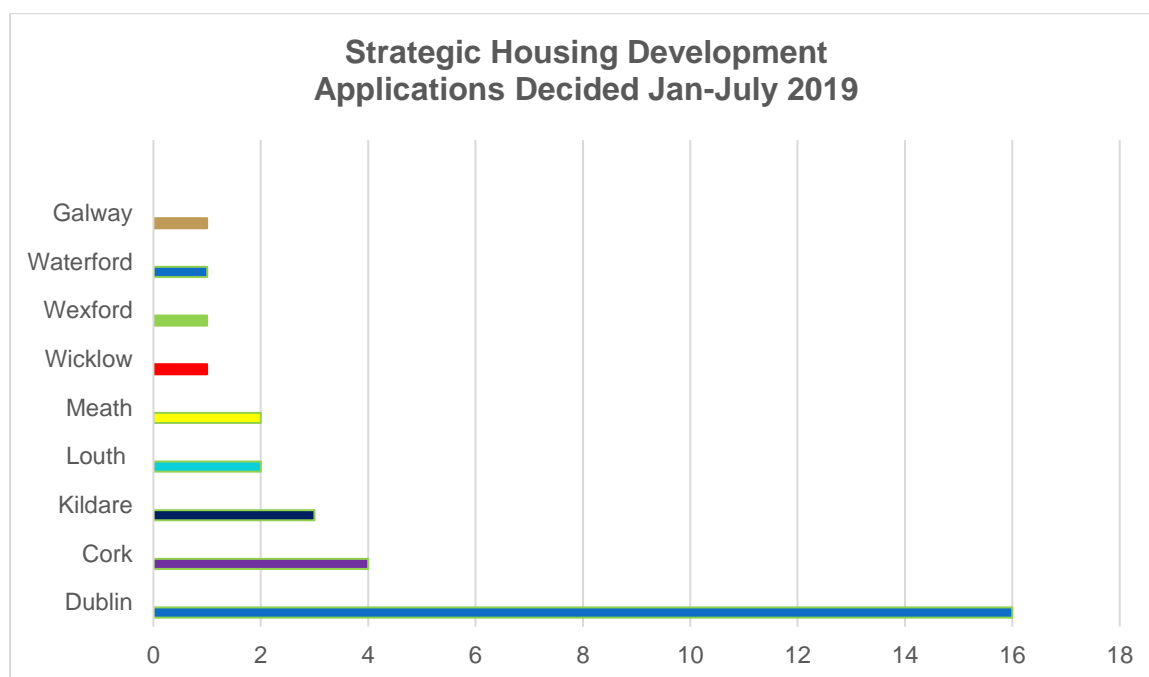
A total of 22 applications were decided in the second quarter of 2019 (17 granted and 5 refused). In aggregate, permission was granted for 3,552 housing units (1,163 houses, 1,975 apartments and 414 build to rent units) and 2,805 student bed-spaces.

Strategic Housing Developments - Applications			
	Permissions Granted	Housing Units	Student Bed-Spaces
2018	27	7,102	4,479
Quarter 1 2019	6	1,685	289
Quarter 2 2019	17	3,552	2,805
Total	50	12,339	7,573

All applications were decided within the mandatory timeline of 16 weeks.

Geographic spread of applications

Of the 31 applications decided in the first half of 2019, 16 were in Dublin, 2 in Meath, 2 in Louth, 3 in Kildare, 4 in Cork and 1 each in Counties Wicklow, Wexford, Waterford and Galway.



A full list of developments granted and refused permission for the second quarter of 2019 is included in Schedules A and B.

Progress First Half 2019 - Pre-Application Consultations

A prospective applicant is required to complete a pre-application consultation process with An Bord Pleanála before lodging an application for a strategic housing development. This pre-application consultation is a 9-week process and culminates in the issuing of an 'Opinion'.

A total of 75 requests for pre-consultations were received between January and June 2019 and 77 Opinions issued.

Strategic Housing Developments Pre-Application Consultations		
	Requests Received	Opinions Issued
2017	36	25
2018	97	74
Quarter 1 2019	27	40
Quarter 2 2019	48	37
Total	208	176

Opinions on pre-application consultations were all issued within 9 weeks of receipt in line with statutory requirements.

For further information, please contact bord@pleanala.ie.

Schedule A

Strategic Housing Development Permissions Granted April – June 2019						
Residential Development						
Application	No. of Houses	No. of Aparts	Total Units	Build to Rent	Received	Date of Decision
Lands at Old Golf Links Road and Tuite's Lane, Blackrock, Dundalk, Co.Louth	99	67	166		14/12/2018	15/04/2019
Lands at Shackelton Road, Oldtown, Celbridge, Co.Kildare	167	84	251		20/12/2018	04/04/2019
Belgard House, Belgard Square and former Uniphar factory, Belgard Square North, Tallaght, Dublin 24		438	438		20/12/2018	16/4/2019
Lands at Swiss Cottage, public house, Swords Road, Dublin 9			112	112	02/01/2019	20/04/2019
Townland of Laughanstown, Dublin 18	36	148	184		08/01/2019	18/04/2019
Lands to the north of R147/Dublin Road, Dunshaughlin, Co.Meath	505	408	913		08/01/2019	23/04/2019
Former Dulux Factory site, Davitt Road, Dublin 12			265	265	09/01/2019	17/04/2019
Site bounded by Mill Street, Sweeney's Terrace and Clarence Mangan Road, Dublin 8			37	37	10/01/2019	11/04/2019

Bryanstown, Drogheda, Co.Meath	94	156	250		18/02/2019	10/06/2019
Temple Hill, Monkstown, Blackrock, Co.Dublin		294	294		22/02/2019	10/06/2019
Gorey, Co.Wexford	232	65	297		25/02/2019	28/05/2019
Inner Relief Road(R215) and Dublin Road (R132), Dundalk, Co.Louth		142	142		08/03/2019	24/06/2019
Glenamuck Road South, Kilternan, Dublin 18	30	173	203		19/03/2019	26/06/2019
Total	1,163	1,975	3,138	414		

Student Accommodation

Application	No. Student Bed-Spaces	Received	Date of Decision
Belgard House, Belgard Square and former Uniphar factory, Belgard Square North, Tallaght, Dublin 24	403	20/12/2018	16/04/2019
Site bounded by Mill Street, Sweeney's Terrace and Clarence Mangan Road, Dublin 8	235	10/01/2019	11/04/2019
O'Riordan's Joinery, Bandon Road and portion of the Church of the Immaculate Conception, Lough Road, Cork	419	11/01/2019	30/04/2019
Avid Technology International, Carmanhall Road, Sandyford Industrial Estate, Dublin 18	817	14/01/2019	30/04/2019
124-126 Parnell St. Dublin 1	257	04/02/2019	17/05/2019
Northern Campus, Dangan, Upper Newcastle, Galway City	674	28/02/2019	11/06/2019
Total	2,805		

Schedule B

Strategic Housing Development Permission Refused April – June 2019						
Application	No. of Houses	No. of Apartments	Total Units	Build to Rent	Date Received	Date of Decision
Site adjacent to The Paddocks, Williamstown Road, Grantstown, Co. Waterford	228	96	324		06/02/2019	20/05/2019
Daneswell Place, Former Printworks /Smurfit Site, Botanic Road, Glasnevin, Dublin 9		299	299		06/03/2019	18/06/2019
Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24		222	372	150	12/03/2019	19/06/2019
Lands at Hollystown Golf Club, Hollystown, Dublin 15	133	120	253		15/03/2019	25/06/2019
Lands at Kilgarron Hill,	134	84	218		22/03/2019	07/04/2019

Townland of Parknasillogue, Enniskerry, Co.Wicklow						
Total	495	821	1,466	150		