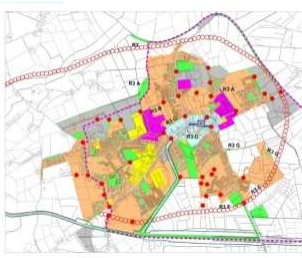




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Ireland's Planning Process Fit for purpose?

Niall Cussen F.I.P.I Planning Regulator



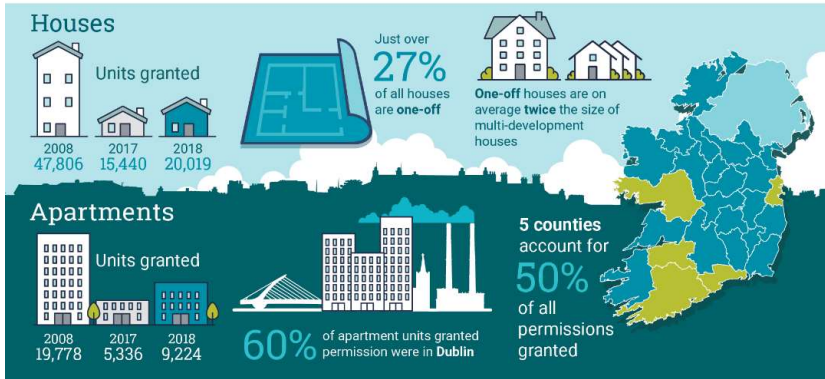


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Planning is Key!

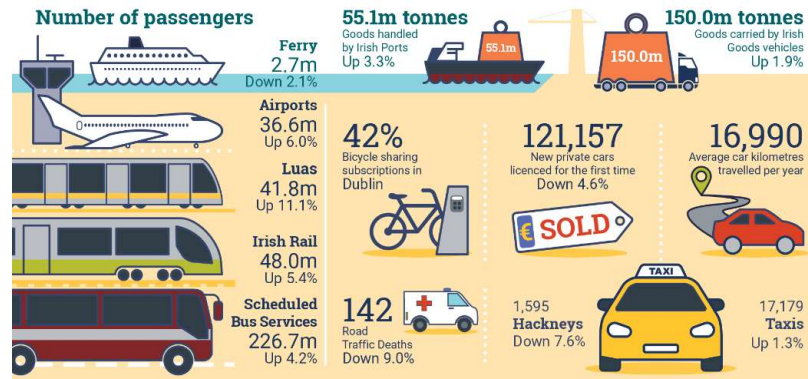
An Phríomh-Oifig Staidrimh Central Statistics Office

Planning Permissions 2018



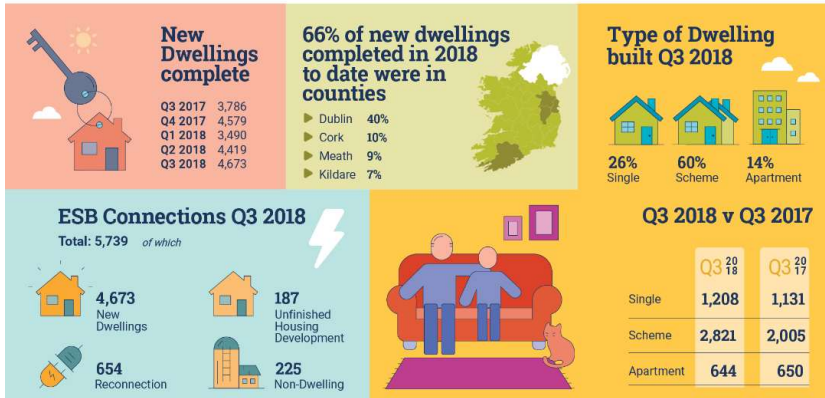
An Phríomh-Oifig Staidrimh Central Statistics Office

Transport 2018



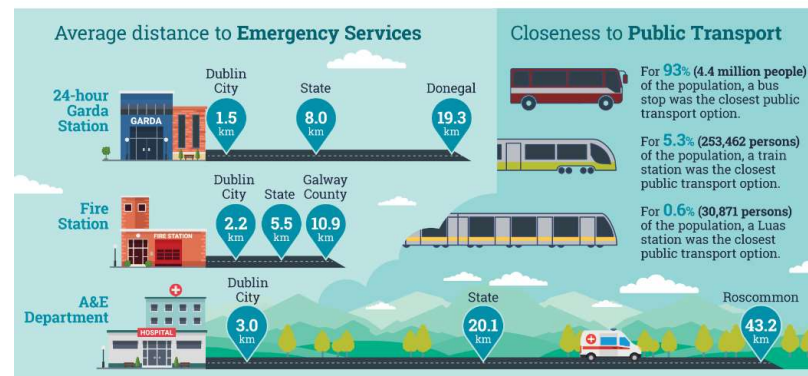
An Phríomh-Oifig Staidrimh Central Statistics Office

New Dwelling Completions Q3 2018



An Phríomh-Oifig Staidrimh Central Statistics Office

Distance to everyday services in Ireland 2019





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Then and Now

1990's	2019+
No national planning framework	NPF (2018)
No regional planning	Regional Spatial and Economic Strategies (2019)
Planning and Development Act 1963 (as amended)	Planning and Development Act 2000 (as amended) 944 amendments since 2000 (?!?)
Few EU Directives impacting directly on Planning (EIA)	EIA, SEA, Habitats, WFD, Noise, Public Participation, Services, Aarhus, etc.....
Key Challenges: Economic development??	Sustainable development, environmental protection, climate adaptation (flood protection) and emissions reduction (smarter travel etc), housing delivery, rational delivery of public services
1x statutory planning guidelines	>30 Ministerial Guidelines and Directives
88 planning authorities - ABP	31 planning authorities - 3 regional assemblies - ABP - EPA - Land Development Agency
Judicial reviews of planning decisions (?)	150+ JR's on planning related matters?? S50B



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Planning in Ireland



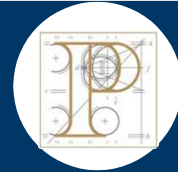
31 Planning Authorities



3 Regional Assemblies

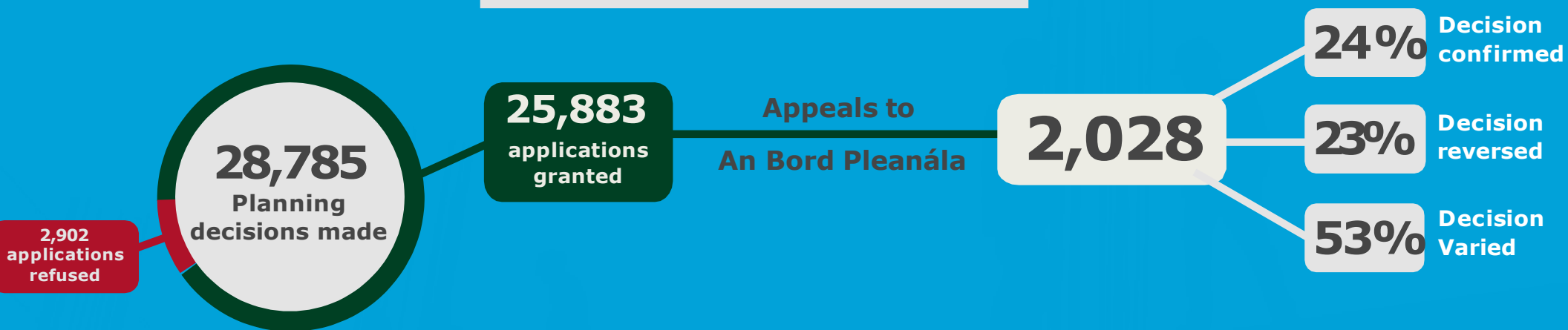


200+ Statutory Development Plans
Local Area Plans
Strategic Development Zones



1 An Bord Pleanála

2018 in Numbers





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Strengths

- ▶ Resurgent economy
- ▶ Strong Government support for planning
- ▶ €116bn National Development Plan backed NPF
- ▶ Regularly updated city/county/local plans
- ▶ Well developed consent regimes (SID/SHD)
- ▶ Greater public engagement in planning
- ▶ Broadened local authority functions
- ▶ Better oversight





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Weaknesses

- ▶ Traditionally not well linked to capital investment programmes
- ▶ Edge vs town centre development
- ▶ Land management levers weak (but LDA, Vacant Sites etc may change)
- ▶ Public engagement tends to project stages (increased litigation - 150JR's)
- ▶ Broadened scope vs skills deficits (land activation - environment and planning - enforcement)
- ▶ Analysis/data on planning outcomes





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Challenges...

How does the Government plan to tackle the housing crisis?



Grappling with the housing crisis: Fresh approaches needed

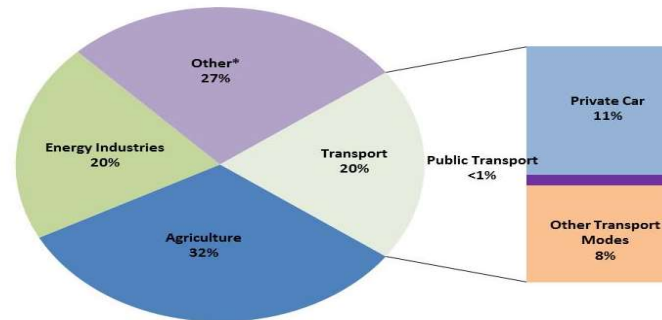
With 90,000 people on social housing lists, we asked five insiders for potential solutions



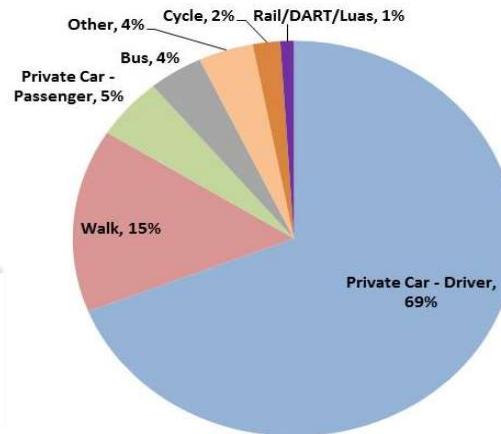
The complex question of why there is a housing shortage

The reason why, at a time of strong demand and rising prices, more homes are not being built

Ireland's GHG emissions per sector (2016)



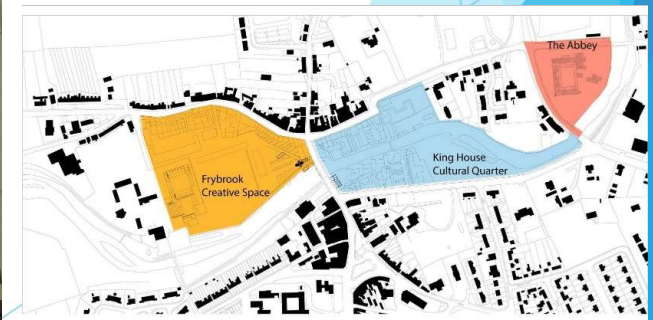
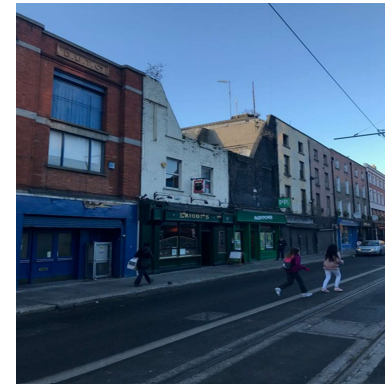
How do we travel? Modal Share of Ireland's Transport Journeys (2016)





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Opportunities





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Purpose

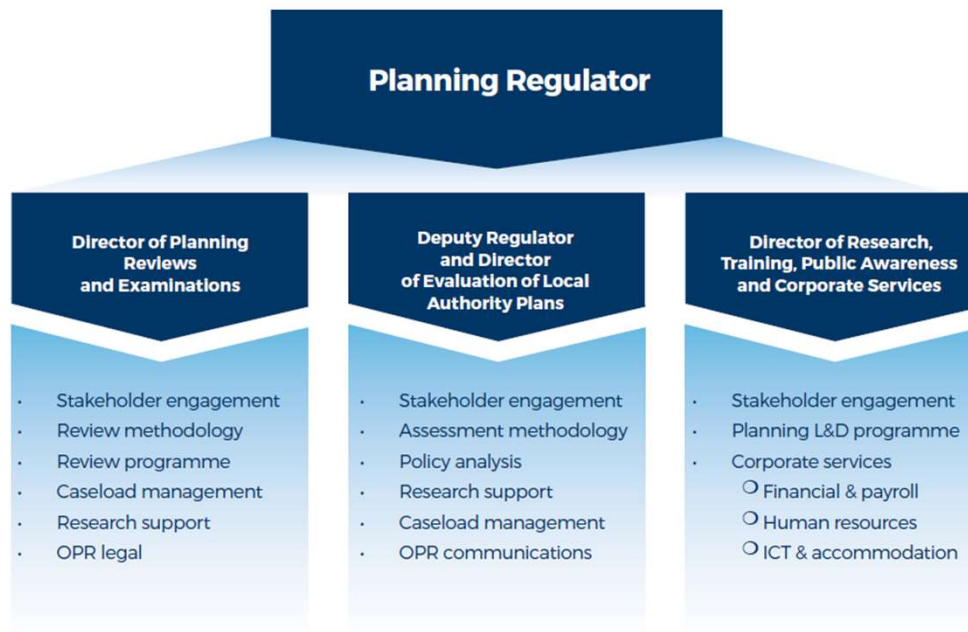
- ▶ Implementation of key recommendation of Mahon Tribunal to strengthen independent oversight of the planning process through:
 - ▶ (1) Assessment of statutory plans of local govt system for fit with statutory (Government/EU) policy and legislative requirements;
 - ▶ (2) Reviews and examinations of local authority and Bord Pleanála systems and procedures in the delivery of planning services to the public; and
 - ▶ (3) Building knowledge and information base in planning through training for LA members and staff, public information, research.



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Structure

Office of the Planning Regulator Corporate Structure and Functions Map



▶ Located at 77 St John Rogerson's Quay Dublin 2 - TUD Grangegorman (Q1 2020)

▶ Contact

□ Phone: 01 553 0270 (9.30AM - 1PM and 2PM - 4PM)

□ Email: info@opr.ie

□ Website: www.opr.ie



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Summary

- ▶ Ireland's planning process has come a long way in last decade...
- ▶ Major strides in strengthening plan-making and implementation...
- ▶ Enables shift of public engagement to plan making stage...
- ▶ Oversight and governance structures will bed in...
- ▶ Proper planning also needs effective and timely dispute resolution and enforcement mechanisms (Courts)



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Thank You

