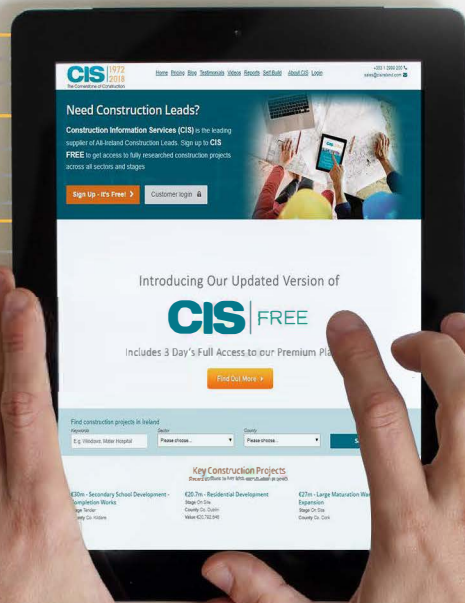
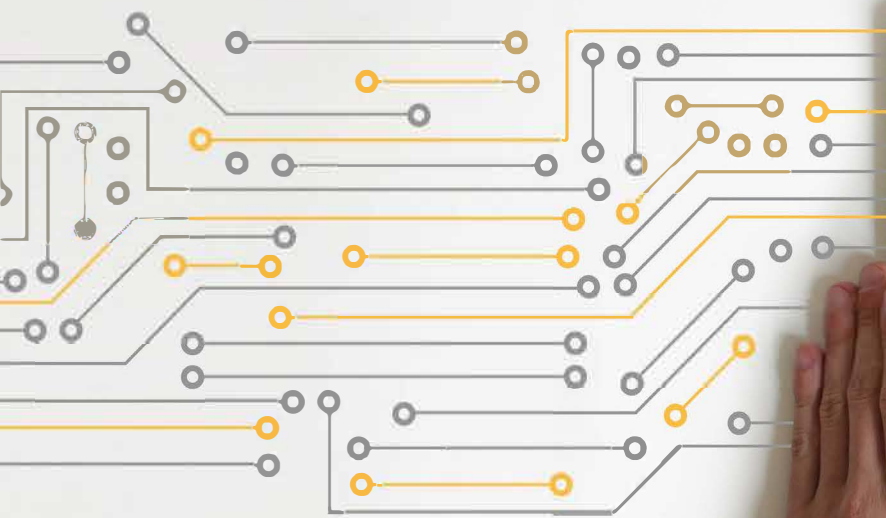


# Fast Track Planning Applications

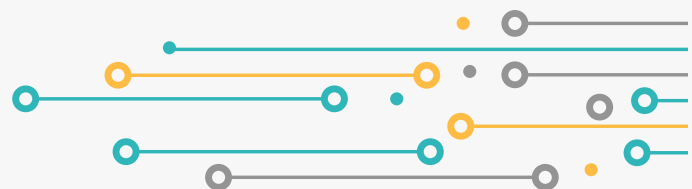




## Background

New legislation was enacted in December 2016 and the associated supporting regulations came in to effect on the 3rd of July 2017 which enabled planning applications for large-scale housing developments of 100 units or more, and large-scale student accommodation projects, to be made directly to An Bord Pleanála. This new type of application was introduced as part of Rebuilding Ireland to speed up the planning application process and accelerate delivery of larger housing and student accommodation proposals.

The introduction of these temporary new fast-track planning arrangements for large-scale housing developments – in respect of which enabling provision was incorporated in the Planning and Development (Housing) and Residential Tenancies Act 2016 – delivers on a key commitment under Pillar 3 of the Government’s Action Plan for Housing and Homelessness – Rebuilding Ireland said the Minister for Housing, Planning, Community and Local Government, Mr. Eoghan Murphy, T.D., when signing the necessary Commencement Order.



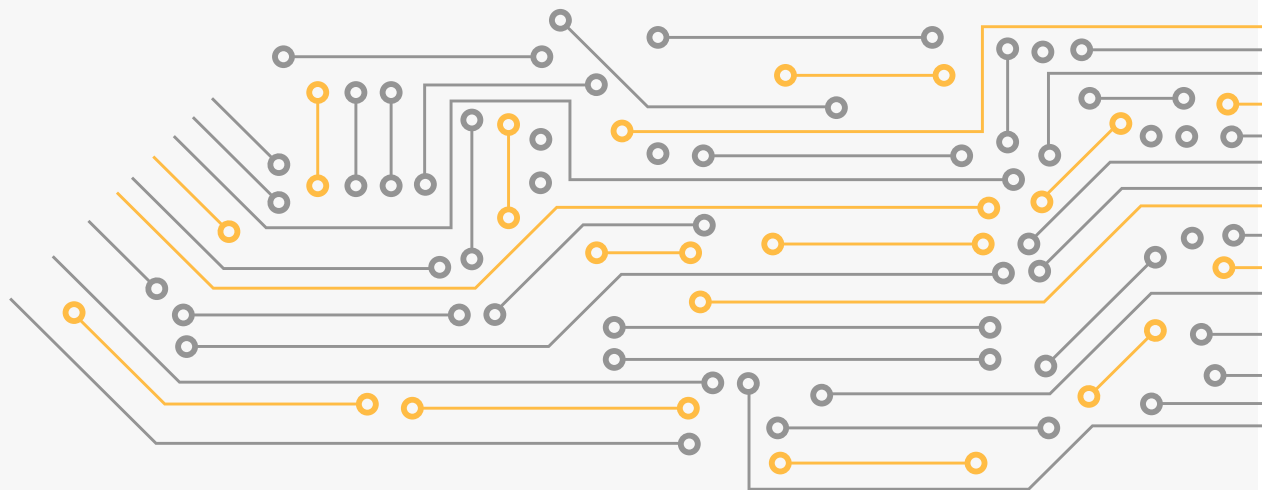
Under the new Regulations, Developers will submit applications for Strategic Housing Developments (SHD) directly to An Bord Pleanála. Applications are to be decided within a mandatory 16-week time period which also includes a public consultation period and submission of a report by the planning authority .

Pre-application consultation is mandatory for prospective applicants prior to making an application for SHD's. Prospective applicants consult first with the relevant planning authority and then with An Bord Pleanála who will form and issue an opinion as to whether documents submitted constitute a reasonable basis for an application or whether further consideration or amendment to the documents are required.

*Since the introduction of the Fast Track Planning Application Legislation' Construction Information Services has seen approximately 92 Fast Track applications lodged with An Bord Pleanála, equating to 8,378 houses, 14,508 apartments and 7,420 student bed spaces.*

*\*Of these 92 applications, 16 have been withdrawn from or refused planning permission. These developments proposed 2,006 houses and 2,186 apartments.*

*\*Information included is accurate as of 21.05.2019*





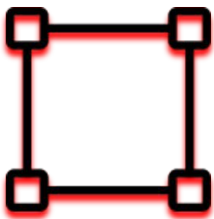
## Plans Submitted Overview



**32 Projects**



**Worth €1,817m**



**720,361 SQM**



**1,763 Houses**

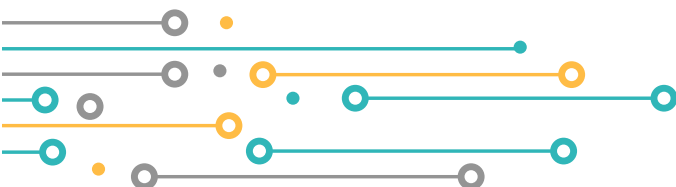


**931 Student Beds**

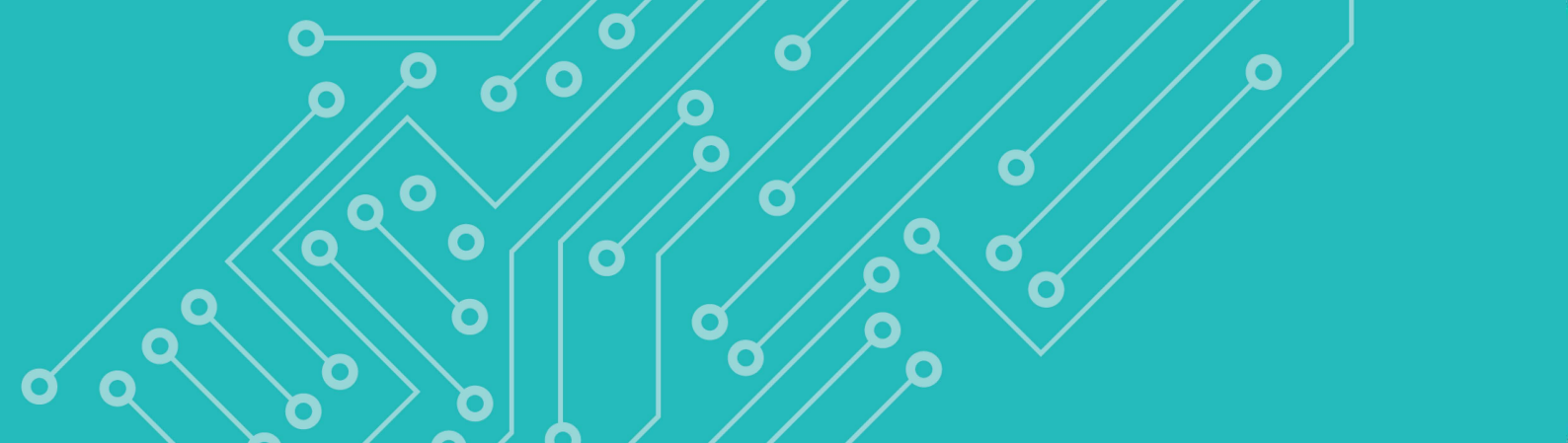


**6,224 Apartments**

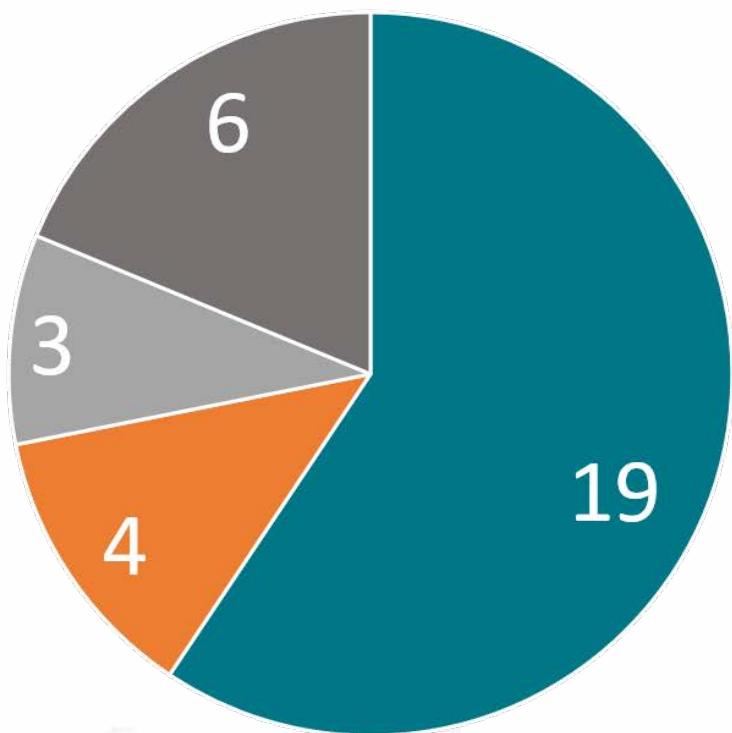
*Currently there are 32 projects at plans submitted stage, which are expected to be approved by the Autumn of 2019*



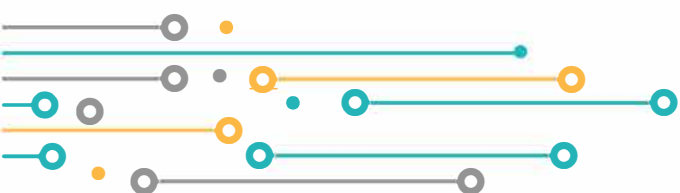




## Plans Submitted



- Dublin
- Munster
- Connaught
- Leinster



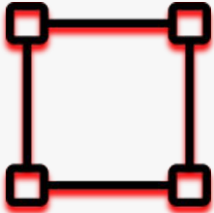
# Plans Granted Overview



**30 Projects**



**Worth €1,324m**



**810,871 SQM**



**2,692 Houses**

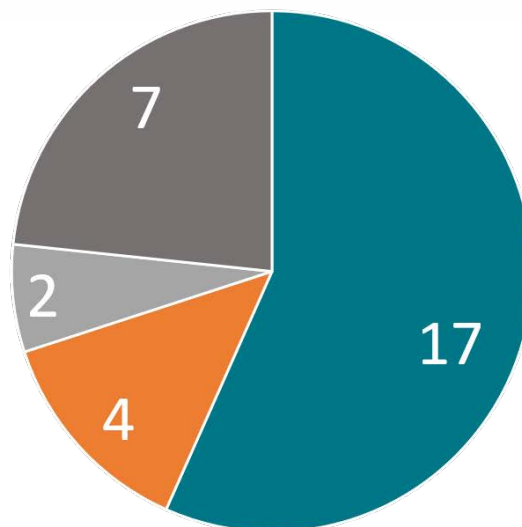


**2,515 Student Beds**

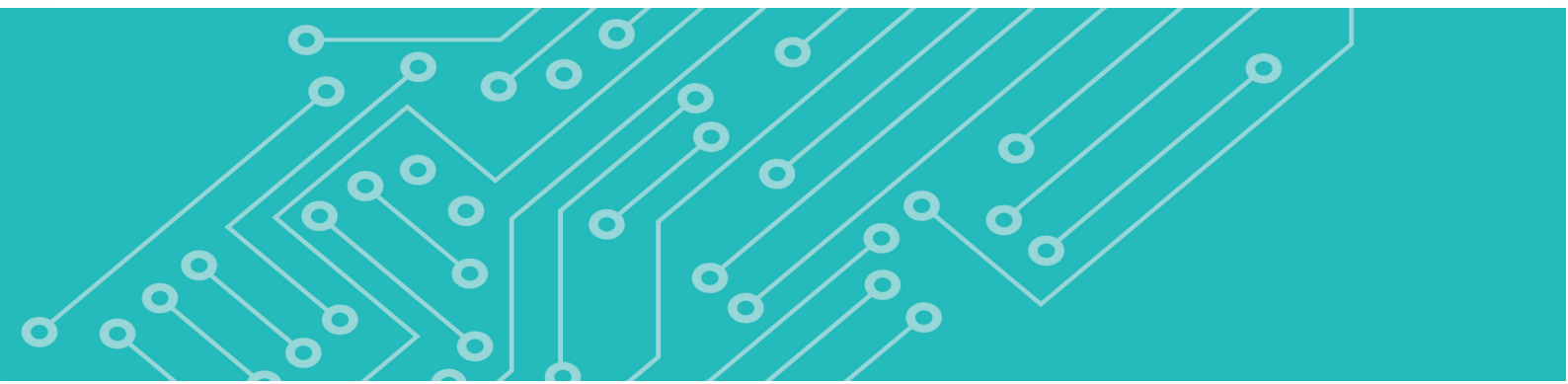


**4,576 Apartments**

## Plans Granted



■ Dublin      ■ Munster  
■ Connaught      ■ Leinster



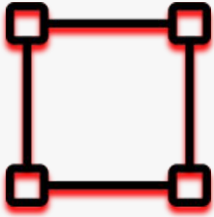
# On-site Overview



**14 Projects**



**Worth €853m**



**505,313 SQM**



**1,917 Houses**

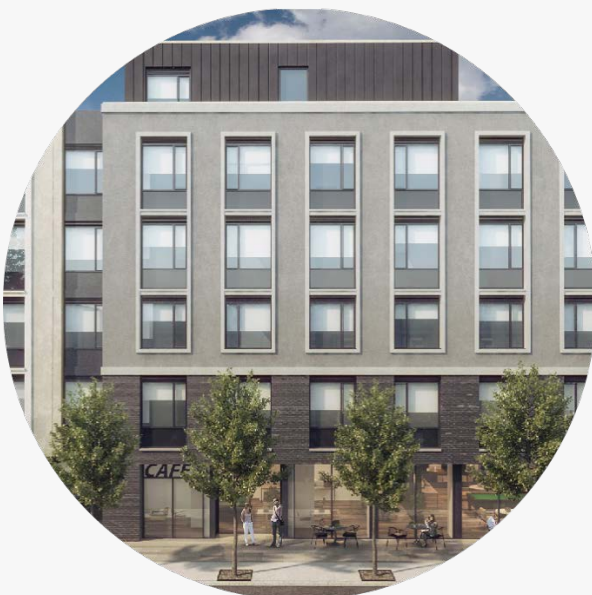


**3,974 Student Beds**



**1,522 Apartments**

The breakdown by county is as follows: Dublin 718 houses, 1,047 apartments and 3,097 student bed spaces are expected to be delivered between 2020 and 2023. Cork will see the delivery of 765 houses and 166 apartments by 2022. In Kildare it is expected that 434 houses, 309 apartments and 483 student bed spaces will be delivered by late 2021/early 2022 and Galway City will see 394 student bed spaces by mid-2020. These projects represent an overall construction cost of €850 million. All but one of the 14 schemes are being privately funded with one student accommodation scheme for University College Dublin receiving state funding.

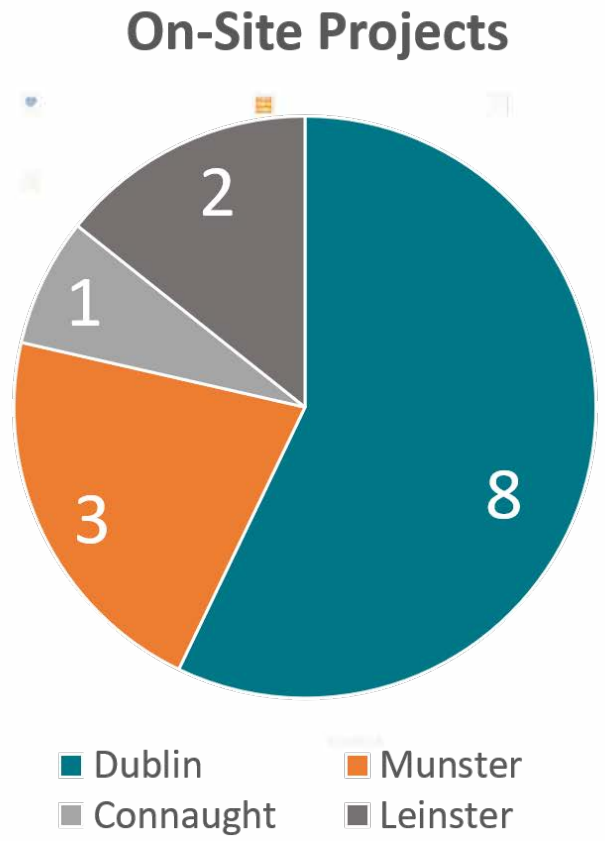


**€45m Shared Living Space, Dun Laoghaire, Co. Dublin**



**€42m Apartment Development Dublin 18**





Proposed mixed use development, Stillorgan, Co. Dublin





## A selection of some of the most active applicants of Fast Track Housing Applications in Ireland

 Ardstone Capital



Glenveagh  
Properties PLC

Hines

JJ Rhatigan  
Building Contractors



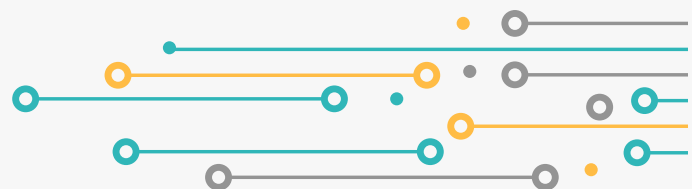
 DURKAN

Bartra

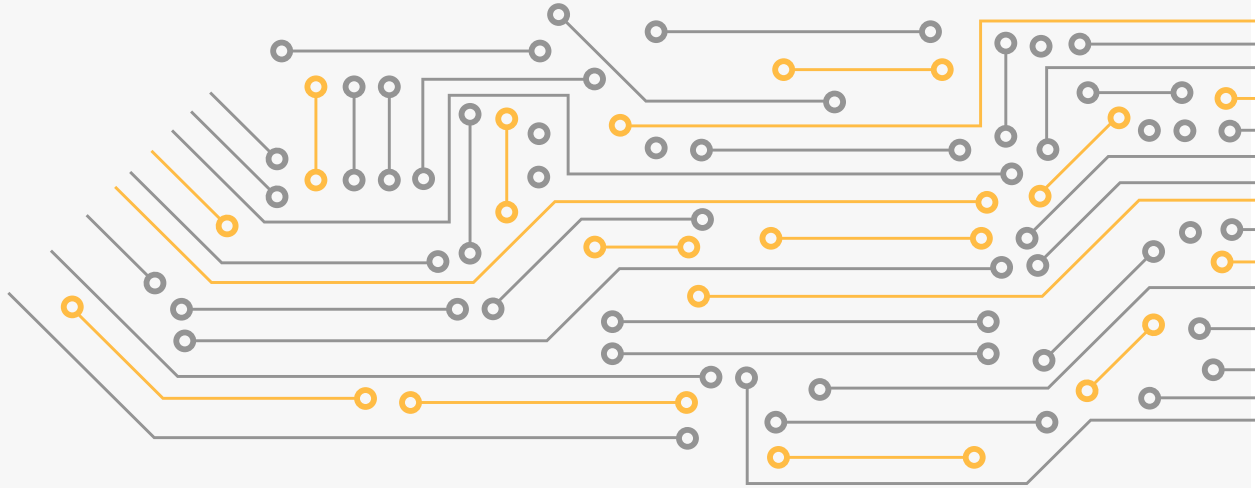


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