



An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta  
Department of Housing,  
Local Government and Heritage

# Planning Action for a Just Transition to a Net Zero Climate Resilient World

## IPI – World Town Planning Day 2023

Claragh Mulhern  
A/Principal Planning Adviser  
DHLGH

# Climate Transition



- Climate Action Plan 2023 (CAP23) “*halving Ireland’s greenhouse gas emissions by the end of the decade*”



- Carbon budgets and sectoral emissions ceilings - legally binding
  - Transportation (20% reduction in total vehicle kilometres)
  - Buildings
  - Industry
  - Adaptation
  - Land Use



**CLIMATE ACTION PLAN 2023**  
**CAP23**  
Changing Ireland for the Better

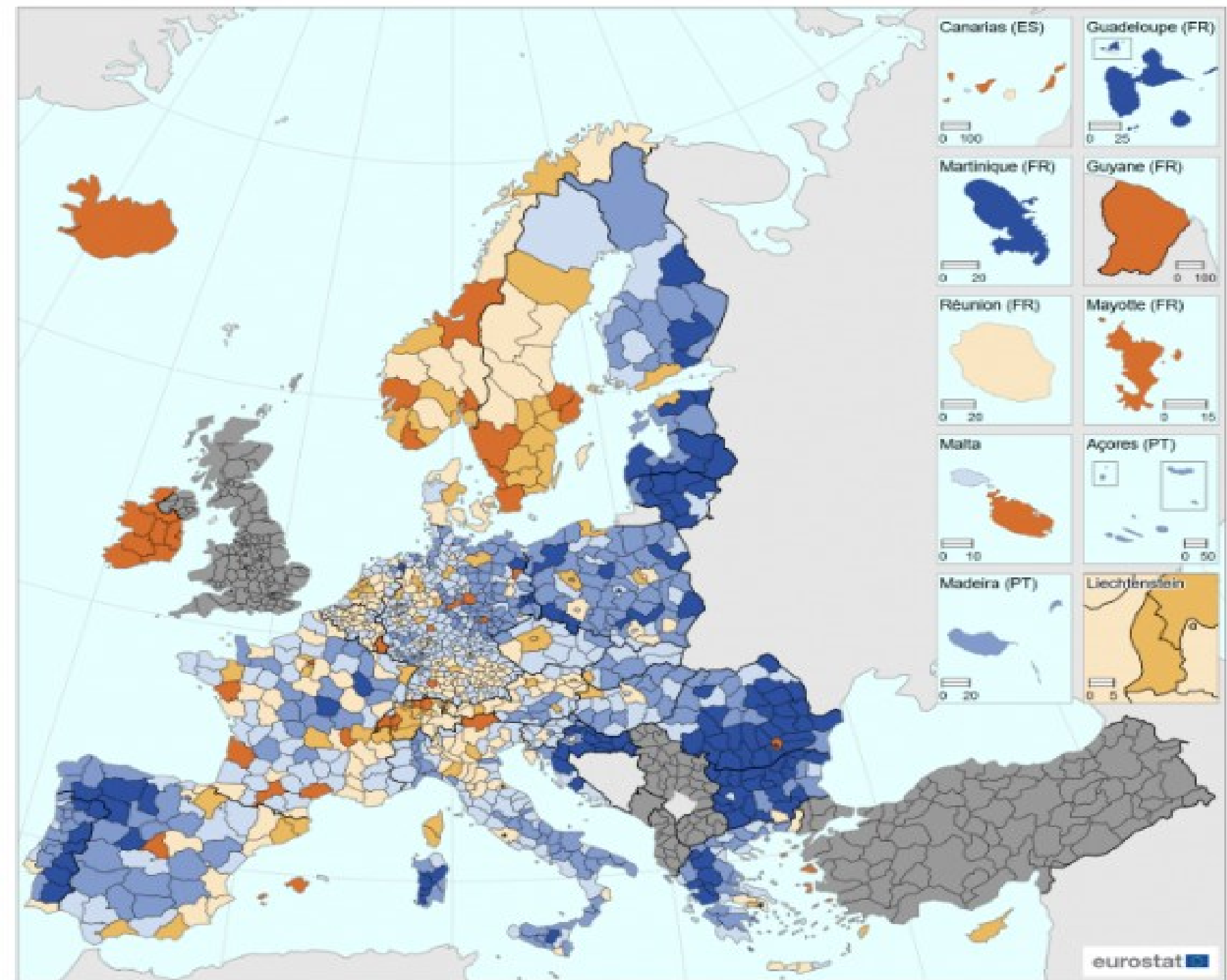




# Planning for people

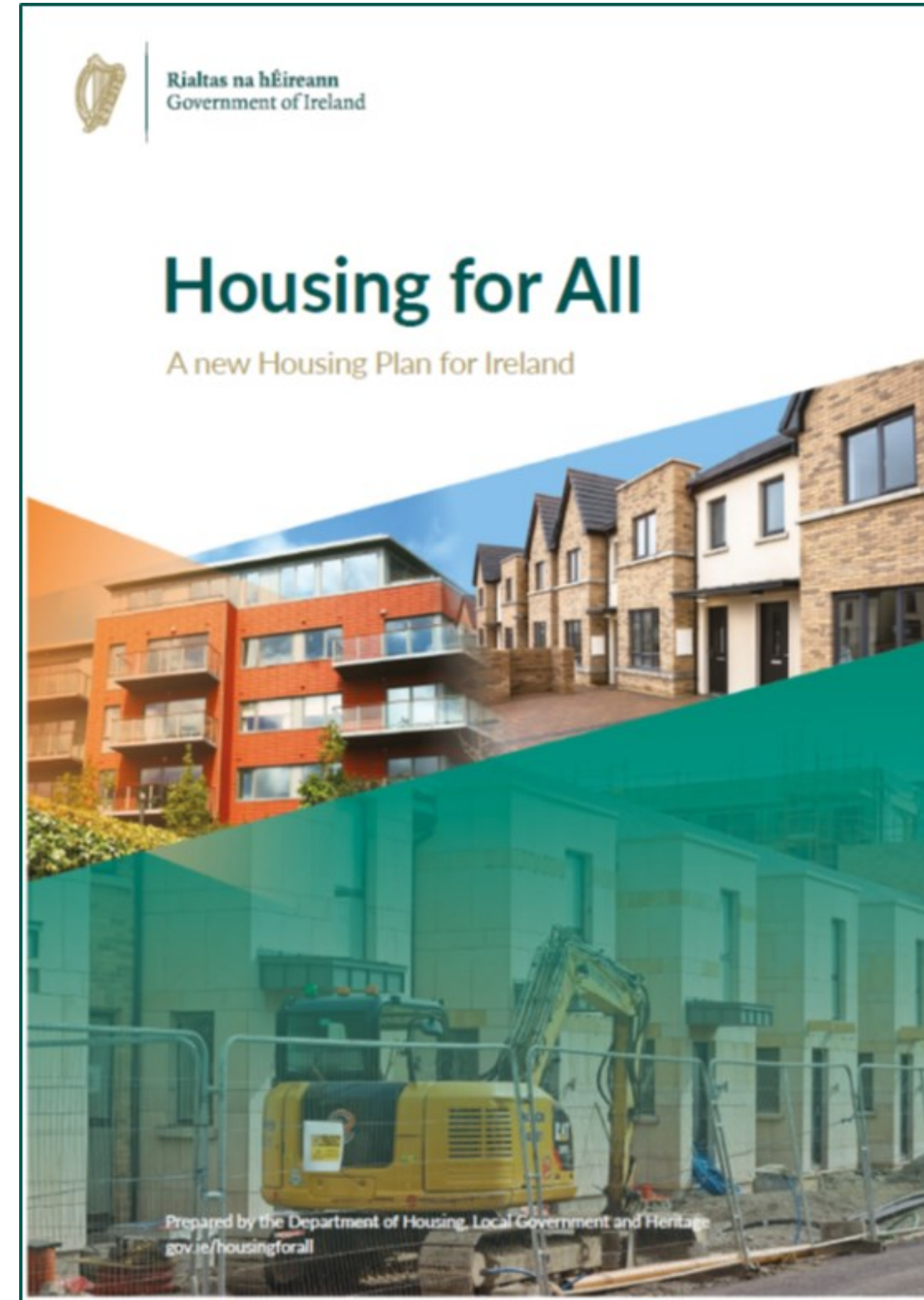


Projected relative change of the population, by NUTS 3 regions, 2019–50 (%)



Administrative boundaries: © EuroGeographics © UN-FAO © Turkstat  
Cartography: Eurostat – IMAGE, 03/2021

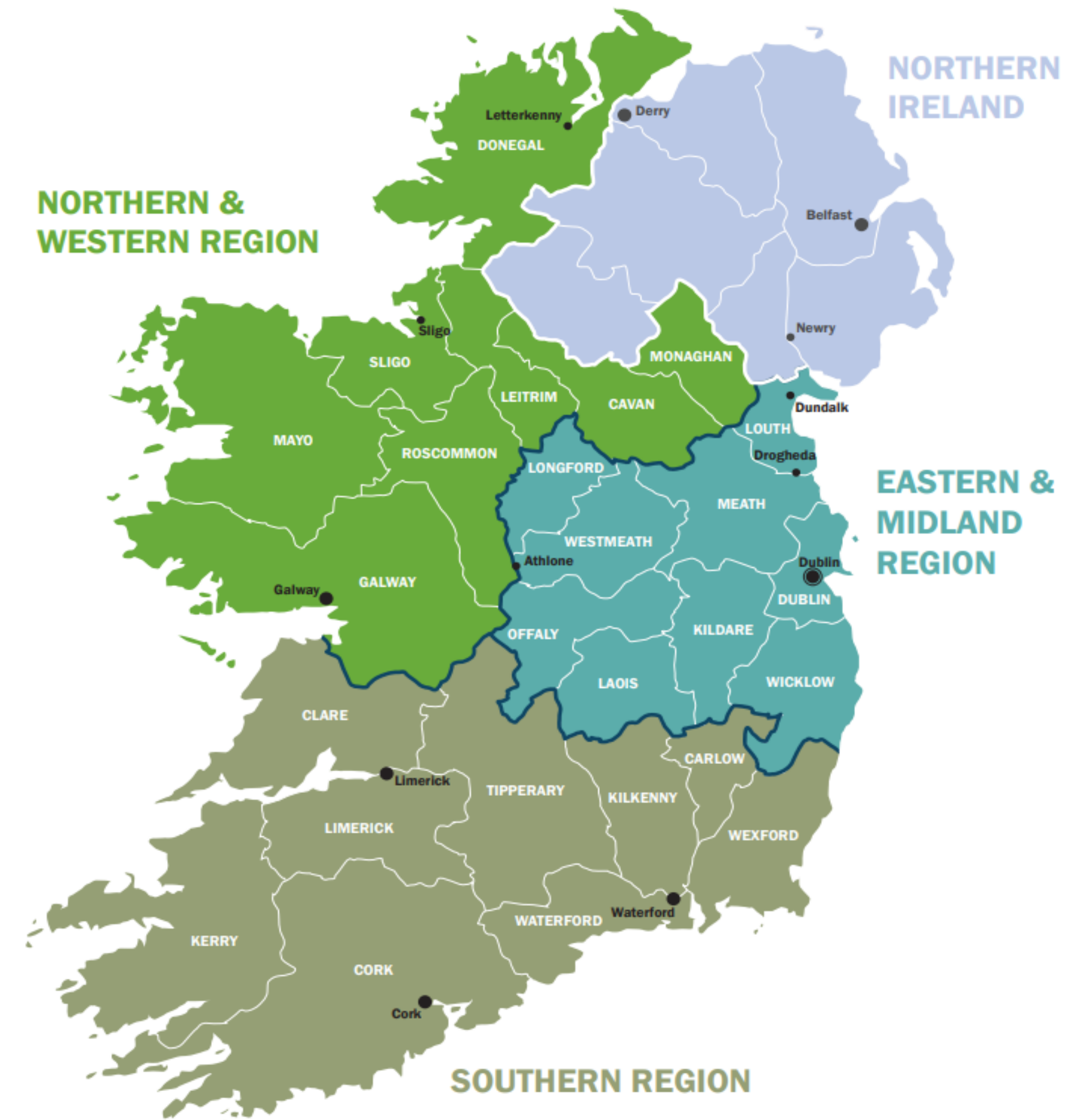
- EU = -1.3
- < -20
- 20 - < -10
- 10 - < 0
- 0 - < 10
- 10 - < 20
- >= 20
- Data not available



# What type of future?



or





# Which land?



or

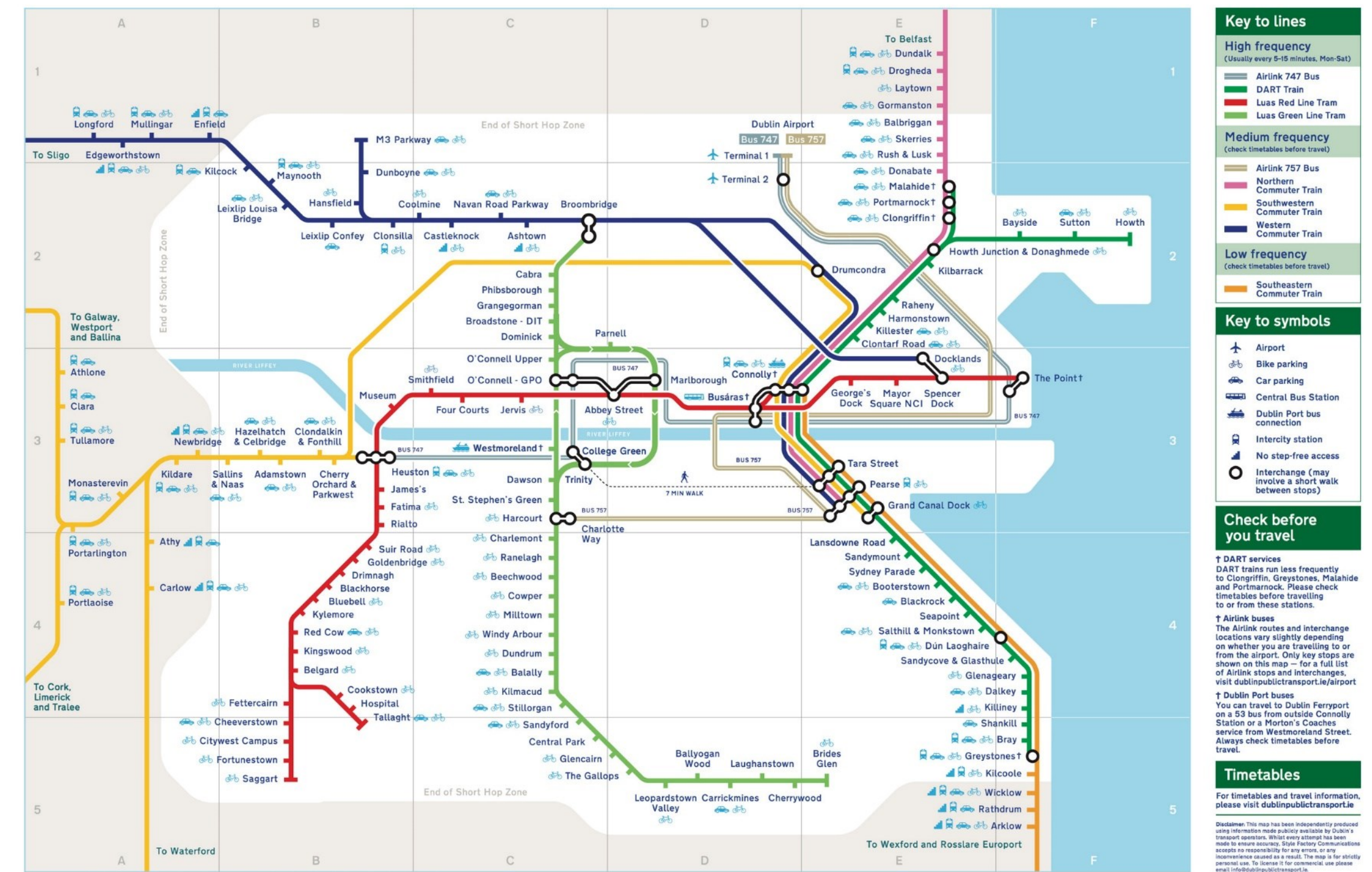




# Less of this...more of that



## Dublin area rail and airport bus services





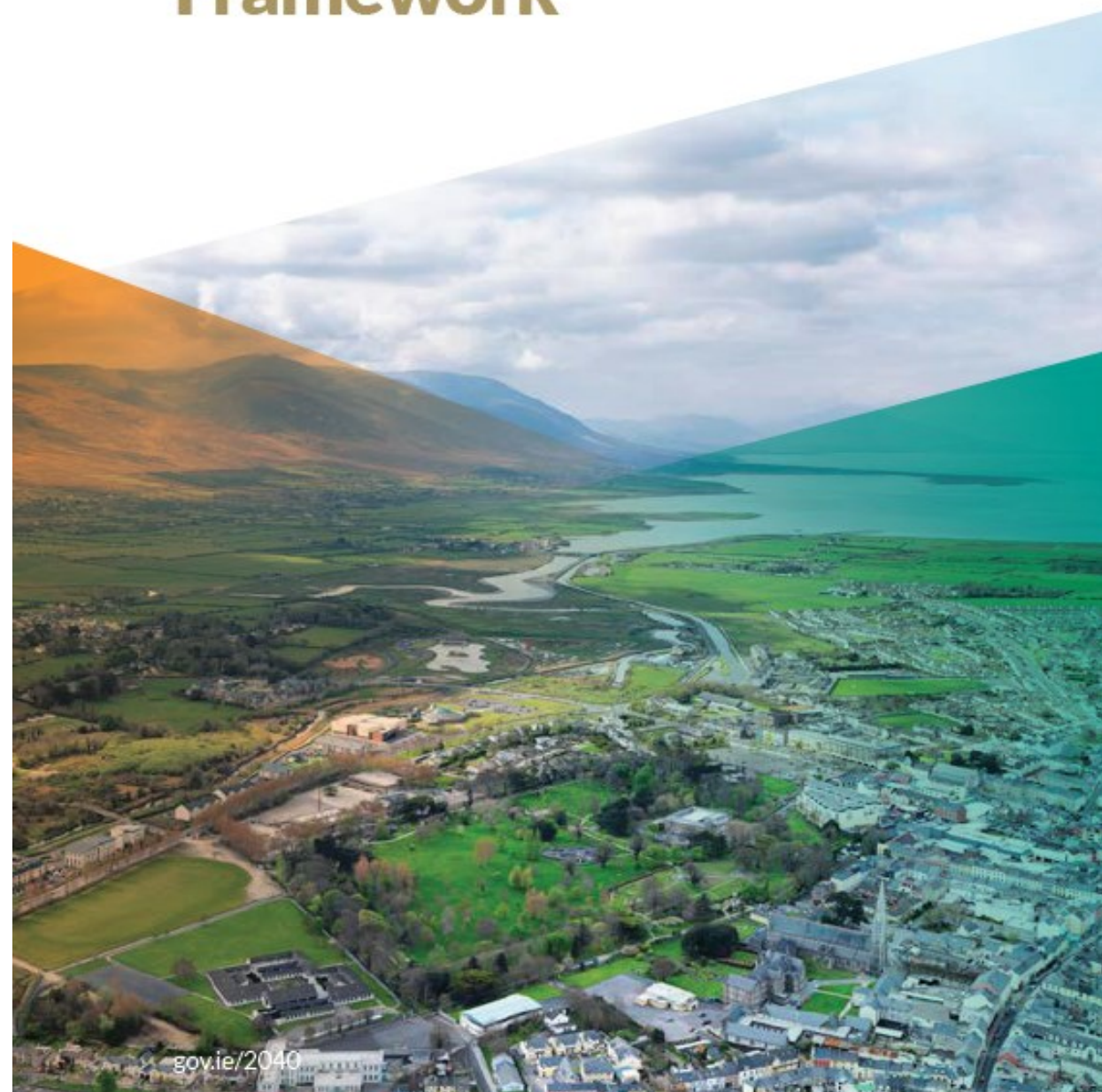
# Plan-led approach



Rialtas na hÉireann  
Government of Ireland

Project Ireland 2040

## National Planning Framework



Project Ireland 2040 | Building Ireland's Future | National Planning Framework

### National Planning Framework and its National Strategic Outcomes and Priorities of the National Development Plan



Rialtas na hÉireann  
Government of Ireland

Project Ireland 2040

## National Development Plan 2018–2027





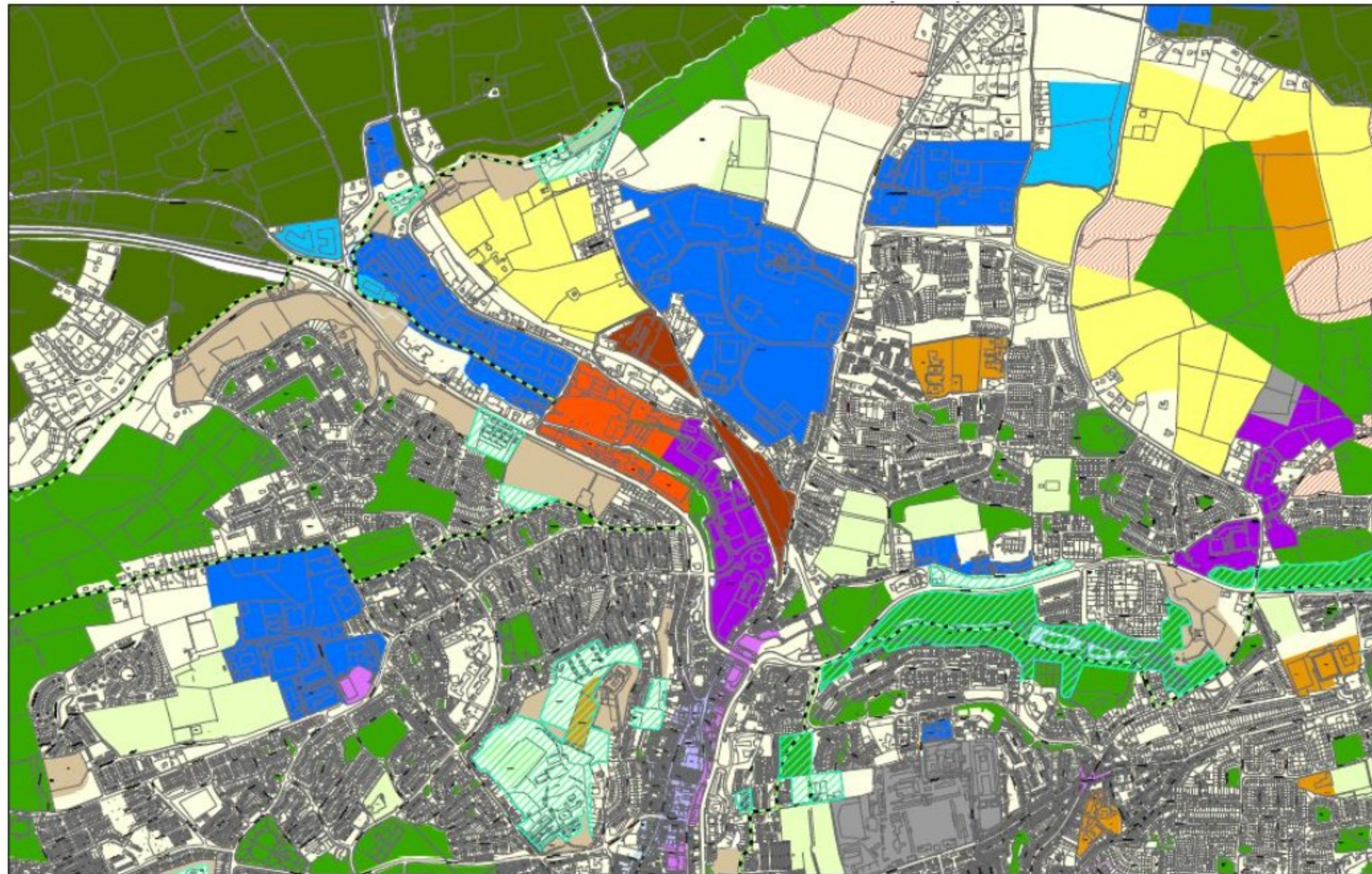
# NPF Strategy – Compact Growth and Balanced Regional Development

- 50% of population growth in Eastern and Midland Region and remaining 50% across Southern and Northern and Western Regions
- 50% of development within the built up area of cities suburbs, 30% within other settlements
- 5 cities to grow by 50% by 2040
- 5 regional centres (Dundalk, Drogheda, Letterkenny, Sligo and Athlone)





# Identifying the land



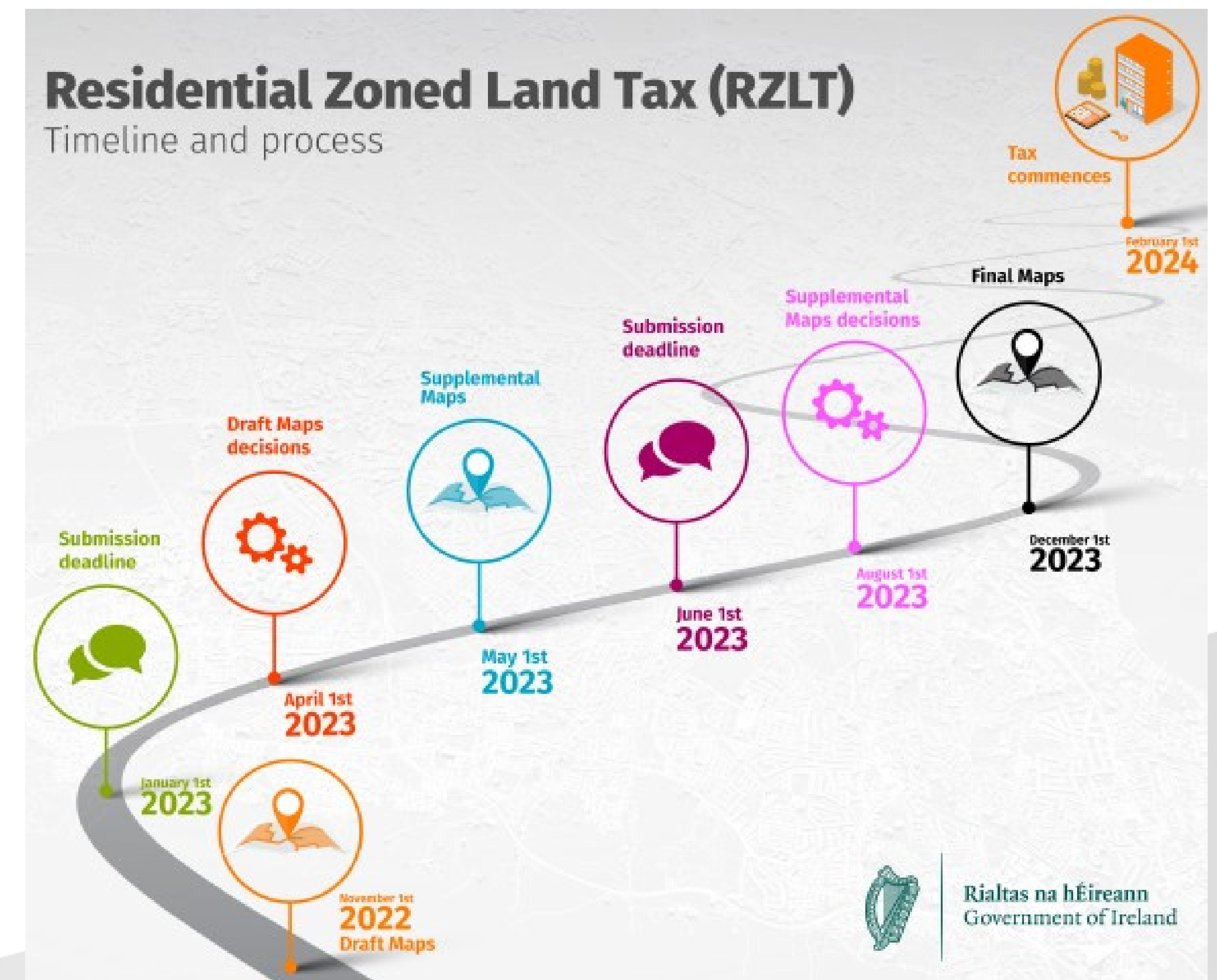
**But does this mean that housing will be delivered on the land?**



# Residential Zoned Land Tax



- Introduced in Finance Act 2021 to activate **zoned and serviced** residential development land
- Annual mapping of lands in scope
- Monitoring of housing delivery and infrastructure requirements, including for lands not currently in scope
- 3% of market value, managed by Revenue Commissioners







**Residential Zoned Land Tax** Department of Housing, Local Government and Heritage

Find address or place

692,678.202 719,287.323 Meters

1km

POWERED BY esri

© Ordnance Survey Ireland | © National Mapping Division of Tailte Éireann



# Land Value Sharing and Urban Development Zones Bill



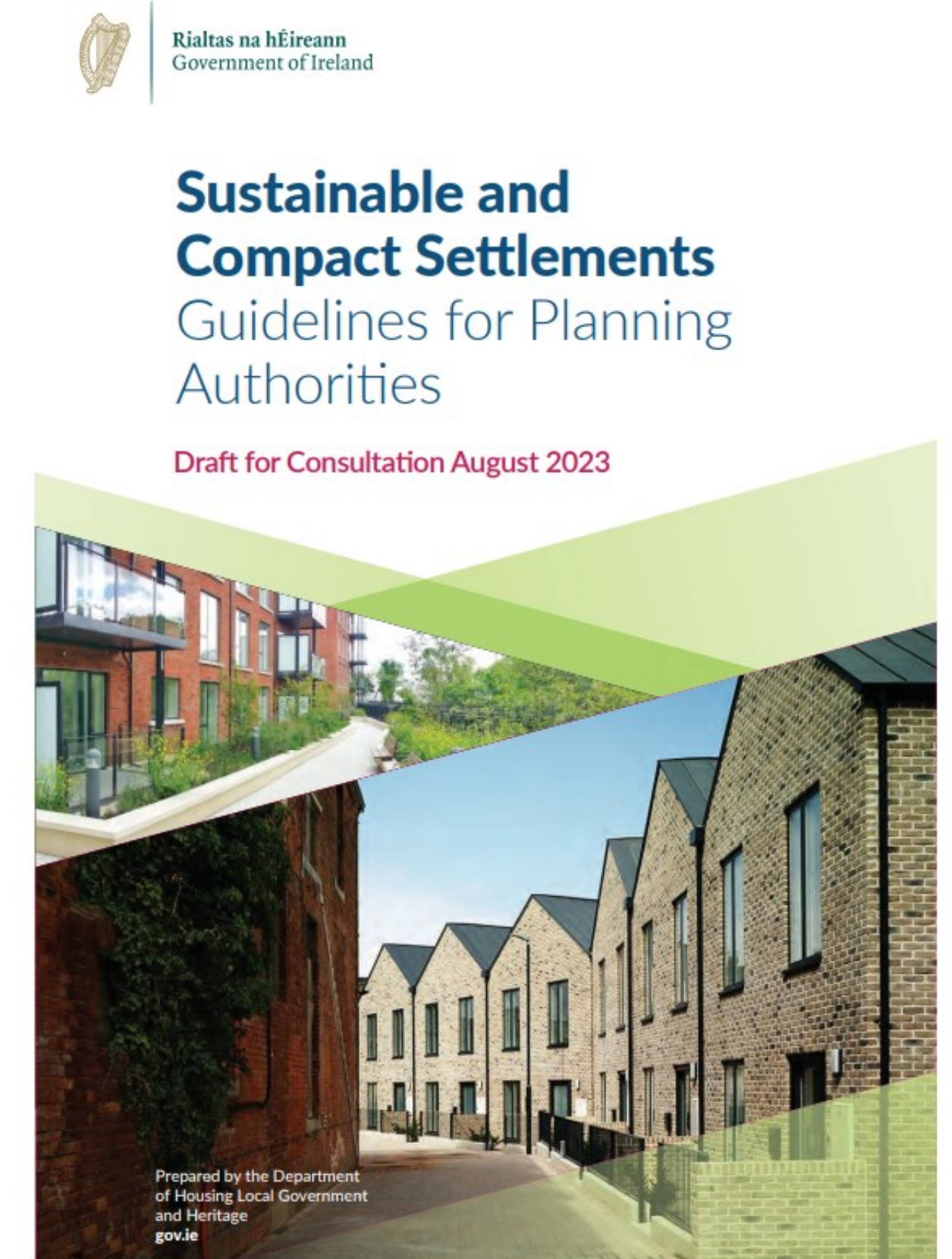
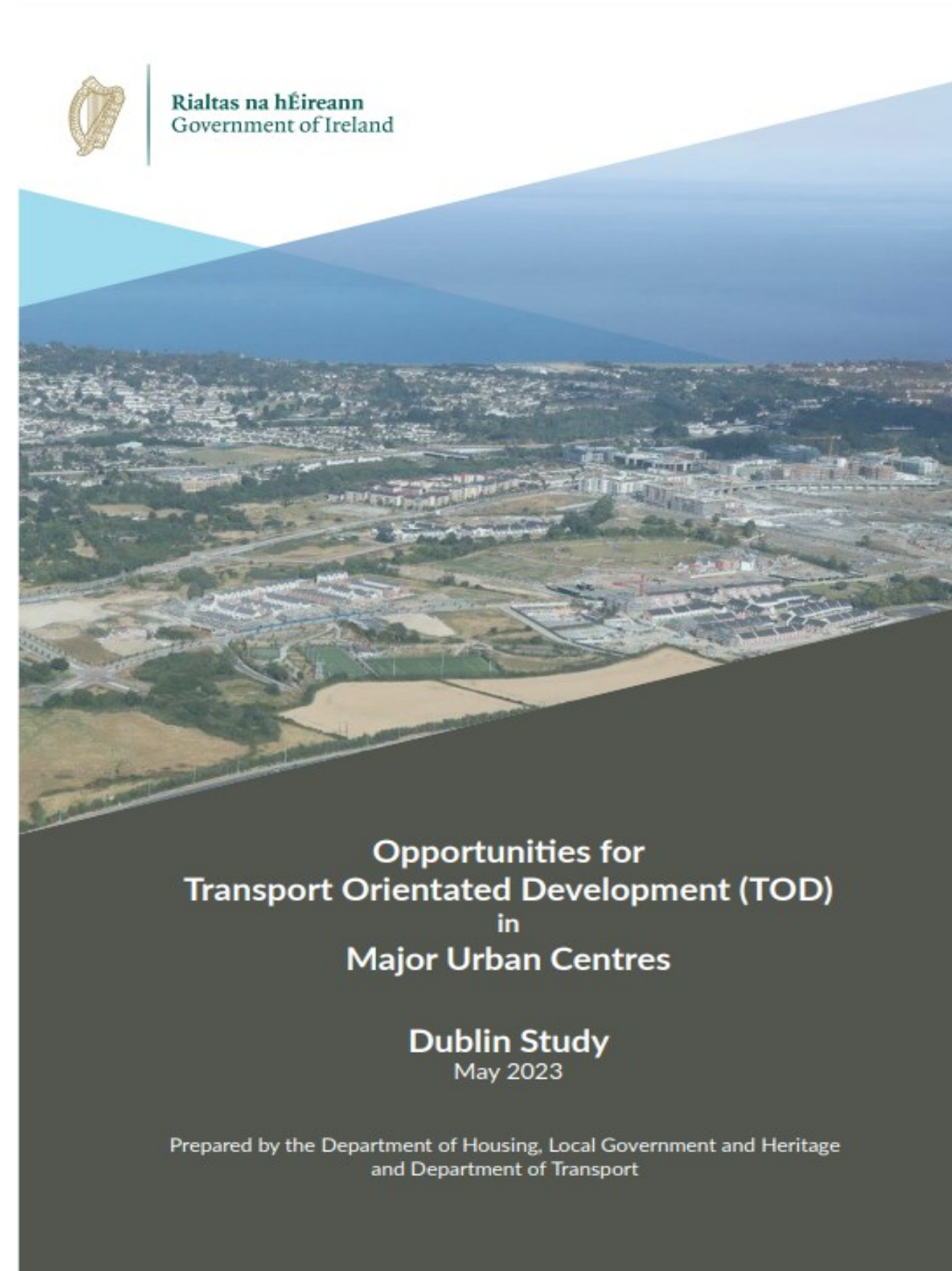
- **LVS** seeks to allow the State to share in the uplift in land values that results from public decisions to zone or designate land for development, with the benefits used to deliver infrastructure to support development and result in community gain
- **UDZ** provisions seek to allow for the plan-led delivery of areas with significant potential for development, with associated infrastructure



# Investment, Incentives and Policy



- Alignment of NTA/TII/Uisce Éireann/ESB Networks and Eirgrid programmes
- Targeted supports (Croi Conaithe, Project Tosaigh, STAR)
- Strategic approach to future opportunities (TOD)
- Policy measures to support increased delivery (Draft SCSGs)

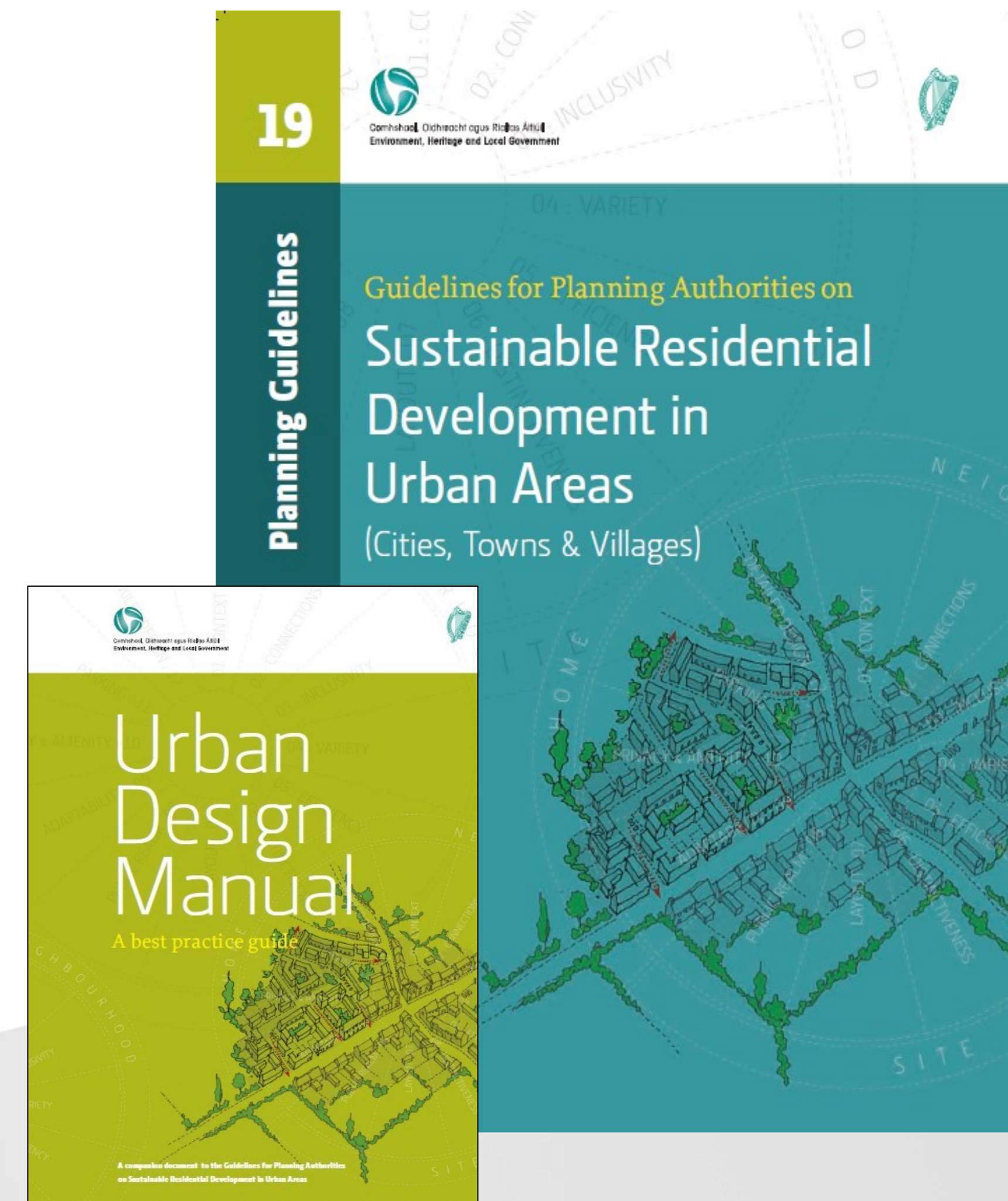




# Sustainable Residential Development Guidelines



- Social, economic and environmental considerations underpinning 2009 guidelines remain relevant and are more critical:
  - need for accelerated supply of affordable housing
  - need for settlement and travel patterns that support transition to net zero carbon emissions
- Principles, approaches and general requirements applicable to objectives of the NPF
- Operationally the guidelines are in need of review



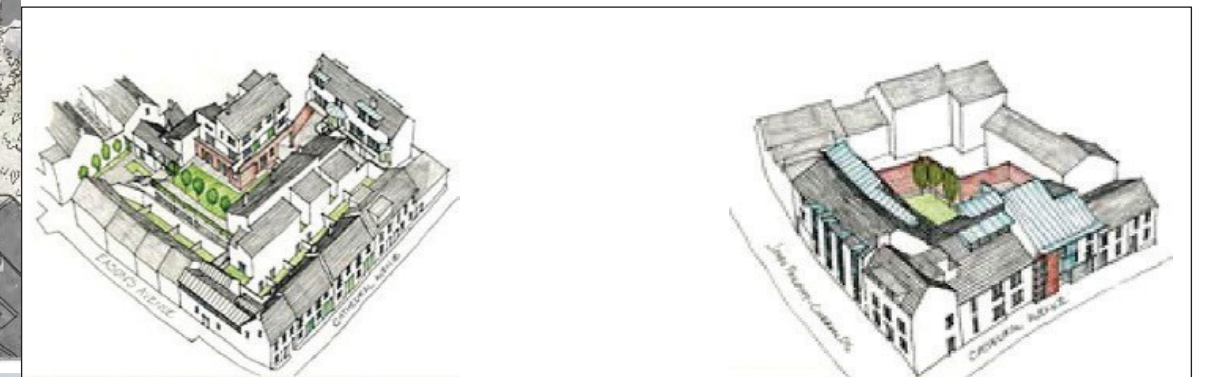


# Draft Sustainable and Compact Settlements Guidelines



## Proposed Policy Approach:

- Adaption and Reuse
- Incremental Infill
- Regeneration / Brownfield Areas
- Sustainable Urban Extension / TOD
- Sequential urban extension
- Small Town & Village extension





# Draft SCSGs: Density Ranges



- Balance compact growth and response to place and context
- Tool to guide appropriate quantum and scale rather than a prescriptive mythology
- Refinement based on considerations of proximity and accessibility and local character
- Plan-led

Table 3.6 Summary of Density Ranges

	Centre	Urban	Suburban / Edge
Dublin / Cork	100-300 dph	50-250 dph	40-80 dph (+ 150 dph)
Limerick / Galway / Waterford	100-200 dph	50-150 dph	35-50 (+ up to 100 dph)
MASP Town	40-100 dph	40-100 dph	35-50
Regional Growth Centres / Key Towns / Large Towns	40-150 dph	n/a	30 - 50 dph (+ up to 80 dph).
Small to Medium Sized Town (>1500 - 10,000)	Respond to existing context.	n/a	25 - 40 dph
Rural Towns and Villages	Respond to existing context.	n/a	Respond to existing context.



# Draft SCSGs: Housing Standards



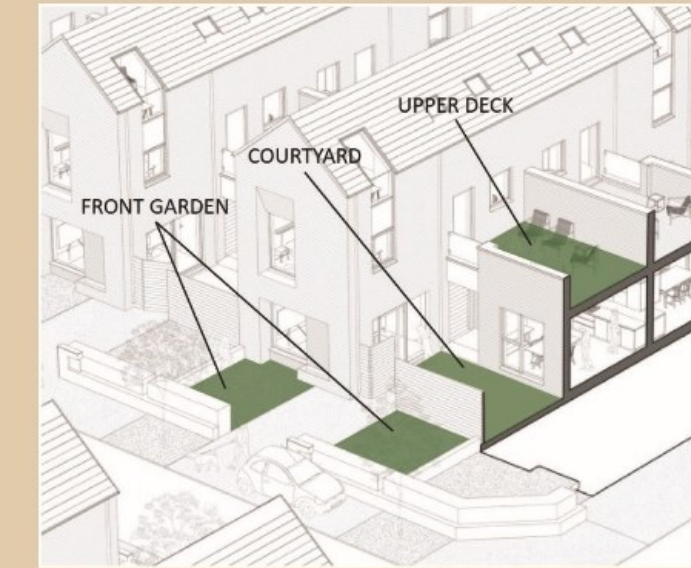
- Broader range of housing options to meet needs of a growing and more diverse population
- Move away from suburban standards to support more compact housing solutions, along side traditional housing and apartments at the right locations
- Focus on performance based approach to make efficient use of land

Figure 5.1:

Key characteristics of low rise compact forms of 'own door' housing.



Narrow blocks, small plots and compact layouts  
Image Source: Alison Brooks Architects



Varied forms of open space at multiple levels  
Image Base: DK Architects



Varied housing types



Narrow Streets and small setbacks



Integrated parking solutions



Reduced separation/privacy measures



# Draft SCSGs: Housing Standards

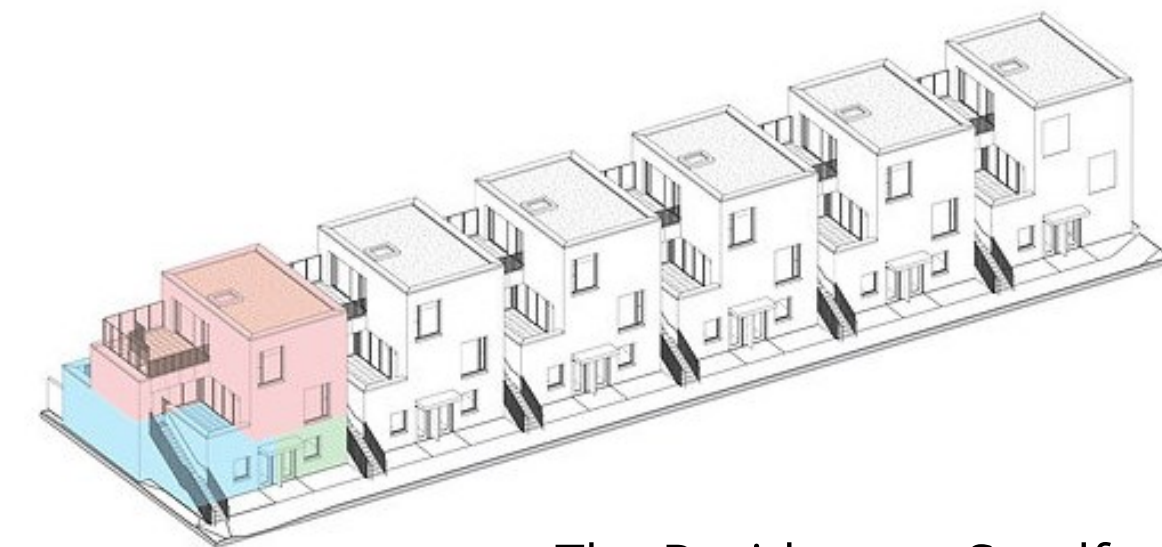
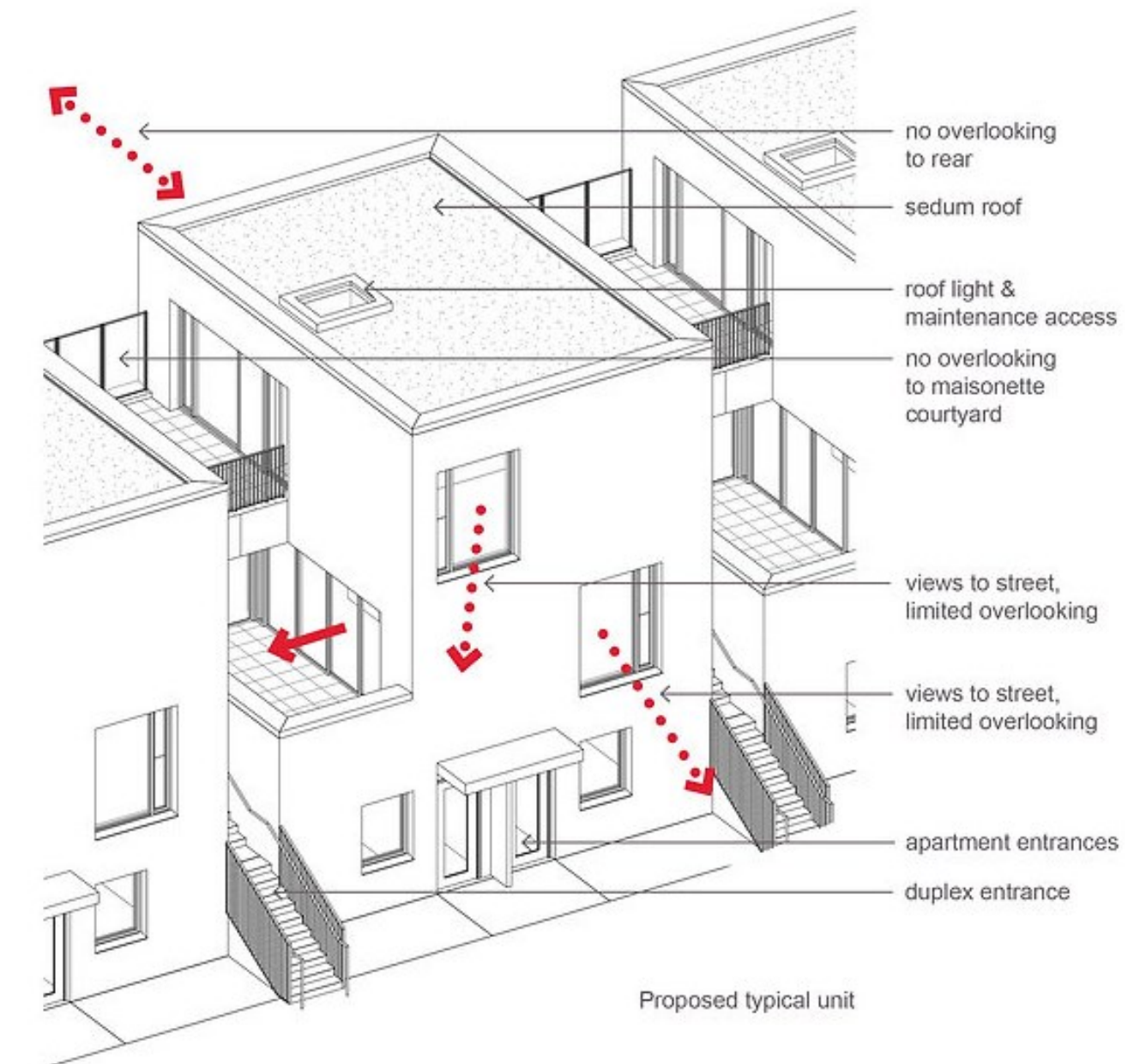


**Separation Distances** – minimum 16 metres between opposing windows with potential for further reductions

**Private Open Space** – min 10 sq. metres per bedspace with potential for communal and upper level spaces

**Public Open Space** – minimum 10% of site area

**Car Parking** – graduated with provision minimised, substantially reduced or wholly eliminated in highly accessible locations



The Residences, Sandford Lodge, Ranelagh, Dublin,  
Shay Cleary Architects  
36 apartment and duplex units



# Draft SCSGs: Sustainable Placemaking



## Sustainable and efficient movement

- DMURS, car parking

## Quality Urban Places

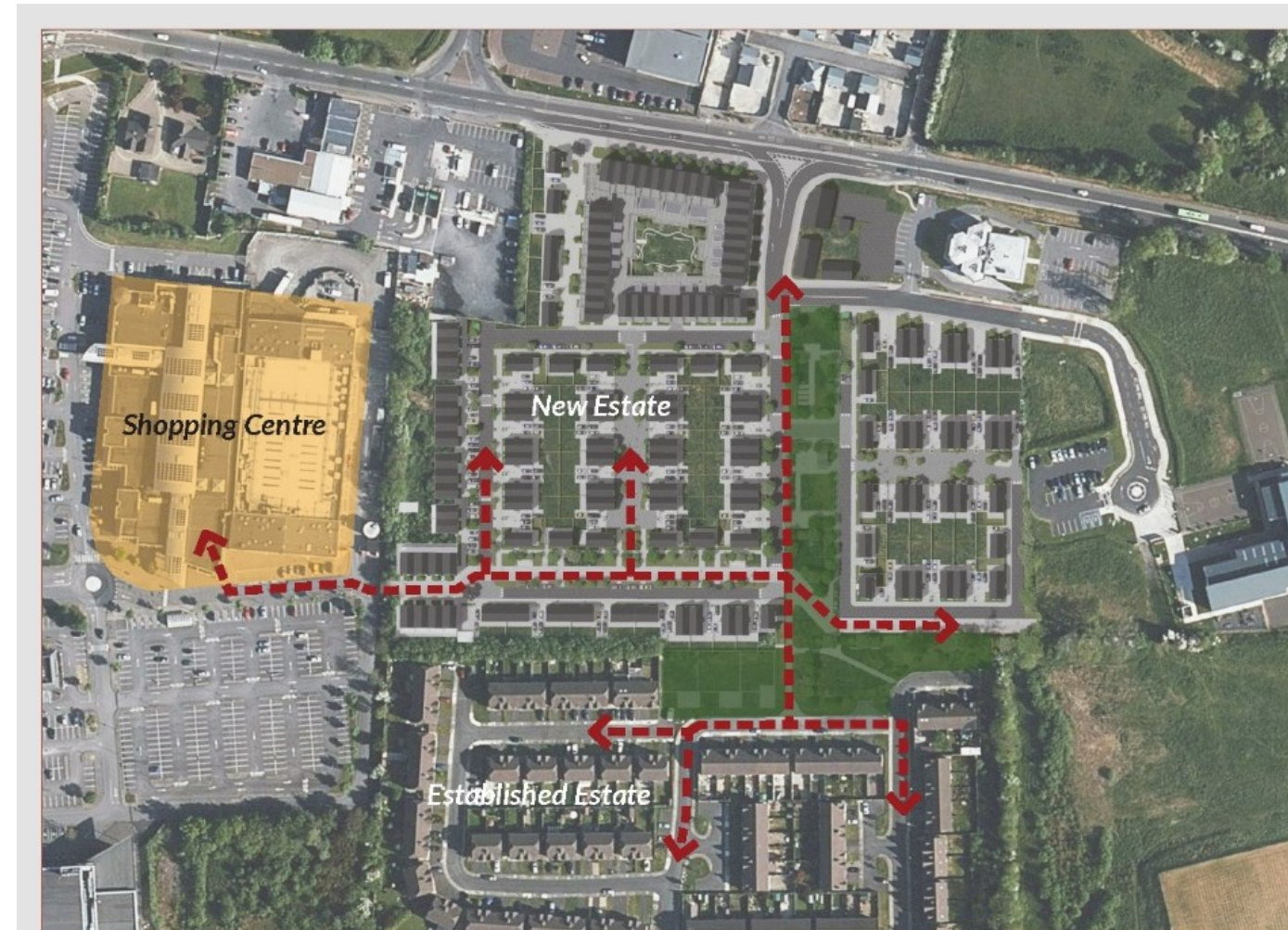
- 15 minute neighbourhood

## Regeneration and Adaptive Reuse

- Carbon savings

## Biodiversity and Climate Mitigation/Adaptation

- Nature based solutions and urban greening



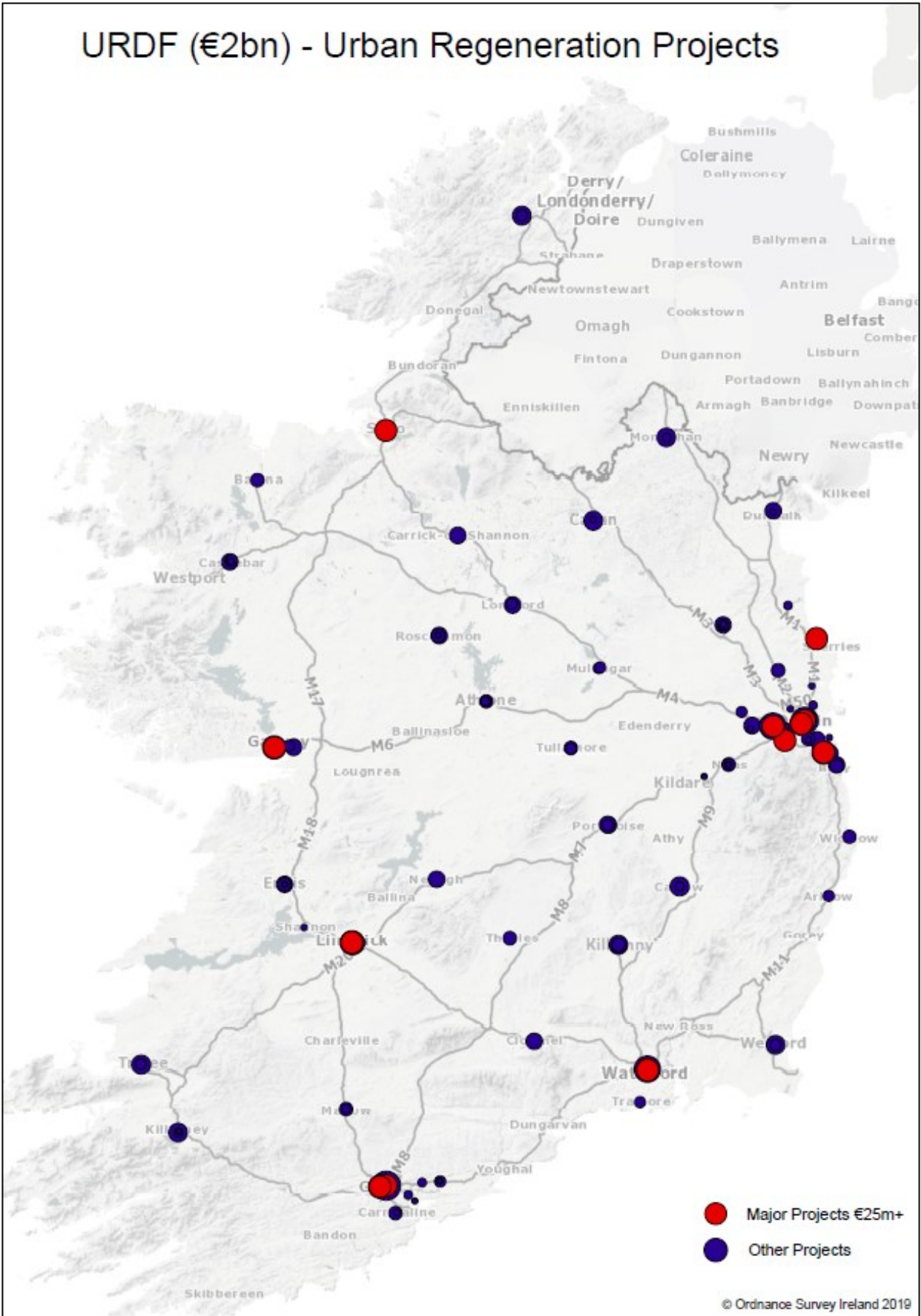


# Investment & Prioritisation



## Urban Regeneration and Development Fund (URDF) - €2bn fund for major settlements

- Call 1: 2018, 89 projects, €312 million
- Call 2: 2021, 45 projects, €1.3 billion
- Call 3: 2023, €150 revolving fund for vacancy





# Investment & Prioritisation



## **Clonburris (SDCC)**

€186m PBC approval in 2022, to support unlocking of land for homes for 23,000 people

## **Cork Docklands (CCC/LDA)**

€353m approval in 2021, to support unlocking of land for homes for 20,000 people



# Delivery at scale - SDZs

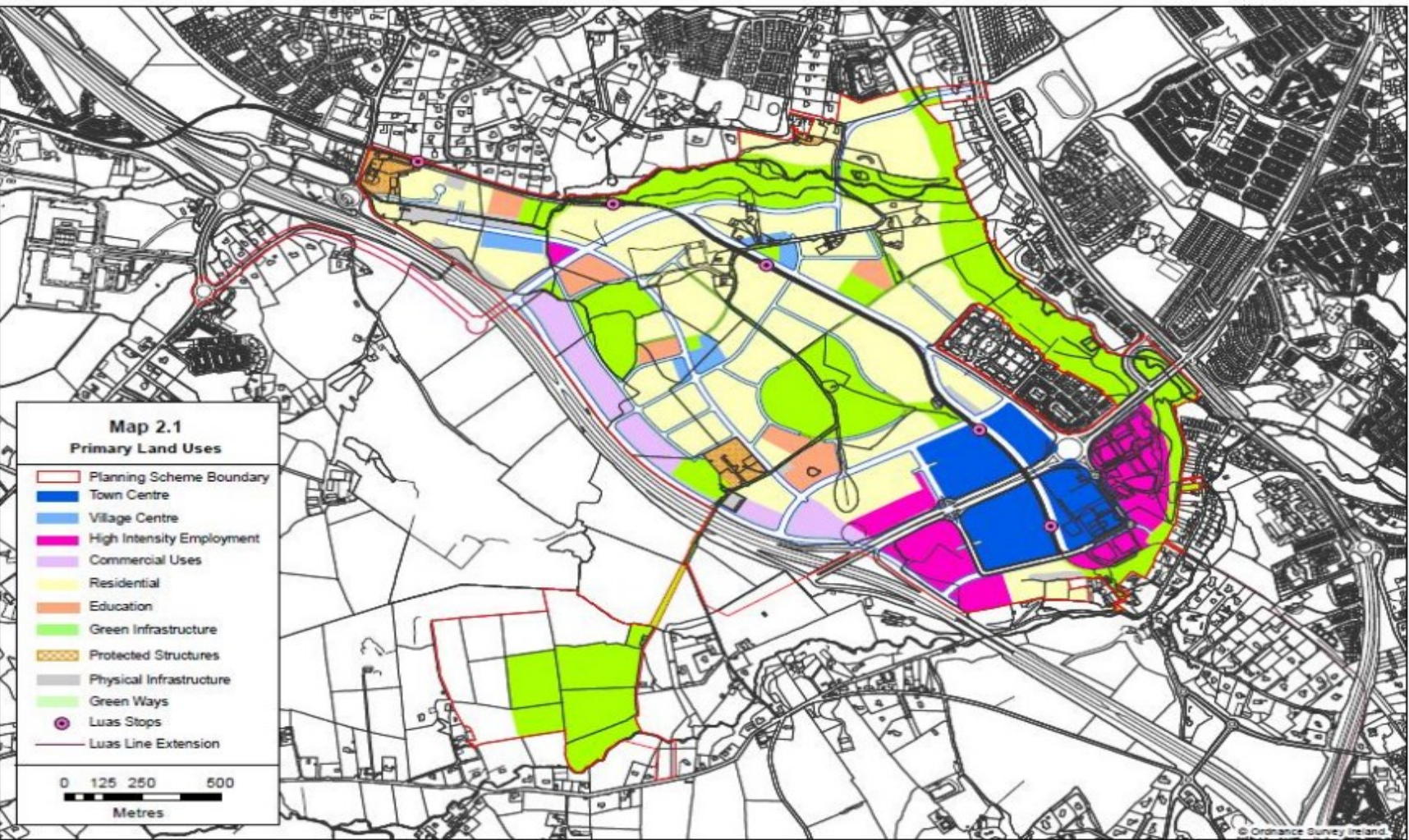


Figure 1.4: Cherrywood Planning Scheme, DLRCC, 2014

## Cherrywood (DLR)



## Adamstown (SDCC)





# Delivery at scale – the future?



**CITY EDGE PROJECT**

High Planning Award 2022  
Shortlisted

**CITY EDGE PROJECT**

Comhairle Contae Átha Cliath Theas  
South Dublin County Council

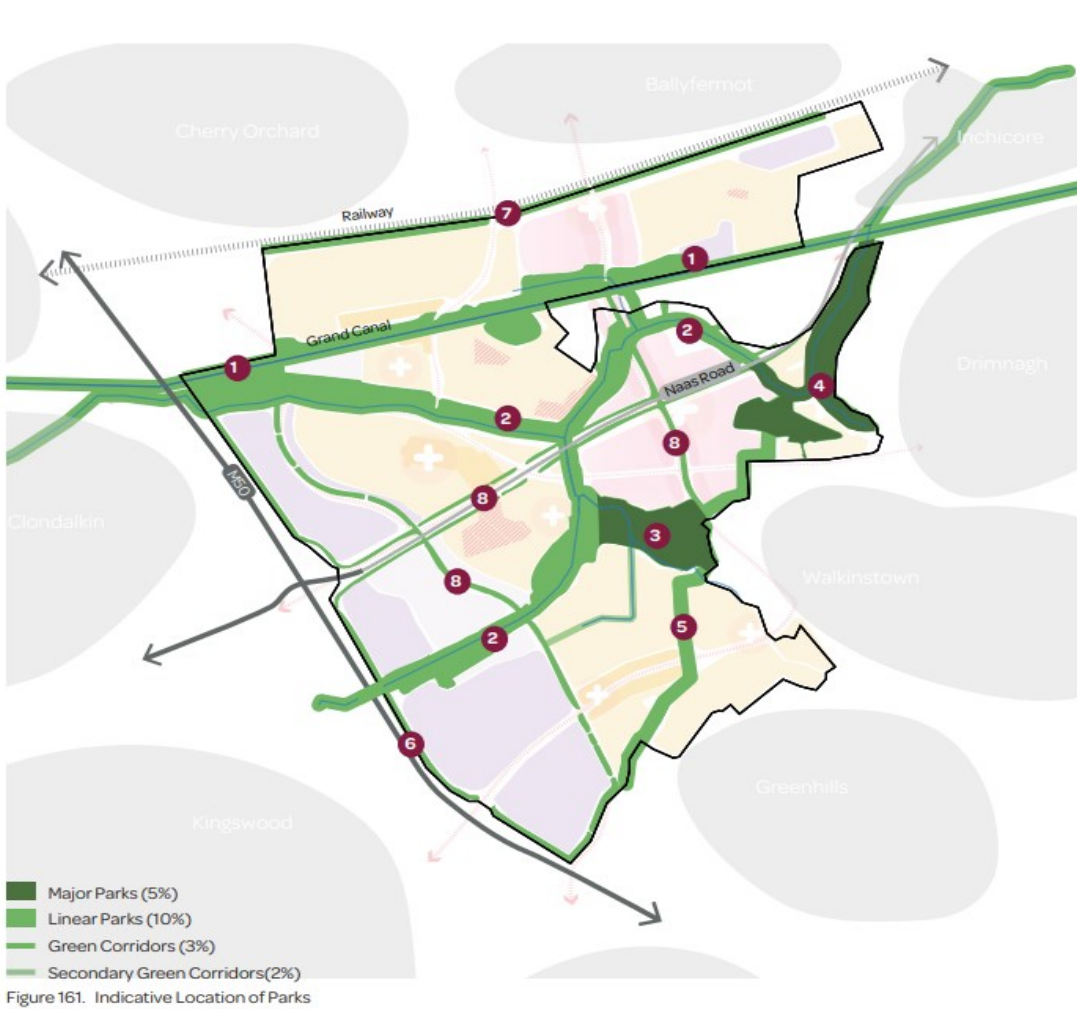
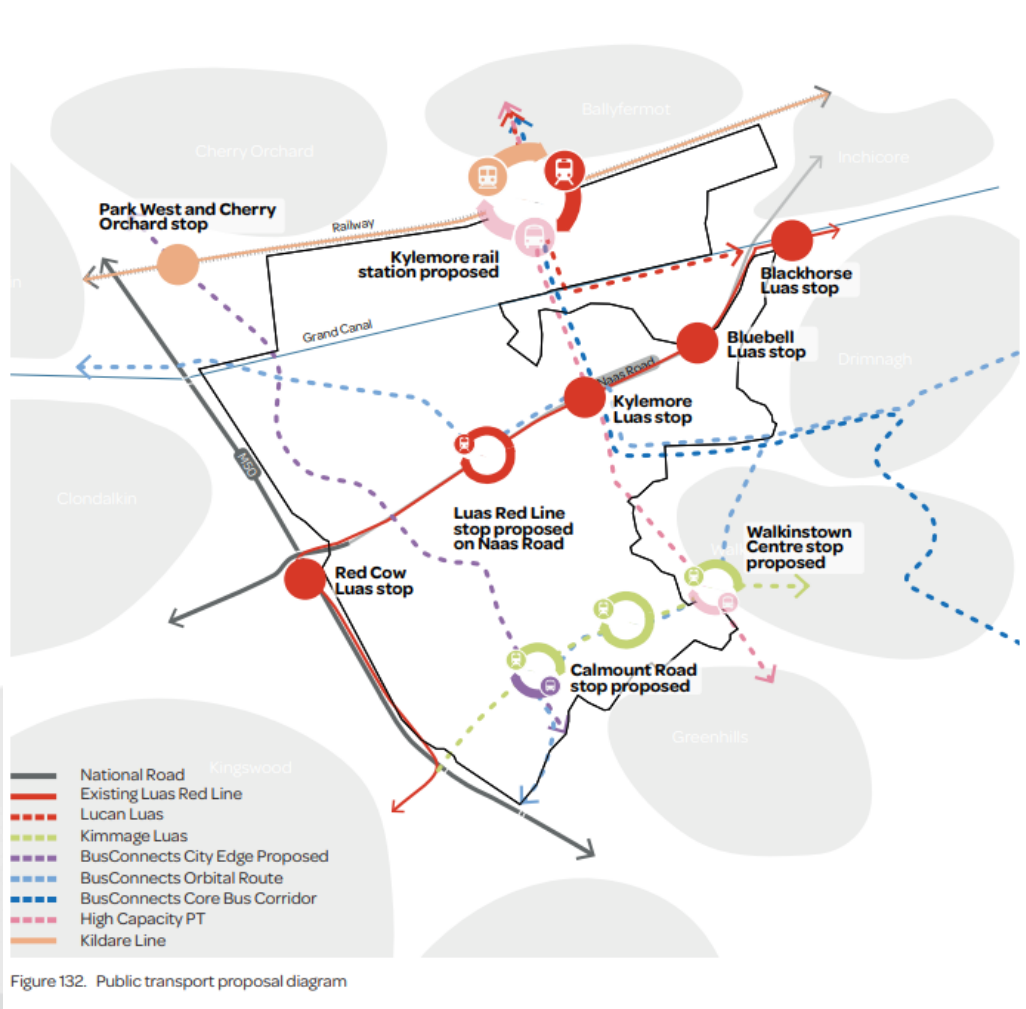
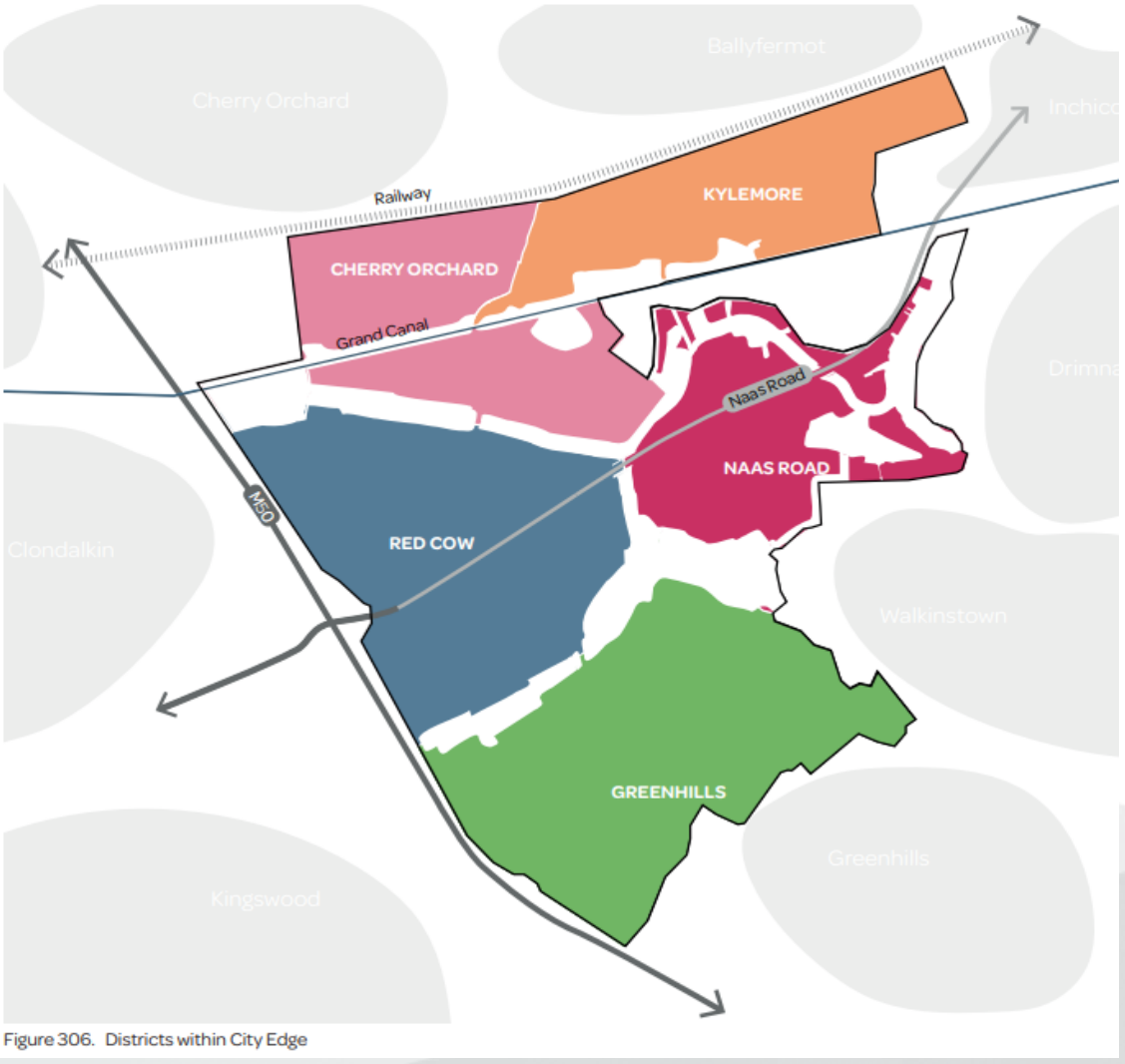
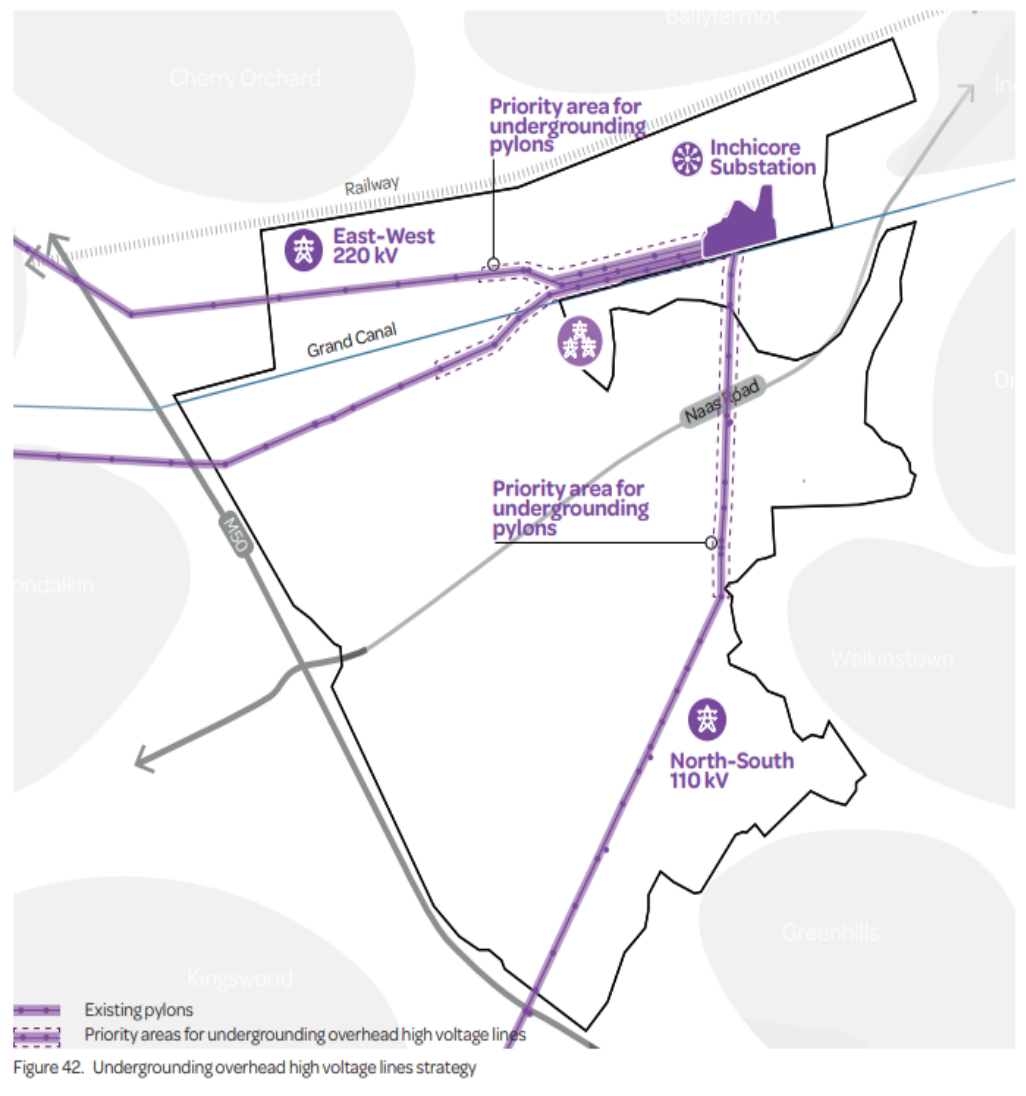
Comhairle Cathrach Bhaile Átha Cliath  
Dublin City Council

Riailtas na hÉireann  
Government of Ireland

Tionscadal Éireann  
Project Ireland  
**2040**

AUGUST 2022

Strategic Framework







An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta  
Department of Housing,  
Local Government and Heritage

**Thank You**