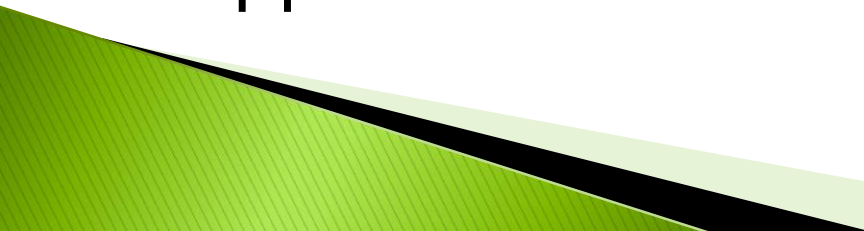


Update New Planning Legislation

And other slip, trips and falls for
2018



Planning Bill/Act

- ▶ Office of the Planning Regulator
 - ▶ Legal status for the National Planning Framework
 - ▶ The separate collection of water levies –Irish Water
 - ▶ Reductions in levies only applies to houses that have not been rented, leased, occupied or sold.
 - ▶ The introduction of E–planning,
 - ▶ Members submissions on planning applications.
- 

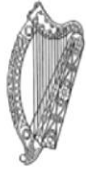
Planning Bill/Act



- ▶ **Mandatory preplanning.**
 - Within 4 weeks
 - 10 or more houses
 - 1000 sq.m.

Will require detailed plans to be submitted for this to work.

Planning Bill/Act




An Bille um Pleanáil agus Forbairt (Leasú), 2016
Planning and Development (Amendment) Bill 2016

Mar a ritheadh ag Dáil Éireann

As passed by Dáil Éireann

- ▶ Taking In charge
 - Reducing time lines to 6months
 - Proceed if no Enforcement Action is taken within 4 years of the expiry of the permission
 - Enabling Planning Authorities to chase costs after taking in charge.

Planning Bill/Act

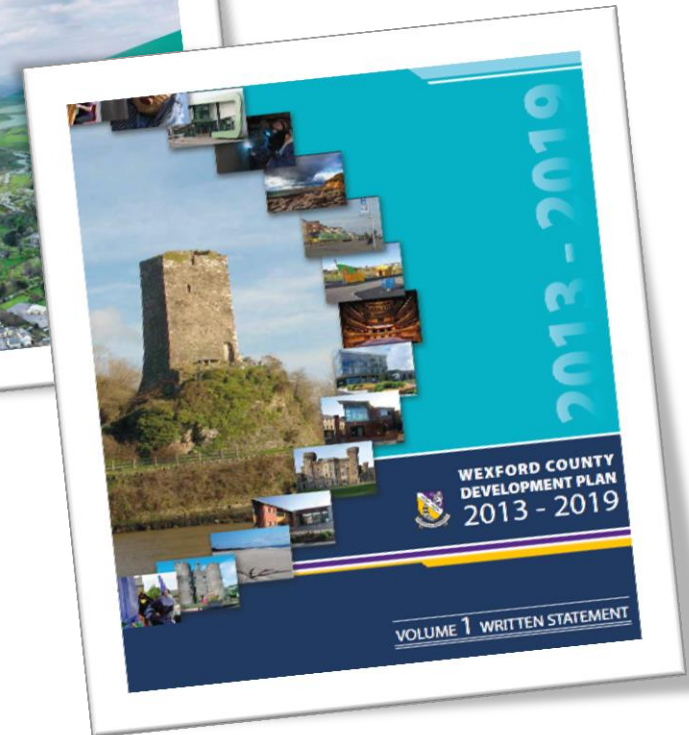
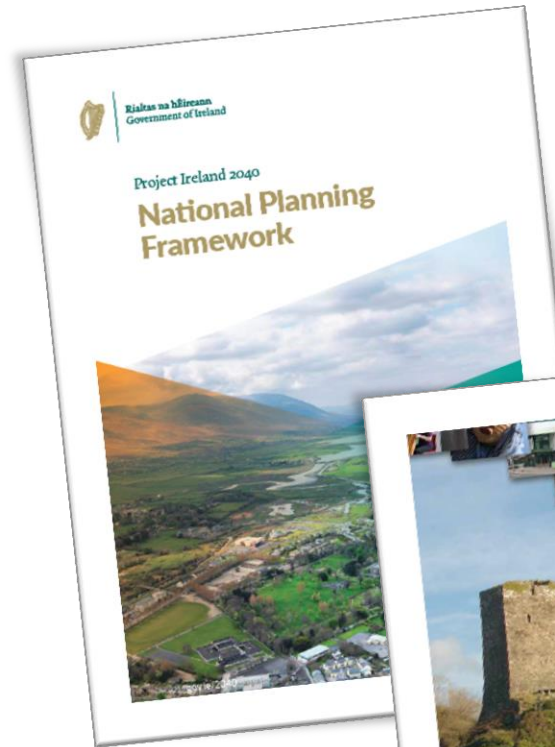
- ▶ To provide that Irish Water, in preparing a water services strategic plan or capital investment plan, shall have regard the core strategies of development plans.
 - ▶ Power to vary duration of permissions minimum 2 years, and in the case of residential development not more than 10 years
- 

Planning Bill/Act

- ▶ Where an application for permission relates to a residential development comprising 10 or more houses—
 - (a) material considerations in subsection (1) may include any information available to the planning authority or furnished to it by the applicant concerning implementation by the applicant of any housing development in the previous 5 years, and
 - (b) an assessment by the planning authority of the likelihood of the proposed development being implemented within the appropriate period sought, being the appropriate period within the meaning provided for by section 40(3).”.

Issues

- ▶ National Planning Framework, NPF
- ▶ Regional Spatial and Economic Plan RSES
- ▶ Development Plans Timing and Zoning



Issues

▶ Strategic Housing

100 or more dwellings straight to ABP can assist preliminary preplanning through Major Preplanning Committee.

99 or Less problems of stand alone permissions.

Enforcement

- New Post Decision team
- Compliance with conditions
- Prior to Development
- Section 47 Occupancy
- Sites for Sale
- Air B&B and Granny Flats



And Sightlines

- Site edged red
- Within ownership of the applicant
- 80% non compliance

Thank You