

Residential Land Availability Survey 2014

SUMMARY REPORT

February 2015



Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government

INTRODUCTION

In early 2014, the Department of Environment, Community and Local Government, in conjunction with Local Authority Planning Departments, carried out a national survey of all lands zoned for residential development in statutory local authority development plans and local area plans across Ireland in to determine the location and quantity of lands that may be regarded as being undeveloped and available for residential development purposes as of the 31st March 2014.

A secure online national map viewer was set up to enable to Local Authorities to carry out the survey which included reference layers from Myplan.ie (such as zoning and address points). The project was undertaken in two stages.

Stage 1: Local Authorities identified the total level of undeveloped lands that were residentially zoned as of the 31st of March 2014, regardless of the sequence of the development of those lands or phasing under local authority development plan core strategies.

Stage 2: Local Authorities identified from the parcels of land identified in Stage 1 those lands which were potentially available for development in relation to the order or priority or phasing indicated under the relevant Development or Local Area Plan period.

Essentially, the difference between stage 1 and stage 2 is that stage 1 totalled all undeveloped lands zoned for residential development, while stage 2 broke the stage 1 figures into the amount of land that could be developed under the phasing schedule of the relevant plans.

Identification of lands under the survey should not be taken as evidence that they have been provided, either fully or partially, with infrastructure such as water services, communications and energy systems, transport, amenities or schools.

The servicing of lands for housing development in terms of providing water services, energy and communications, transport, schools and community facilities and amenities is complex and takes time and involves many organisations both public sector organisations and private sector companies.

However, where infrastructure deficiencies exist, the local authority development plan or local area plans provide a framework for addressing such deficiencies through collaboration between the relevant authority, local communities, housing developers and relevant infrastructure providers.

The Department acknowledges that housing development may take place in other zoned lands as well such as mixed use zones or other types of zones which may have some potential for residential development. The development of such mixed use lands for developments including a residential component is an important part of relevant local authority's development plans and fulfilling statutory requirements in relation to consistency with higher level plans at regional or national level, particularly in the case of city council or other more heavily urbanised areas.

However, because it is difficult to make precise predictions as to the potential yield of housing from such lands, which depend very much on the nature of individual development proposals, the extent of such mixed use lands have been excluded from the survey of housing lands and their potential for housing at this stage.

The Department is giving active consideration to how such lands will be included in a further stage of the survey, learning from the process so far.

Key Findings

This survey measures the total amount of lands that have been identified for housing development in the various local authority development plans and that are the highest priority for development.

In effect, these lands are the areas within which much, if not all new urban housing in the state, is expected to be provided on over the next five or six years.

The area of such lands amounts to 17,434 hectares, which given a range of densities appropriate to whether the areas are in small villages or larger towns and cities and as determined by the relevant local authorities, could theoretically enable the construction of over 414,000 dwellings.

The tables below give the breakdown by local authority area and the map (see hyperlink below) illustrates the actual locations. Sub county breakdowns are also available.

<http://environmentgovie.maps.arcgis.com/apps/webappviewer/index.html?id=58f92f0517fc4ee0956f8933afc40719>

The figures are also interesting because they provide insight into the alignment of plans nationally, regionally and locally.

In this regard, the various regional planning guidelines, which co-ordinate local authority development plans, have cumulatively indicated a requirement for in excess of 280,000 new homes across all parts of the country, both urban and rural, in the period from 2010 to 2022.

There is a difference between the RPG figures and the potential numbers of new homes that could be built on zoned and prioritised lands. However, mitigating factors include that:

- (1) Some local authorities have yet to complete reviews of local area plans to bring them into line with regional planning guidelines through the core strategy process introduced in city and county development plans under the Planning and Development (Amendment) Act 2010 (though this process is near complete); and
- (2) A level of over-provision is normal given the process of bringing zoned lands on stream for development through infrastructure provision.

In addition, and from a housing demand perspective, the Housing Agency, in the report titled "Housing Supply Requirements in Ireland's Urban Settlements 2014 – 2018", has identified a total housing supply requirement of nearly 80,000 new homes in the urban areas of the country over the 2014-2018 period.

3.0 Table of Results

Residential Land Availability Survey 2014				
	STAGE 1		STAGE 2	
Geographical Breakdown	Area (Ha.)	Potential No. of Dwellings	Area (Ha.)	Potential No. of Dwellings
Local Authority (as of 31/03/14)				
Carlow	515	8,168	515	8,168
Cavan	1,780	25,191	252	3,850
Clare	1,644	33,088	779	8,541
Cork	1,526	27,372	1,476	25,995
Cork City	79	3,472	79	3,472
Donegal	1,170	24,965	232	5,333
Galway	1,266	23,697	257	5,727
Galway City	303	6,317	303	6,317
Kerry	825	14,767	440	6,279
Kildare	1,082	26,195	974	23,455
Kilkenny	622	14,690	200	4,587
Laois	336	5,162	336	5,162
Leitrim	238	3,903	64	1,028
Limerick	823	20,126	652	15,874
Limerick City	180	6,005	180	5,942
Longford	696	9,320	194	2,955
Louth	1,068	28,082	60	2,935
Mayo	749	11,400	166	2,735
Meath*	1,697	52,207	1,697*	52,207*
Monaghan	327	5,356	118	2,015
North Tipperary	630	7,109	557	6,078
Offaly	1,037	21,895	535	13,667
Roscommon	779	13,190	540	9,041

Sligo	657	14,338	257	4,199
South Tipperary**	920	13,569	920**	13,569**
Waterford	951	15,383	499	8,598
Waterford City	394	8,166	281	6,156
Westmeath	290	8,077	278	7,954
Wexford	1,132	17,954	1,105	17,481
Wicklow	835	18,687	835	18,687
Dublin Local Authorities				
Dublin City	298	29,694	298	29,694
Dun Laoighaire Rathdown	557	26,456	399	19,710
Fingal	1,159	36,025	1,159	36,025
South Dublin	798	31,276	798	31,276
Co. Dublin	2,812	123,451	2,654	116,705
National				
Ireland	27,363	611,302	17,434	414,712

* **Meath County Council:** Meath County Council were in the process of introducing an order of priority or phasing to residential land use zoning objectives contained in all statutory land use plans in Co. Meath at the date in question. This process was completed during the summer of 2014. The figure identified in subsequent updates of this Residential Land Availability Survey for Phase 2 lands in Co. Meath will therefore be significantly reduced from this figure.

** **South Tipperary County Council:** In respect of lands identified for residential development in South Tipperary reference should be made to the relevant Development Plan. Each Development Plan sets out appropriate Development Management Standards to ensure a sequential, phased approach to settlement growth and quality residential environments, particular reference should be made to the South Tipperary County Development Plan 2009 which sets out a policy to manage the overall amount of land that may be developed in the Plan area over the lifetime of the Plan.

SITE ASSESMENT CRITERIA

Background

The data and maps were generated through a secure online national map viewer, which was used by Local Authority staff to carry out the survey (which included initial information from the Departments www.myplan.ie website, such as zoning and address points) and each land parcel was assessed by the local authorities for inclusion in the national dataset using the following set of general rules.

Criteria for Inclusion

1. Survey lands must be **zoned residential**. Mixed use, development envelopes or other zoned land with residential potential are not included in this survey.
2. Existing residential development, as of the 31st March 2014, is excluded from the survey.
3. Undeveloped areas are defined as those which contain no development or are partially developed but contain dwellings which are not habitable.
4. Undeveloped lands within incomplete or unfinished housing developments (including those from the Unfinished Housing Survey) which are zoned residential are included in this survey.
5. Residentially zoned land, with known **constraints** are included in this survey.
6. The survey is based on **current Development Plans or Local Area Plans** as of the 31st of March 2014.
7. The figures for potential numbers of dwellings was calculated by local authorities on the basis of the density values set out in the relevant Development or Local Area Plan on a gross density basis.
8. Some plans contain a density value or range, in which case local authorities applied densities using local knowledge of prevailing densities, densities of permitted development and appropriate forms of development having regard to relevant national planning guidelines.
9. Stage 1 data refers to residentially zoned lands regardless of the order or priority or phase of development of lands or indication of strategic residential reserve or any **long term residential zoning**.
10. Stage 2 lands are a subset of the lands identified in Stage 1 and are the lands available for development in the relevant plan period.
11. Each **City or County** Planning Authority is responsible for ensuring that data in respect of former Town Councils within their functional area is assessed.