

Strategic Housing Development (SHD) update – Quarter 3 2019

Progress Quarter 3 2019 - Applications

Between July and September 2019, 26 applications were received by the Board all of which are to be decided before the end of January 2020.

A total of 27 applications were decided in the third quarter of 2019 (21 granted and 6 refused).

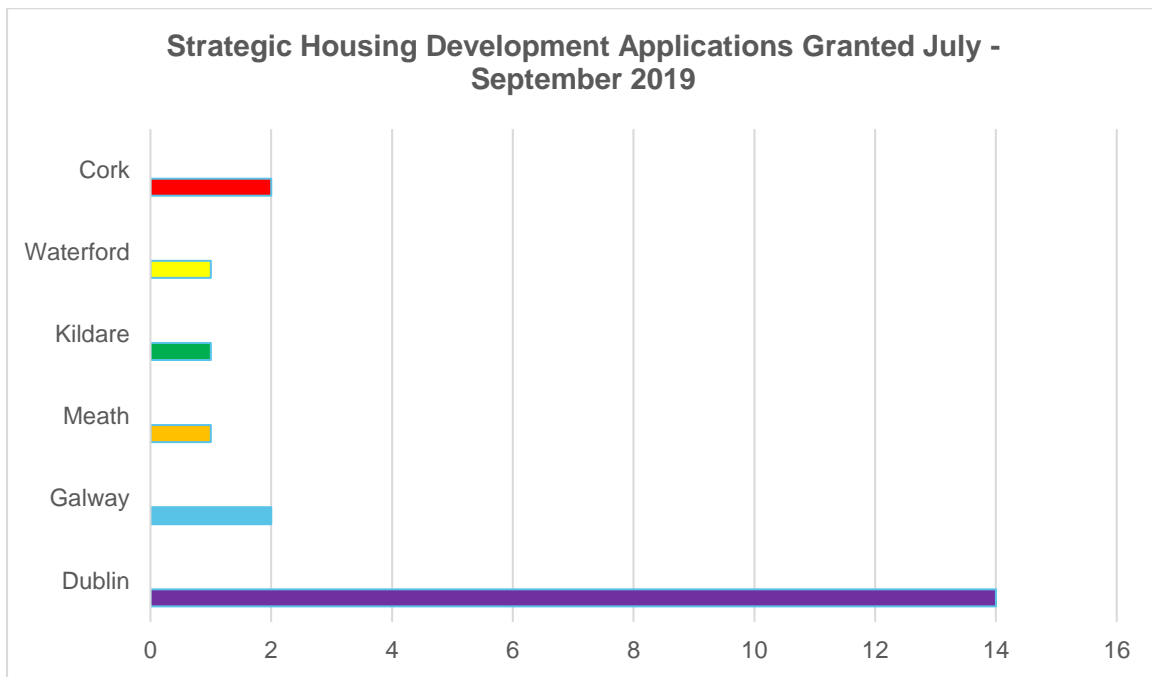
Permission was granted for 5,327 housing units (902 houses, 2,956 apartments and 1,469 build to rent units)

Strategic Housing Developments - Applications			
	Permission Granted	Housing Units	Student Bed-Spaces
Quarter 1 2019	6	1,685	289
Quarter 2 2019	17	3,552	2,805
Quarter 3 2019	21	5,327	
Total	44	10,564	3,094

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

Geographical spread of applications

Of the 21 applications granted, 14 were in Dublin, 2 in Galway, 2 in Cork and 1 each in counties, Waterford, Kildare and Meath.



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

Progress Quarter 3 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’.

26 requests were received in the third quarter of 2019 and 43 Opinions were issued.

A total of 101 requests for pre-consultations were received between January and September 2019 and 120 Opinions issued.

Strategic Housing Developments Pre-Application Consultations		
	Requests Received	Opinions Issued
Quarter 1 2019	27	40
Quarter 2 2019	48	37
Quarter 3 2019	26	43
Total	101	120

Schedule A

Strategic Housing Development – Applications Granted July - September 2019						
Residential Development						
Application	No. Houses	No. Apart	Total Unit	Build to Rent	Received	Date of Decision
Residential units High Park, Grace Park Road, Dublin 9		101	101		26/03/19	12/07/19
Build to rent apartments, Roselawn and Aberdour, Stillorgan Road, Foxrock Dublin 18			142	142	27/03/19	11/07/19
Residential units and ancillary works, Blackrock, Cork		274	274		11/04/19	18/07/19
Build to rent apartments, Clarehall, Malahide Road, Dublin 17			132	132	12/04/19	19/07/19
Residential units, crèche facility and associated site works, Oranhill, Galway	156	56	212		15/04/19	02/08/19
Build to rent shared living – Old School House, Eblana Avenue, Dun Laoghaire, Co. Dublin			208	208	18/04/19	26/07/19
Apartments, Clay Farm, Ballyogan Road, Dublin 18		192	192		24/04/19	30/07/19
Residential units, lands adjacent to Enfield Relief Road, Enfield, Co.Meath	75	58	133		26/04/19	09/08/19
Residential units, Townlands of Letteragh and Ragoon, Co. Galway	46	55	101		29/04/19	02/08/19

Application	No. Houses	No. Apart	Total Unit	Build to Rent	Received	Date of Decision
Build to rent apartments, Chivers factory site, Coolock Drive, Coolock, Dublin 17			495	495	30/04/19	13/08/19
Residential Units, Castletreasure/ Mayborough, Carr's Hill/ Carrigaline Road, Douglas, Co. Cork	234	238	472		02/05/19	15/08/19
Build to rent units, Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12			492	492	03/05/19	15/08/19
Apartments , Rockbrook, Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18		428	428		08/05/19	19/08/19
Residential units, Our Ladys Grove, Goatstown Road, Goatstown, Dublin 14		132	132		10/05/19	15/08/19
Residential units, Knockboy, Co. Waterford	207	154	361		13/05/19	27/08/19
Apartments, Greenacres, Longacre and Drumanhill House, Upper Kilmacud Road, Dublin 14		253	253		16/05/19	26/08/19
Apartments Walled Garden, Gort Mhuire, Dundrum, Dublin 14		116	116		31/05/19	16/09/19

Application	No. Houses	No. Apart	Total Unit	Build to Rent	Received	Date of Decision
Residential units, Capdoo, Clane, Co. Kildare	184	182	366		07/06/19	26/09/19
Apartments, Blocks 2 and 3, Cualanor, Glenageary, Upper Road, Co. Dublin		368	368		14/06/19	30/08/19
Residential units, lands east of Assumption National School, Long Mile Road, Walkinstown, Dublin 12		153	153		14/06/19	18/09/19
Residential units 5A-C Second Avenue, Cookstown Industrial Est, Tallaght, Dublin 24		196	196		20/02/19	25/07/19

Schedule B

Application	No. Houses	No. Apart	No. Student Apart	Total Unit	Build to Rent	Received	Date of Decision
Residential units, Parknasillogue, Enniskerry, Co. Wicklow	134	84		218		22/03/19	03/07/19
Build to rent apart, Fosters Ave, Blackrock, Co. Dublin					123	26/03/19	12/07/19
Residential units, Carcur Park, Co. Wexford	175	238		413		25/03/19	03/07/19
Apartments, Hearse Rd, Donabate, Co. Dublin		174				25/04/19	08/08/19
Apartment and Student bedspaces, Punches Cross, Co. Limerick			326	326	104	17/06/19	30/09/19
Residential units and associated site works, Boherby, Saggart Rd, Co. Dublin	267	342		609		04/07/19	30/09/19

Detailed guidance on Strategic Housing Development for applicants, local authorities and the public is available at www.pleanala.ie

For further information, please contact bord@pleanala.ie