

Housing Supply Coordination Task Force For Dublin

Quarter 2 2020 Returns



October 2020



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



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Executive Summary

The 2020 Quarter 2 Dublin Housing Taskforce returns indicate the following trends.

Covid-19

It should be noted that this quarter coincided with the outbreak of Covid-19 in the State. This national public health emergency necessitated the suspension of many social and economic activities for a period of time beginning in March 2020. Of particular relevance to this study, construction activity and planning timelines were suspended for much of this quarter, as well as initial challenges to the gathering of data and publication of analysis.

Planning Permissions

A 30% 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. 55,291 in Q2 2019 vs 72,124 in Q2 2020). (Please refer to Appendix 1 for a definition of the different tiers).

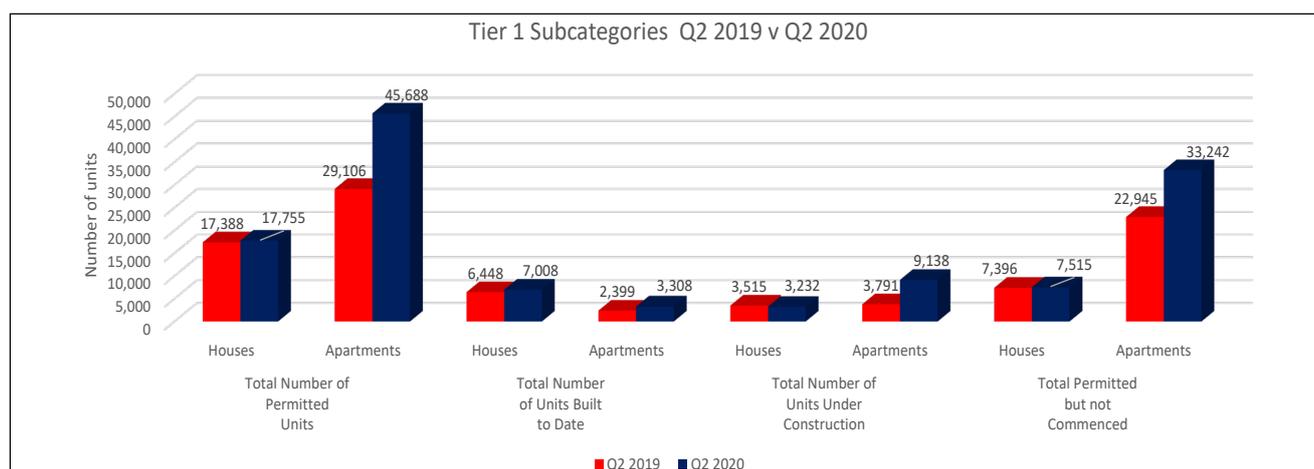


Table 1: Tier 1 Subcategories Annual Comparative Analysis

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 17% during the year, i.e. 8,847 in Q2 2019 compared with 10,316 in Q2 2020. This increase in the total number of residential units ‘built to date’ in Tier 1 is substantial at 1,469 no. units. Closer analysis of the figures indicates that the number of apartments ‘built to date’ showed an increase of 909 no. units (38%) and the number of houses ‘built to date’ increased by 560 no. units (9%).

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

There was a significant increase of 69% in the ‘total number of units under construction’ this quarter in a year on year comparison (i.e. from 7,306 in Q2 2019 to 12,370 in Q2 2020). The underlying trend over the 2016-20 period is illustrated in Table 2 and this indicates a strong increase over time in the Dublin Region, particularly in the last year.

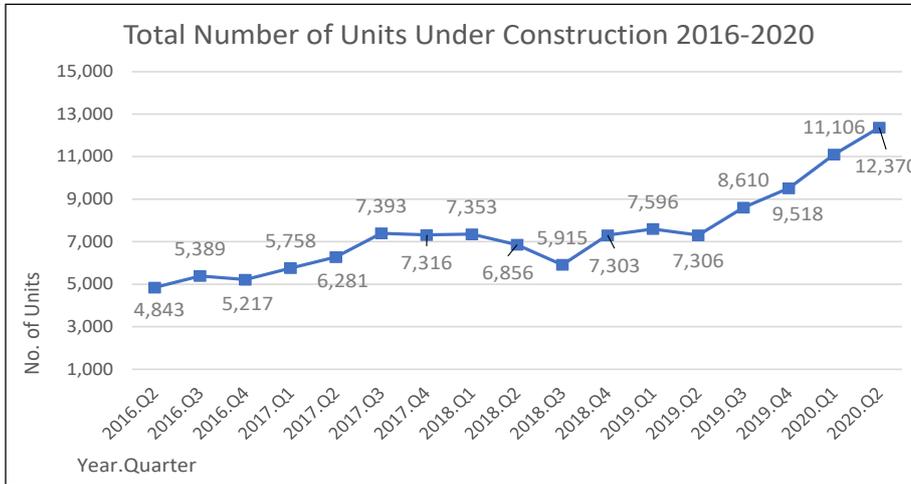


Table 2: Total Number of Units Under Construction 2016 - Present

The majority of the increase in units under construction comprised of a 141% increase in apartments under construction from 3,791 in Q2 2019 to 9,138 in Q2 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 seven consecutive quarters across the Dublin region (see Table 3). There was an 8% decrease in the number of houses under construction from 3,515 in Q2 2019 to 3,232 in Q2 2020.

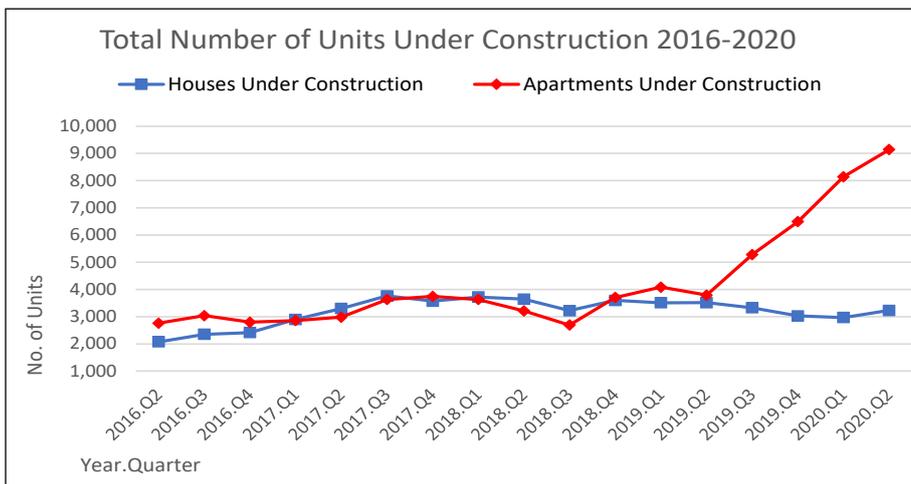


Table 3: Houses/Apartments Under Construction

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 Table 4).

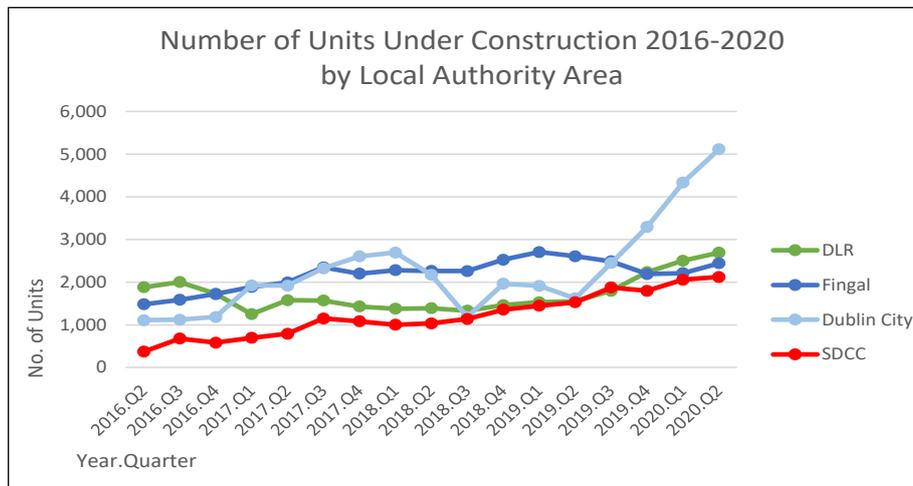


Table 4: Total Number of Units Under Construction by LA Area 2016-Present

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 22,972 no. residential units granted permission by An Bord Pleanála under the SHD process across the four local authorities, 257 no. residential units have been built to date and 3,121 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 22,686 no. units built to date and/or under construction out of a total of 63,443 no. permitted units in the Dublin region.

Developments Completed in Full

Development sites which were fully completed this quarter comprised 605 no. residential units (522 no. houses and 83 no. apartments). This was mostly comprised in the Fingal County Council administrative area where fully completed development sites comprised 588 no. units (505 no. houses and 83 no. apartments).

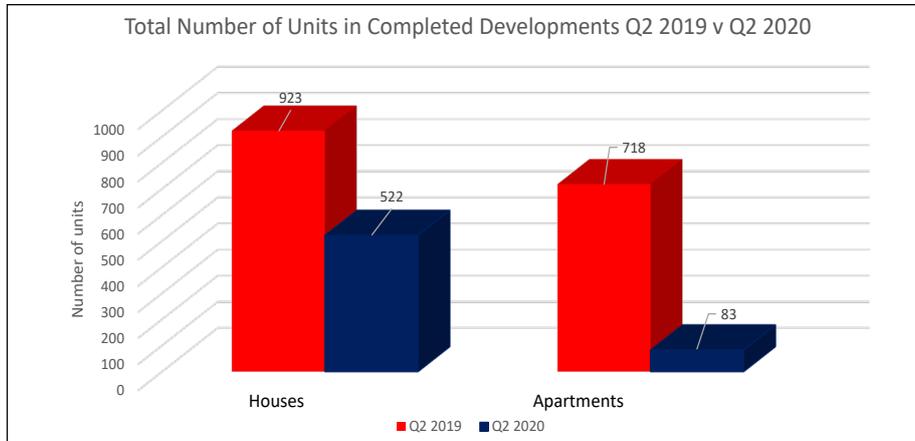


Table 5: Residential Dwelling Completions Comparative Analysis

Active Sites

With regard to the number of active sites in the Dublin region, on a year on year comparison, this has increased by 30% from 169 sites in Q2 2019 to 220 sites in Q2 2020. The number of units under construction has risen in the same period by 69% from 7,306 to 12,370 units, indicating the trend towards apartment construction, which is more focussed and resource intensive, but provides for a higher number of units.

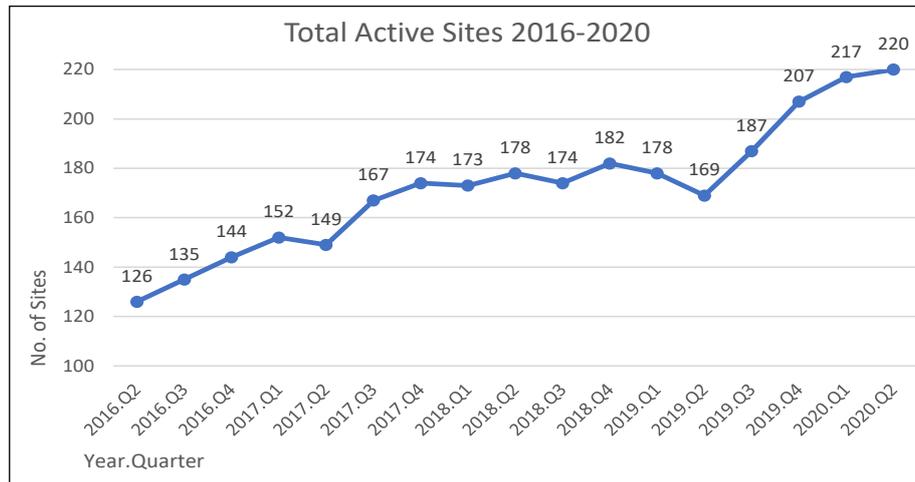


Table 6: Total Number of Active Sites 2016-Present

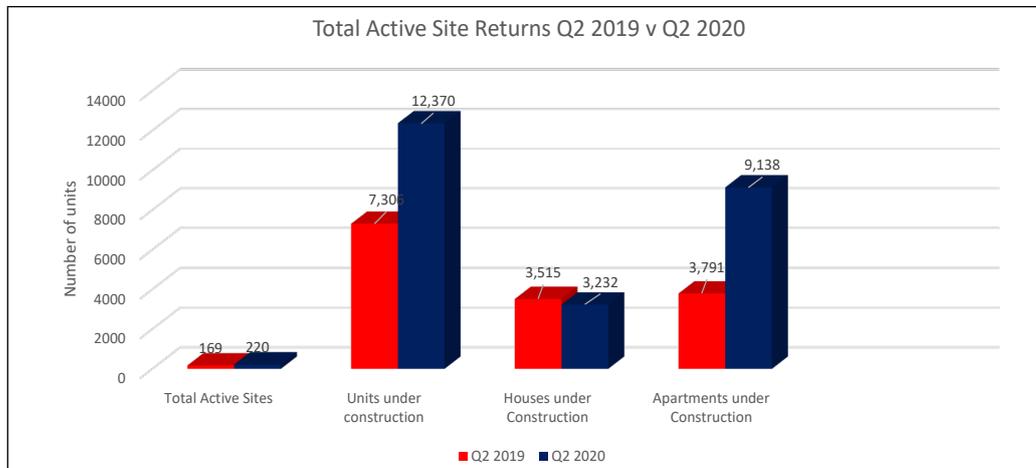


Table 7: Active Sites Annual Comparative Analysis

Development Potential

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 40,757 no. residential units in Q2 2020, up from 30,341 in Q2 2019, which represents a 34% increase.

While a significant quantum of housing units are awaiting the commencement of construction, there has been a slight increase (2%) in the ‘total permitted but not commenced’ number of houses from 7,396 in Q2 2019 to 7,515 in Q2 2020. There has been an increase of 45% in the number of apartment units permitted but not commenced from 22,945 units in Q2 2019 to 33,242 units in Q2 2020. This continues the trend in recent quarters of an apparent change in housing typology with a shift towards higher density apartment developments.

Planning Applications

In relation to planning applications awaiting decisions, there was a 1% decrease in the overall number of Tier 2A residential units from 8,797 in Q2 2019 to 8,681 in Q2 2020. The total number of houses recorded in the Tier 2A return decreased by 29% (i.e. 1,380 in Q2 2019 to 977 in Q2 2020), while the total number of apartments recorded in Tier 2A increased by 4% (i.e. 7,417 in Q2 2019 to 7,704 in Q2 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 1:8 across the four Dublin local authorities (977 houses and 7,704 apartments, respectively).

1. Introduction

The Quarter 2 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.

It should be noted that this quarter coincided with the outbreak of Covid-19 in the State. This national public health emergency necessitated the suspension of many social and economic activities for a period of time beginning in March 2020. Of particular relevance to this study, construction activity and planning timelines were suspended for much of this quarter, as well as initial challenges to the gathering of data and publication of analysis. The impacts of the public health measures are visible in the quarter-on-quarter comparisons and the number of residential units completed. The year-on-year comparisons generally indicate a continued increasing trend in activity which reflects that construction and planning activity had substantially resumed before the end of Quarter 2.

2. Returns Tables

Table 8: 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 | |
| DCC | 1,334 | 18,367 | 37 | 4,827 | 24,565 |
| DLRCC | 2,942 | 13,242 | 209 | 949 | 17,342 |
| SDCC | 4,831 | 6,107 | 79 | 999 | 12,016 |
| FCC | 8,648 | 7,972 | 652 | 929 | 18,201 |
| Total | 17,755 | 45,688 | 977 | 7,704 | 72,124 |

Table 9(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 |
| DCC | 1,334 | 18,367 | 527 | 494 | 279 | 4,836 | 528 | 13,037 |
| DLRCC | 2,942 | 13,242 | 1,046 | 1,536 | 430 | 2,261 | 1,466 | 9,445 |
| SDCC | 4,831 | 6,107 | 1,639 | 92 | 1,054 | 1,067 | 2,138 | 4,948 |
| FCC | 8,648 | 7,972 | 3,796 | 1,186 | 1,469 | 974 | 3,383 | 5,812 |
| Total | 17,775 | 45,688 | 7,008 | 3,308 | 3,232 | 9,138 | 7,515 | 33,242 |

Table 9(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 |
| DCC | 8,136 | 0 | 1,390 | 6,746 |
| DLRCC | 6,529 | 74 | 1,042 | 5,413 |
| SDCC | 5,936 | 105 | 617 | 5,214 |
| FCC | 2,371 | 78 | 72 | 2,221 |
| Total | 22,972 | 257 | 3,121 | 19,594 |

Note: The SHD figures are included in Table 9(a) and extracted here for information purposes.

Table 10: Tier 2A Total Units in Houses & Apartments

| | Tier 2A Subcategories | |
|--------------|-----------------------|--------------|
| | Total Number of Units | |
| | Houses | Apartments |
| DCC | 37 | 4,827 |
| DLRCC | 209 | 949 |
| SDCC | 79 | 999 |
| FCC | 652 | 929 |
| Total | 977 | 7,704 |

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

Table 11: 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 | 19,408 | 6,085 | 0 |
| DLRCC | 33,600 | -2,779 | 9,609 | 4,400 |
| SDCC | 38,386 | 10,451 | 0 | 0 |
| FCC | 49,541 | 15,551 | 13,578 | 19,980 |
| Total | 174,127 | 42,631 | 29,272 | 24,380 |

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 12: 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 |
| DCC | 57 | 193 | 0 | 0 | | | | |
| DLRCC | 39 | 229 | 17 | 0 | | | | |
| SDCC | 138 | 114 | 0 | 0 | | | | |
| FCC | 355 | 31 | 505 | 83 | | | | |
| Total | 589 | 567 | 522 | 83 | | | | |

Note 3: Table 12 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

Q2 2020 compared with Q2 2019:

- 19% increase on the number of sites with planning permission from 143 sites to 170 sites.
- 69% increase in the total number of units with planning permission from 11,629 to 19,701.
- 210% increase in active sites from 21 sites to 65 sites.
- 216% increase in the number of units under construction from 1,620 to 5,115.

Quarterly Highlights

- There was an **8% increase in the number of active sites** this quarter rising from 60 active sites in Q1 2020 up to 65 active sites in Q2 2020.
- There were **8 no. separate planning applications granted** permission this quarter providing 1,233 residential units that **included 2 no. Strategic Housing Developments (SHDs)** providing 756 units, detailed below.
- A further **18 no. new planning applications are pending decisions** that have the potential to provide 2,745 residential units in the city, 6 of which are SHDs with ABP. In total, there are currently **4,864** residential units in the system awaiting decisions.
- In addition to the above pending applications, Pre-Planning Consultation (PAC) applications including likely SHD PACs, could potentially provide for an additional **19,408** residential units across the city.

Strategic Housing Developments (SHD)

- There were **2 no. SHDs granted this quarter from ABP**: (1) **ABP 306569** located at 42A Parkgate Street, Dublin 8, providing **321** apartments. (2) **ABP 306167** located at Ratoath Road and Hamilton View, Pelletstown, Dublin 11 (Former Ormond Printing works) providing **435** residential units.



Total No. of Sites with Planning Permission
19% increase
from 143 to 170



Total No. of Units with Planning Permission
69% increase
from 11,629 to 19,701



Total No. of Active Sites
210% increase
from 21 to 65



Total No. of Units Under Construction
216% increase
from 1,620 to 5,115

3.2 Dun Laoghaire Rathdown County Council

Year on Year comparison

Q2 2020 compared with Q2 2019:

- 10% increase in the number of sites with planning permission from 113 sites to 124 sites.
- 26% increase in the total number of units with planning permission from 12,878 to 16,187
- No change in the number of active sites at 41 sites.
- 74% increase in the number of units under construction from 1,551 to 2,691.
- 92% decrease in the number of units completed in this quarter from 335 Q2 2019 to 27 in Q2 2020.

Quarterly Highlights

- 3% increase in the total number of residential units with planning permission from 15,698 in Q1 2020 to 16,184 in Q2 2020.
- There were 2 no. development sites fully completed and moved to Tier 2C this quarter comprising a total of 24 no. residential units (21 no. houses and 3 no. apartments).
- The sum total of units with planning permission this quarter is running at approximately **1:5 houses: apartments**. Units in the planning system awaiting final determination this quarter are running at nearly **1:5 houses: apartments**.
- **Planning permission granted by An Bord Pleanála** for: (1) **78 no. apartments** at Clonkeen Park, Highlone and Mentec House, Dun Laoghaire Industrial Estate, Pottery Road, Dun Laoghaire.
- **Planning permission lodged** for: (1) **50 no. apartments** at a site in Aikens Village, Stepside, Dublin 18. (2) **43 no. apartments** on a site on the corner of Clonard Road/Sandyford Road, Dublin 16. (3) **136 no. residential units** (80 no. houses, 56 no. apartments) in Cherrywood, Dublin 18. (4) **51 no. apartments** on a site adjacent to Blackthorn Drive, Beacon South Quarter, Dublin 18.

Strategic Housing Developments (SHD)

- Combined total of residential units in **SHDs in Tier 1 and 2A** currently stands at **6,934 no. units** - of which houses account for only 895 no. (13%).
- **Planning permission granted by An Bord Pleanála** for: (1) **234 no. apartments** at the Former Doyle's Nursery, Garden Centre & Benoni, Cabinteely, Dublin 18. (2) **197 no. residential units** (62 no. houses, 135 no. apartments) at Glenamuck Road / Enniskerry Road, Kiltiernan, Dublin 18. 3. **101 no. apartments** at lands adjacent to the grounds of Castle Park School, Dalkey, Co Dublin.



Total No. of Sites with Planning Permission
10% increase
from 113 to 124



Total No. of Units with Planning Permission
26% increase
from 12,878 to 16,187



Total No. of Active Sites
No Change
at 41



Total No. of Units Under Construction
74% increase
from 1,551 to 2,691

3.3 South Dublin County Council

Year on Year comparison

Q2 2020 compared with Q2 2019:

- **13% increase** in the **number of sites with planning permission** from 61 sites to 69 sites.
- **73% increase** in the **total number of units with planning permission** from 6,337 to 10,938.
- **21% increase** in the **number of active sites** from 28 sites to 34 sites.
- **39% increase** in the **number of units under construction** from 1,529 to 2,121.
- **37% decrease** in the **number of units completed** in the 12-month period to end Q2 2020 (877 units) compared to the 12-month period to end Q2 2019 (1,400 units).

Quarter Highlights

- **3% increase** in the **total number of residential units under construction** this quarter at 2,121 from 2,058 in previous quarter.
- **13% increase** in the **total number of residential units with planning permission** this quarter at 10,938 from 9,712 in previous quarter.
- **Adamstown SDZ** continues to progress steadily overall in terms of construction activity with 562 no. units currently under construction, no increase or decrease from end of Q1 2020. Permission was granted for 245 no. residential units under Ref No. SDZ19A/0011.

Strategic Housing Developments (SHD)

- **2 no. SHD decisions were issued by An Bord Pleanála this quarter with permission granted for:** (1) 463 no. residential units at Citywest Road, Citywest, Dublin 24 under ABP Ref No. 306602-20. (2) 502 Apartments at former Gallaghers Cigarette factory site, At the Junction of Airton Road and Greenhills Road, Tallaght, Dublin 24 under ABP Ref No. 306705-20
- **617 no. residential units are currently under construction** on three SHD sites in Fortunestown (two) and Newcastle (one), under ABP Ref Nos. 302398, 300555 & 305343.
- **2 no. SHD applications were lodged** with An Bord Pleanála this quarter: (1) 250 no. apartments at Palmerstown Retail Park, Kennelsfort Road Lower, Dublin 20 under ABP Ref No. 307092-20. (2) 496 no. apartments at Taylors Lane and Edmondstown Road, Ballyboden, Dublin 16 under ABP Ref No. 307222-20.
- **4 no. SHD pre-application consultations** held for proposals at various stages of pre-planning during Q2, with potential for **1,032 no. units**.



Total No. of Sites with Planning Permission
13% increase
from 61 to 69



Total No. of Units with Planning Permission
73% increase
from 6,337 to 10,938



Total No. of Active Sites
21% increase
from 28 to 34



Total No. of Units Under Construction
39% increase
from 1,529 to 2,121

3.4 Fingal County Council

Year on Year comparison

Q2 2020 compared with Q2 2019:

- **No increase** in the number of sites with planning permission in Tier 1 from 135 sites to 135.
- **6.2%** increase in the **total number of units with planning permission** from 15,650 to 16,620.
- **1.3%** increase in the **number of active sites** from 79 sites to 80 sites.
- **6.7%** decrease in the **number of units under construction**; 2,443 compared to 2,606 in Q2 2019.
- **14.5%** increase in the **number of units completed** in the 12-month period to end Q2 2019 (1,609 units) compared to the 12-month period to end Q2 2020 (1,843 units).

Quarter Highlights

- The **number of units under construction has increased by 10.5%** from Q1 2020 (2,210 units) to Q2 2020 (2,443 units).
- **4 no.** sites were completed in this quarter and removed from Tier 1 (Totalling 588 Units).
- **3 no.** planning applications were added in Q2 2020, including 2 no. SHDs.
- There are currently 11 no. SHD Sites in Tier 1 with one site active.
- There are **240** units Newly Complete/Occupied in Q2 2020.
- **Hansfield SDZ:** The high rate of construction continues in this quarter with 374 units under construction, that's an additional 88 units on Q1 2020. Only 5 Units were Newly Complete/Occupied in this quarter. There are 9 planning applications currently on the SDZ lands, with 7 of these sites active. There is a total of 1012 Occupied/Completed units to date on the overall SDZ lands since the inception of the scheme.
- **Oldtown/Mooretown (MUHDS/LIHAF):** Construction continues to progress on the six active sites on these lands. There are **134 units Under Construction in Q2 2020** compared to 137 Units Under Construction in Q1 2020. There were an additional 12 Newly Occupied/Completed units.
- **Donabate (MUHDS/LIHAF):** Construction activity continues to increase with **136 Units Under Construction in Q2 2020** compared to 116 Units in Q1 2020. However, there were only an additional 19 Newly Occupied/Completed units in this quarter compared to 98 units in Q1 2020.
- **Northwood-Santry:** Construction continues in the two active sites with a slightly lower rate of **96 units under construction** in this quarter. Newly Complete/Occupied Units have increased for this quarter with 31 Units up from 7 units in Q1 2020 including one Site that is completed and moved to Tier 2C. A new SHD has been added this quarter with 331 units.



Total No. of Sites with Planning Permission
No increase
at 135



Total No. of Units with Planning Permission
6.2% increase
from 15,650 to 16,620



Total No. of Active Sites
1.3% increase
from 79 to 80



Total No. of Units Under Construction
6.7% decrease
from 2,443 to 2,606

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 9 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.

