

# Housing Supply Coordination Task Force For Dublin

## Quarter 1 2020 Returns



*September 2020*



An Roinn Tithíochta,  
Pleanála agus Rialtais Áitiúil  
Department of Housing,  
Planning and Local Government





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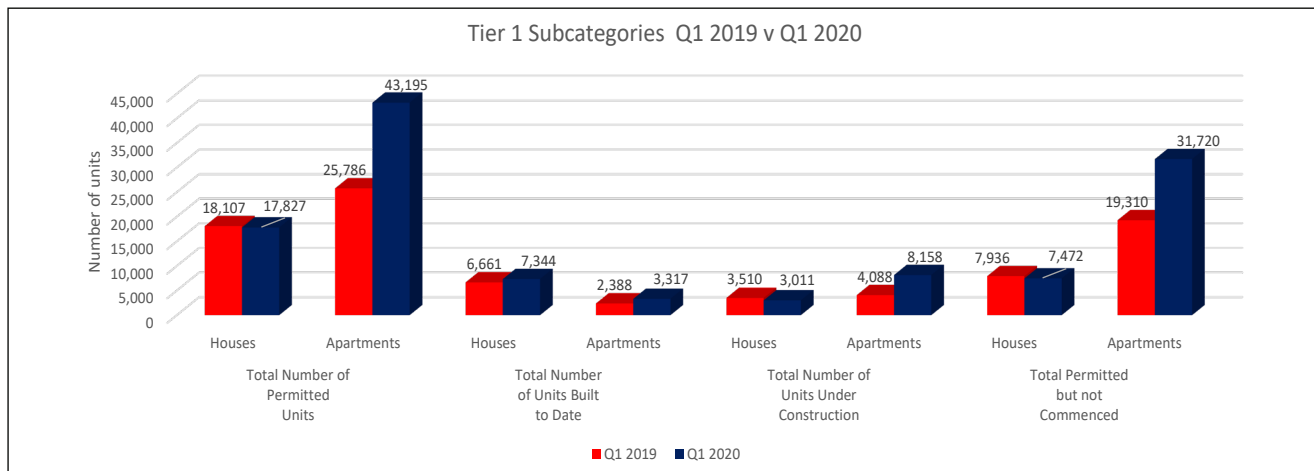


## Executive Summary

The 2020 Quarter 1 Dublin Housing Taskforce returns indicate the following trends.

### Planning Permissions

A 31% increase in the cumulative number of units permitted and units proposed within current planning applications (Tier 1 and Tier 2A respectively), when compared with the same period in 2019 (i.e. 53,586 in Q1 2019 vs 70,210 in Q1 2020). (Please refer to Appendix 1 for a definition of the different tiers).



**Table A: Tier 1 Subcategories Annual Comparative Analysis**

### Units Built to Date (ie. completed units on currently active sites)

In the analysis of construction activity, the total number of ‘units built to date’ showed an increase of 16% during the year, i.e. 9,049 in Q1 2019 compared with 10,661 in Q1 2020. This increase in the total number of residential units ‘built to date’ in Tier 1 is substantial at 1,612 no. units. Closer analysis of the figures indicates that the number of apartments ‘built to date’ showed an increase of 929 no. units (33%) and the number of houses ‘built to date’ increased by 683 no. units (10%).

### Units under Construction (ie. units being constructed on currently active sites)

There was a significant increase of 47% in the ‘total number of units under construction’ this quarter in a year on year comparison (i.e. from 7,598 in Q1 2019 to 11,169 in Q1 2020). The underlying trend over the 2016-20 period is illustrated in Figure 1 and this indicates a strong increase over time in the Dublin Region, particularly in the last year.

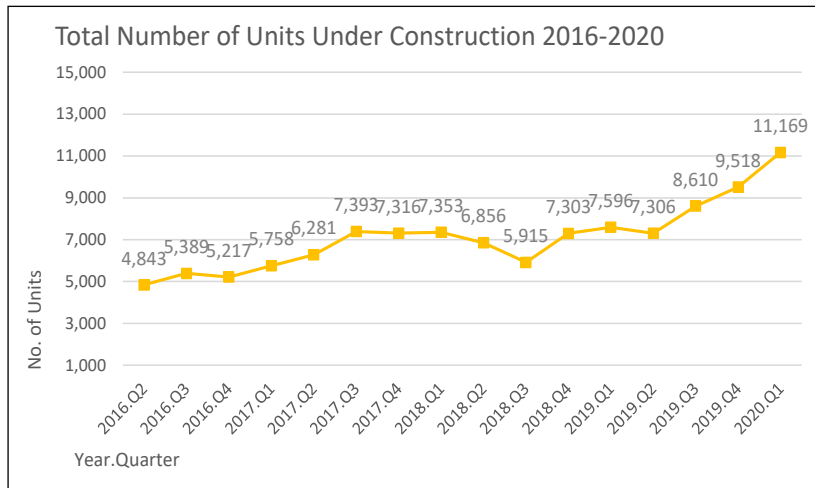


Figure 1

The majority of this comprised a 100% increase in apartments under construction from 4,088 in Q1 2019 to 8,158 in Q1 2020 which reflects a longer-term shift towards apartment construction in Dublin over the last few years. The number of apartments under construction has now been greater than the number of houses under construction for six consecutive quarters across the Dublin region (see Figure 2).

There was a 14% decrease in the number of houses under construction from 3,510 in Q1 2019 to 3,011 in Q1 2020.

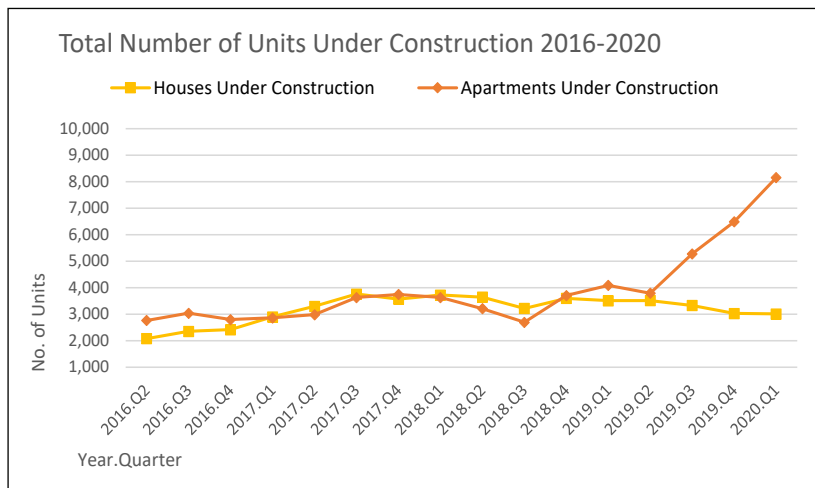


Figure 2

It had been considered in recent quarters that national policy updates (Ministerial Apartment Guidelines in March 2018 and Building Height Guidelines in December 2018) may have influenced the timing of commitments to apartment developments with a consistent increase in the number of units permitted but not commenced. This appears to have now translated into on-site activity with a significant increase in the number of apartments under construction this quarter compared to the same period last year, particularly in Dublin City (see Figure 3).

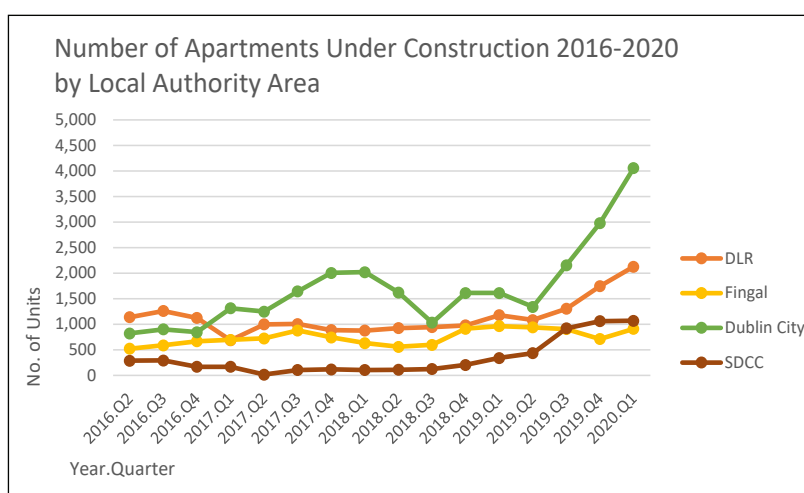


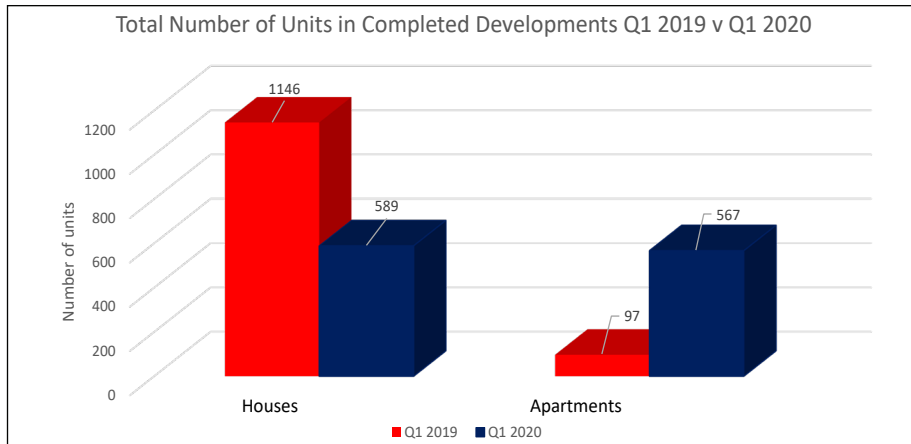
Figure 3

**Strategic Housing Developments**

Analysis of Strategic Housing Developments (SHDs) in the Dublin region indicates that planning activity at various stages of the process is strong, however this has not yet translated into construction activity. Of the 20,150 no. residential units granted permission by An Bord Pleanála under the SHD process across the four local authorities, 250 no. residential units have been built to date and 3,012 no. units are currently under construction. This level of activity represents 15% of the overall number of units granted permission under the SHD process. This rate is significantly less than the overall level of activity for all of Tier 1 at 36% with a cumulative total of 21,830 no. units built to date and/or under construction out of a total of 61,022 no. permitted units in the Dublin region.

**Developments Completed in Full (see Table 5)**

Development sites which were fully completed this quarter comprised 1,156 no. residential units (589 no. houses and 567 no. apartments). This was most pronounced in Fingal County Council administrative and Dun Laoghaire-Rathdown County Council administrative areas where fully completed development sites comprised 386 no. units (355 no. houses and 31 no. apartments) and 268 no. units (39 no. houses and 229 no. apartments), respectively.



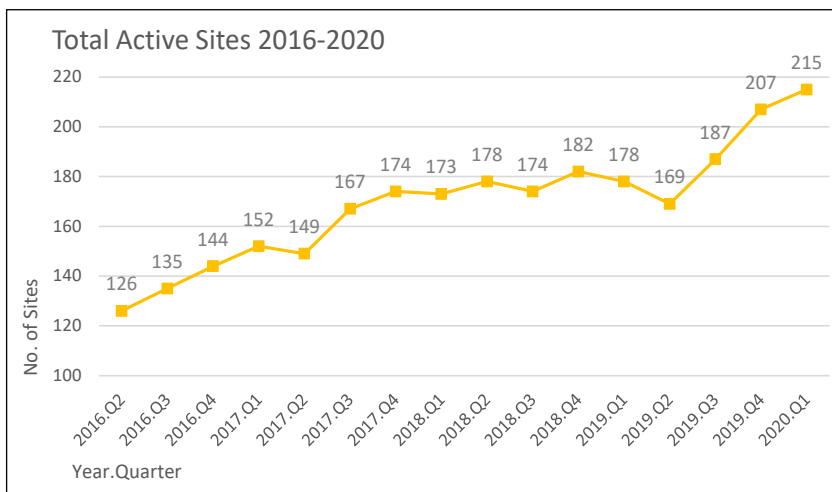
**Table B: Residential Dwelling Completions Comparative Analysis**

With regard to extant planning permissions which have yet to commence construction, the outlook is positive from a housing supply capacity perspective. Planning permission remains in place in the Dublin Region for the development of a combined total of 39,192 no. residential units in Q1 2020, up from 27,240 in Q1 2019, which represents a 44% increase.

While a significant quantum of housing units are awaiting the commencement of construction, there has been a decrease (5.8%) in the ‘total permitted but not commenced’ number of houses from 7,936 in Q1 2019 to 7,472 in Q1 2020. However, there has been an increase (64%) in the number of apartment units permitted but not commenced from 19,310 units in Q1 2019 to 31,720 units in Q1 2020. This continues the trend in recent quarters of an apparent change in housing typology with a shift towards higher density apartment developments.

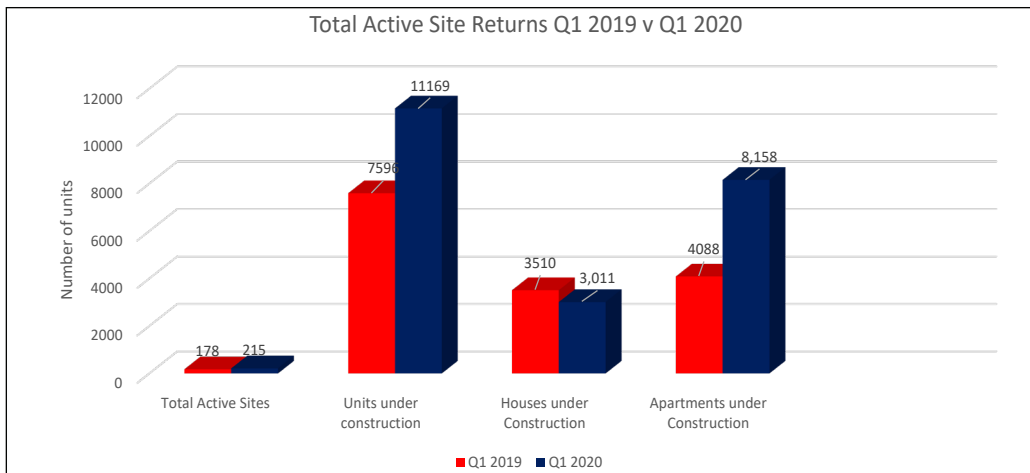
**Active Sites**

With regard to the number of active sites in the Dublin region, on a year on year comparison, this has increased by 21% from 178 sites in Q1 2019 to 215 sites in Q1 2020. The number of units under construction has risen in the same period by 47% from 7,596 to 11,169 units, indicating the trend towards apartment construction, which is more focussed and resource intensive, but provides for a higher number of units.



**Figure 4**





**Table C: Active Sites Annual Comparative Analysis**

**Planning Applications**

In relation to planning applications awaiting decisions, there was a 5% decrease in the overall number of Tier 2A residential units from 9,693 in Q1 2019 to 9,188 in Q1 2020. The total number of houses recorded in the Tier 2A return decreased by 14% (i.e. 1,539 in Q1 2019 to 1,317 in Q1 2020), while the total number of apartments recorded in Tier 2A decreased by 3% (i.e. 8,154 in Q1 2019 to 7,871 in Q1 2020) for the same period. This still indicates that the evident shift towards higher density apartment developments is likely to continue; the ratio of houses to apartments in Tier 2A, for which planning permission is currently being sought, stands at 1:6 across the four Dublin local authorities (1,317 houses and 7,871 apartments, respectively).



## 1. Introduction

The Quarter 1 2020 Housing Task Force returns for the 4 Dublin local authorities are provided below. In support of the submitted tables and in the interests of clarity, a definition of each of the Tiers is also provided at Section 6.

## 2. Returns Tables

**Table 1: Each Local Authority's Cumulative Totals for Tiers 1 and 2A**

	Tier 1		Tier 2A		Totals
	Tier 1 Totals		Tier 2A Totals		
	Houses	Apartments	Houses	Apartments	
<b>DCC</b>	1,334	17,502	16	3,143	<b>21,995</b>
<b>DLRCC</b>	2,928	12,770	201	2,176	<b>18,075</b>
<b>SDCC</b>	4,528	5,184	382	1,119	<b>11,213</b>
<b>FCC</b>	9,037	7,739	718	1,433	<b>18,927</b>
<b>Total</b>	<b>17,827</b>	<b>43,195</b>	<b>1,317</b>	<b>7,817</b>	<b>70,210</b>

**Table 2(a): Tier 1 Subcategories Data**

	Tier 1 Subcategories							
	Total Number of Permitted Units		Total Number of Units Built to Date		Total Number of Units Under Construction		Total Permitted but not Commenced	
	Houses	Apartments	Houses	Apartments	Houses	Apartments	Houses	Apartments
<b>DCC</b>	1,334	17,502	527	494	279	4,055	528	12,953
<b>DLRCC</b>	2,928	12,770	1,040	1,539	377	2,127	1,511	9,104
<b>SDCC</b>	4,528	5,184	1,639	92	1,054	1,067	1,835	4,025
<b>FCC</b>	9,037	7,739	4,138	1,192	1,301	909	3,598	5,638
<b>Total</b>	<b>17,827</b>	<b>43,195</b>	<b>7,344</b>	<b>3,317</b>	<b>3,011</b>	<b>8,158</b>	<b>7,472</b>	<b>31,720</b>

**Table 2(b): Tier 1 Breakdown of Strategic Housing Developments Data**

	Tier 1 Breakdown of SHDs			
	Total Number of Permitted Units	Total Number of Units Built to Date	Total Number of Units Under Construction	Total Permitted but not Commenced
	Total Units	Total Units	Total Units	Total Units
<b>DCC</b>	7,380	0	1,390	5,990
<b>DLRCC</b>	6,112	74	926	5,112
<b>SDCC</b>	4,775	105	617	4,053
<b>FCC</b>	1,883	71	79	1,733
<b>Total</b>	<b>20,150</b>	<b>250</b>	<b>3,012</b>	<b>16,888</b>

**Note:** The SHD figures are included in Table 2(a) and extracted here for information purposes.

**Table 3: Tier 2A Total Units in Houses & Apartments**

	Tier 2A Subcategories	
	Total Number of Units	
	Houses	Apartments
DCC	16	3,143
DLRCC	201	2,176
SDCC	382	1,119
FCC	718	1,433
<b>Total</b>	<b>1,317</b>	<b>7,871</b>

**Note:** Please be advised that this figure is subject to change and represents a 'snapshot' in time.

**Table 4: Tier 2B Data Subcategories**

	Tier 2B Subcategories			
	Core Strategy Potential Residential Yield	Units on Serviced Land & Ready to be Developed	Units Requiring Infrastructure & Investment	Number of Units Dependent on Irish Water Investment
	Total Units	Total Units	Total Units	Total Units
DCC	52,600	19,905	6,085	0
DLRCC	33,600	-3,079	9,609	4,400
SDCC	38,386	10,451	0	0
FCC	49,541	15,551	13,578	19,980
<b>Total</b>	<b>174,127</b>	<b>42,828</b>	<b>29,272</b>	<b>24,380</b>

**Note 1:** The subcategory, as titled 'Core Strategy Potential Residential Yield' does not form part of any calculation of the overall figure for Tier 2B.

**Note 2:** The core strategy figure is not limited to developments of 10 or more units.

**Table 5: Tier 2C Total Number of Units Completed per Quarter**

	Tier 2C Subcategories							
	Total Number of Units		Total Number of Units		Total Number of Units		Total Number of Units	
	Quarter 1		Quarter 2		Quarter 3		Quarter 4	
	Houses	Apartments	Houses	Apartments	Houses	Apartments	Houses	Apartments
<b>DCC</b>	57	193						
<b>DLRCC</b>	39	229						
<b>SDCC</b>	138	114						
<b>FCC</b>	355	31						
<b>Total</b>	<b>589</b>	<b>567</b>						

**Note 3:** Table 5 provides the total number of units completed, whereby an entire development has been completed. Please be advised that this table is for information purposes only and does not form part of the calculation of the overall figure for Tier 1.

### 3. Quarterly Highlight Reports

#### 3.1 Dublin City Council

##### Year on Year comparison

###### Q1 2020 compared with Q1 2019:

- 18% increase on the **number of sites with planning permission** from 139 sites to 164 sites.
- 64% increase in the **total number of units with planning permission** from 11,466 to 18,836.
- 40% increase in **active sites** from 25 sites to 60 sites.
- 126% increase in the **number of units under construction** from 1,914 to 4,334.

###### Quarterly Highlights

- There was a **15% increase in the number of active sites** this quarter rising from 52 active sites in Q4 2019 to 60 active sites in Q1 2020.
- There were **4,965 residential units granted** planning permission this quarter under 32 no. separate planning applications, (including 7 No. SHDs which contributed to 2,873 units).
- A further **22 no. new planning applications are pending** decisions that have the potential to provide **2,076 no. residential units** in the city, 6 of which are **SHDs** with ABP, that by themselves could yield **1,393 residential units**. In total, there are currently **3,159 residential units** in the system are waiting decision.

###### Strategic Housing Developments (SHD)

- 7 No. **SHD applications** were granted permission by An Bord Pleanála this quarter that would provide a total of **2,873 no. residential units**. These are located at: 1) Lands at rear of Connolly Station, Connolly Station car park, Sheriff St Lower, Dublin 1 under ABP case no. 305676 for 741 no. apartments. 2) Parkside 4, Parkside Boulevard, Dublin 13 under ABP case No. 305623 for 282 no. residential units 3) Lands east of St. Paul's College, Sybill hill Road, Raheny, Dublin 5 under ABP no. 305680 for 657 no. residential units. 4) Newtown, Malahide Road, Dublin 17 (former Circle K/Topaz Site) under ABP No. 305943 for 331 no. residential units. 5) Former CIE lands, 2-4 Carnlough Road, Cabra, Dublin 7 under ABP no. 305979 for 485 no. residential units. 6) North of Poppintree Industrial estate, bounded by St. Margaret's Road to the north and Balbutcher Lane to the south east, Dublin 11 under ABP no. 305538 for 129 no. units. 7) Former Saint Clare's Convent 115-119 Harold's cross Road, Harold's Cross, Dublin 6 under ABP no. 305728 for 248 no. units.
- There was 1. no **Build-to-rent Shared Living Accommodation** granted permission by An Bord Pleanála under 3567/19 located at 3 Ardee Road, Rathmines, Dublin 6 providing 102 bedspaces.



**Total No. of Sites with Planning Permission**

18% increase  
from 139 to 164



**Total No. of Units with Planning Permission**

64% increase  
from 11,466 to 18,836



**Total No. of Active Sites**

40% increase  
from 25 to 60



**Total No. of Units Under Construction**

126% increase  
from 1,914 to 4,334

## 3.2 Dun Laoghaire Rathdown County Council

### Year on Year comparison

#### Q1 2020 compared with Q1 2019:

- **26%** increase in the **number of sites with planning permission** from 98 sites to 123 sites.
- **39%** increase in the **total number of units with planning permission** from 11,288 to 15,698.
- **2%** decrease in the **number of active sites** from 41 sites to 40 sites.
- **64%** increase in the **number of units under construction** from 1,531 to 2,504.
- **231%** increase in the **number of completions** in this quarter from 156 to 516.

#### Quarterly Highlights

- **2% increase** in the **total number of residential units with planning permission** from 15,401 to 15,698 in Q1 2020.
- There were **7 no. development sites fully completed** and moved to Tier 2C this quarter comprising of a total of **268 no. residential units** (39 no. houses and 229 no. apartments).
- The sum total of units with planning permission this quarter is running at approximately **1:4 houses:apartments**. Units in the planning system awaiting final determination this quarter are running at nearly **1:11 houses:apartments**.

#### Strategic Housing Developments (SHD)

- **Planning permission granted** by An Bord Pleanála for (1) **685 no. residential units** (207 dwellings, 478 apartments) at townland of Croke Little and Shanganagh, Woodbrook, Shankill, Co. Dublin. (2) **564 no. Build-to-Rent apartments** at former Aldi site, Carmanhall Road, Sandyford Business District, Dublin 18. (3) **198 no. apartments** at lands at TC3, Cherrywood, Dublin 18 (Cherrywood SDZ). (4) **184 no. residential units** (112 no. houses, 72 no. apartments) at Development Area 8 - Tully, Cherrywood SDZ.
- **SHD Applications for Build-To-Rent apartments lodged** with An Bord Pleanála for **468 no. residential units** (16 no. houses, 452 no. Build-To-Rent apartments) at Cornelscourt Village, Old Bray Road, Cornelscourt, Dublin 18.
- **SHD Applications lodged** with An Bord Pleanála for: (1) **101 no. apartments** on lands adjacent to the grounds of Castle Park School, Castle Park Road, Dalkey, Co. Dublin. (2) **444 no. apartments** at Sector 3, Aiken's Village, Townland of woodside, Stepside, Dublin 18. (3) **105 no. apartments** at Charleville, Harbour Road, Dalkey, Co. Dublin. (4) **300 no. residential units** (24 no. dwellings, 276 no. apartments) at Dalguise House (a protected Structure), Monkstown Road, Monkstown, Blackrock, Co. Dublin.
- Combined total of residential units in **SHDs in Tiers 1 and 2A** currently stands at **7,961 no. units** – of which houses account for only 937 no. (12%).



**Total No. of Sites with Planning Permission**  
26% increase  
from 98 to 123



**Total No. of Units with Planning Permission**  
39% increase  
from 11,288 to 15,698



**Total No. of Active Sites**  
2% decrease  
from 41 to 40



**Total No. of Units Under Construction**  
64% increase  
from 1,531 to 2,504

### 3.3 South Dublin County Council

#### Year on Year comparison

##### Q1 2020 compared with Q1 2019:

- **8%** increase in the **number of sites with planning permission** from 60 sites to 65 sites.
- **58%** increase in the **total number of units with planning permission** from 6,150 to 9,712.
- **10%** increase in the **number of active sites** from 29 sites to 32 sites.
- **47%** increase in the **number of units under construction** from 1,446 to 2,121.
- **3%** decrease in the **number of units completed** in the 12-month period to end Q1 2020 (1,262 units) compared to the 12-month period to end Q1 2019 (1,303 units).

##### Quarter Highlights

- Tier 2C this quarter indicates the total completion of **252 no. residential units** (138 no. dwellings and 114 no. apartments).
- **15% increase** in the **total number of residential units under construction** this quarter at 2,121 from 1,798 in previous quarter, made up by a slight increase in apartment construction from 1,059 units to 1,067 and an increase in house construction from 739 units to 1,054 units.
- **Adamstown SDZ** continues to progress steadily overall in terms of construction activity. 562 no. units are currently under construction, slightly down from 600 no. units at end of Q4 2019. Planning permission **granted** under SDZ19A/0008 in Adamstown SDZ for 158 no. residential units.

##### Strategic Housing Developments (SHD)

- **Five SHD decisions** were issued by An Bord Pleanála this quarter: Permission **Granted** for (1) **290 no. apartments** at Citywest Shopping Centre, Fortunestown, Dublin 24 under ABP Ref No. 305556. (2) **488 no. apartments** at Fortunestown Lane, Saggart, Co. Dublin under ABP Ref No. 305563. (3) **328 no. apartments** at Corner of Airton Road & Belgard Road, Tallaght, Dublin 24 under ABP Ref No. 305763. (4) 252 no. residential units (5 no. dwellings and 247 no. apartments) at St Edmunds, St Loman's Road, Palmerstown, Dublin 20 under ABP Ref no. 305857. (5) **590 no. residential units** (480 no. Build to Rent units & 110 Build to Sell units) at Beechpark & Maryfield, Scholarstown Road, Dublin 16 under ABP Ref No. 305878.
- **617 no. residential units are currently under construction** on three SHD sites in Fortunestown and Newcastle South & Ballynakelly, Newcastle, under ABP Ref Nos. 302398, 300555 & 305343.
- **2 no. SHD applications** were lodged with An Bord Pleanála at the third stage of the process during Q1, with potential for **965 units**.
- **3 no. new SHD applications** were received for the **second stage of the process** at pre-planning with An Bord Pleanála and SDCC during Q1 with potential for **1,778 units**.
- **5 no. new SHD applications** were received and at the **first stage of the process** at pre-planning with SDCC during Q1 with potential for **1,210 no. units**.



**Total No. of Sites with Planning Permission**  
8% increase  
from 60 to 65



**Total No. of Units with Planning Permission**  
58% increase  
from 6,150 to 9,712



**Total No. of Active Sites**  
10% increase  
from 29 to 32



**Total No. of Units Under Construction**  
47% increase  
from 1,466 to 2,121



### 3.4 Fingal County Council

#### Year on Year comparison

##### Q1 2020 compared with Q1 2019:

- 3% increase in the number of sites with planning permission from 134 sites to 138 sites.
- 11.9% increase in the total number of units with planning permission from 14,989 to 16,776.
- 0% increase in the number of active sites from 83 sites to 83 sites.
- 22.2% decrease in the number of units under construction; 2,210 compared to 2,705 in Q1 2019.
- 11.7% increase in the number of units completed in the 12-month period to end Q1 2019 (1,757 units) compared to the 12-month period to end Q1 2020 (1,963 units).

#### Quarter Highlights

- There were **5 no. development sites fully completed** and removed from Tier 1. 11 no. new planning applications were added in Q1 2020, 9 No. of which are Strategic Housing Development Sites. 9 No. sites were Approved by An Bord Pleanála granting permission for a total of 1,733 Units. The rate of activity remains steady in the 'Under Construction' category between Q4 2019 (2,192 units) and Q1 2020 (2,210 units). There was 503 units Newly Completed/Occupied in Q1 2020.
- **Hansfield SDZ** construction continues to progress. There is a substantial increased rate of construction activity in this quarter with 286 no. units under construction. The number of completions in this quarter is down, to 3 no. units. There are 7 no. active permissions on the SDZ lands. There is a total of 1,007 occupied/ Completed units to date on the overall SDZ lands.
- **Oldtown/Mooretown** (LIHAF/MUHDS). The rate of construction activity has decreased with 137 no. units currently under construction compared to 179 no. units in the previous quarter, which is a decrease of 23.4%. Six of the eight sites on these lands are now active. There are 45 newly occupied units in this quarter.
- **Donabate** (LIHAF/MUHDS) continues to progress; 116 No. units under construction in Q1 2020 compared to 189 no. units in Q4 2019. The level of newly occupied/ completed units continues at a consistent rate with an additional 98 no. units completed in this quarter compared to 84 no. units in Q4 2019.
- **Northwood-Santry** Construction continues to progress in three active sites. 127 no. units are under construction this quarter compared to 134 no. units in Q4 2019. However, the completion rate has decreased with 7 no. units Newly Occupied in Q1 2020 compared to 189 no. units in Q4 2019.



**Total No. of Sites with Planning Permission**  
3% increase  
from 134 to 138



**Total No. of Units with Planning Permission**  
11.9% increase  
from 14,989 to 16,776



**Total No. of Active Sites**  
0% increase  
from 83 to 83



**Total No. of Units Under Construction**  
22.2% decrease  
from 2,210 to 2,705



# Appendix 1

## Appendix 1: Data Submission Parameters

The following parameters apply to the Housing Task Force Returns data:

### The following parameters apply to the Housing Task Force Returns data:

1. All of the housing categories contained within the Housing Task Force Returns are based on the inclusion of planning applications with a threshold of 10 or more units, with the exception of the Core Strategy figure, which corresponds to the overall potential residential yield, as per each Planning Authority's Development Plan.
2. The Housing Task Force Returns exclude all social housing units. In the interest of clarity, all Part V residential units are included in the Housing Task Force Returns.
3. The Housing Returns exclude all Part 8 planning applications.
4. The Housing Returns exclude all student accommodation (both on-campus and off-campus) and shared living accommodation.

## Tier Definitions

### **Tier 1**

This tier relates to sites where a final grant of planning permission has been obtained and the permission can be implemented immediately. This tier includes some developments that have commenced, but does not include developments that have been completed. This tier does not include phasing.

Within this tier a series of subcategories exist, which are characterised as follows:

- a) **Total Number of Permitted Units:** This is based on the number of units permitted in the relevant Tier 1 planning permissions. These figures include developments in which some housing units have already been completed, or are currently underway, as indicated in Table 2 under the columns, as titled 'Total Number of Units Built to Date' and 'Number of Units Under Construction'. The totals for the three columns in Tier 1, as titled 'Total Number of Units Built to Date', 'Total Number of Units Under Construction' and 'Total Permitted but not Commenced' together should equate to the figure in 'Number of Permitted Units'.
- b) **Total Number of Units Built to Date:** This figure should demonstrate how many units have been completed to date in the relevant Tier 1 sites, and does not relate to how many units have been completed during a particular quarter. Developments which have been completed should be subsequently removed from this subcategory and captured in the subcategory, as titled 'Total Number of Units Completed'. In order to illustrate the type of information that should be included in this category, the following example applies: *where planning permission has been granted for 100 units on a particular site and only 60 have been built to date, a figure of 60 units should be included in this category.*
- c) **Total Number of Units Under Construction:** This subcategory should show how many units are under construction within a given quarter, and, in conjunction with the previous two columns (subcategories a & b above), to also calculate how many units remain to be constructed i.e. to identify the current quantum of potential housing supply, as indicated in the column, as titled 'Total Permitted but not Commenced'.

**Tier 2 (a)**

This tier relates to sites where a planning application has been lodged with a planning authority, or is within the appeal period of 4 weeks of the date of the decision of the planning authority, or is the subject of an appeal to An Bord Pleanála. In the interests of clarity, this figure should include any applications that have been refused or granted planning permission by the Local Authority but are the subject of an appeal to An Bord Pleanála. Please be advised that this figure is subject to change and represents a 'snapshot' in time.

**Tier 2 (b)**

This tier consists of lands which are zoned and where there is an appropriate planning policy in place or being put in place, for example, lands as contained within a Development Plan, a Local Area Plan, and/or a Strategic Development Zone. The overall figure for Tier 2 (b) is representative of the cumulative total of the following subcategories: 'Units on Serviced Land & Ready to be Developed', 'Units Requiring Infrastructure & Investment' and the 'Number of Units Dependent on Irish Water Investment'. In the interests of clarity, these subcategories are characterised as follows:

- a) Development Plan Core Strategy Residential Development: This figure provides for the overall potential residential yield, as per each Planning Authority's Development Plan core strategy. Please note that this figure does not form part of the calculation of the overall quantum for Tier 2B.
- b) Units on Serviced Land & Ready to be Developed: This figure demonstrates the total number of units that are developable without the requirement of additional infrastructural investment on the part of state, semi-state and local authority bodies, and/or other parties acting on their behalf.
- c) Units Requiring Infrastructural Investment: These sites represent those that are subject to constraint and require significant investment in infrastructure on the part of state, semi-state and local authority bodies, and/or other parties acting on their behalf.
- d) Number of Units Dependent on Irish Water Investment: This figure is based on the total number of residential units that are dependent on the provision of infrastructure, as referred to under the Irish Water Investment Programme. Please note that following the provision of this infrastructure, the total number of units formerly dependent on Irish Water Investment will then be reallocated to the subcategory, as titled 'Units on Serviced Land & Ready to be Developed'.

**Tier 2 (c)**

This table is provided for information purposes only and should not be used to calculate the overall figure for Tier 1. This table should provide information on the total number of units that are completed within a completed development, per quarter, with a starting point based on the Q1 2016 figures. In order to illustrate the type of information that should be included in this category, the following example applies: *where planning permission has been granted for 100 units on a particular site, and 100 units have been built and completed, a figure of 100 units should be included in this category. Only instances when the overall quantum of development that relates to a site has been fully completed, will those number of residential units be included in this category.*

## Other Data Returns & Definitions

### Active Sites

Active sites are defined as any site that is subject to construction activity, which directly relates to the provision of housing. It is recognised that a commencement notice could be issued for a certain quantum of housing, which will also include the delivery of ancillary infrastructure e.g. access roads and underground utilities. In this regard, once construction activity has commenced on a site that relates to the delivery of housing, inclusive of all supporting physical infrastructure, this will be considered an active site under the meaning of these guidelines.

### Quarter Highlights

As part of the quarterly returns, each local authority shall provide a highlight report, which will consist of a brief narrative of any significant housing related activity or developments that may have occurred in each Local Authority's administrative area during the relevant reporting period e.g. the granting of planning permission for a significant development or a decision issued by An Bord Pleanála for a large housing scheme. In addition to this, the highlight report should also capture the following indicators that relate to each **Local Authority**:

- Year on Year (YoY) comparative analysis of the total number of sites with planning permission within a Local Authority's administrative area;
- YoY comparison of the total number of units with planning permission;
- YoY comparison of 'active' site's construction activity;
- YoY comparative analysis of the total number of units under construction;
- YoY comparison of the total number of housing completions.



