



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



Oifig an Aire  
Office of the Minister

10 June, 2015

Mr. Paul Reid  
Chief Executive  
Fingal County Council  
County Hall  
Main Street, Swords  
Co. Dublin

Dear Chief Executive,

We are writing to you today, and to each of the chief executives of the other Dublin local authorities, in the context of your role in preparing and finalising the development plans for your area.

As you will be aware, the availability and affordability of housing is the key planning issue facing Dublin and other key urban areas around the country.

The Development Plan sets the overall policy framework for the delivery of housing and together with wider market conditions, the availability of land and finance and the capacity of the housing sector, is a key instrument to influence housing supply.

Our Department's analysis and that of the Dublin Housing Supply and Co-ordination Task Force is that the supply of land is sufficient to meet immediate requirements. Consequently it is considered that proposals to zone any additional residential land will have to be strongly evidentially grounded and consistent with core strategies.

The present indications are that to meet rising demand and address recent undersupply, the level of house-building in Dublin needs to at least double from the 3000 or so new homes that were built in 2014.

In that context, viability is crucial and with market indications and industry sources pointing to the fact that viability of new housing construction in Dublin is in a fragile if improving condition, it is absolutely essential that the development plan and its requirements in relation to housing place viability and early delivery as a top priority.



Your development plan preparation processes are at an early stage and we would urge you to focus the plan making process around practical measures that can be adopted to boost housing supply and ensure good quality housing in suitable locations are available at prices that people can afford to buy and that investors find attractive to develop for the rental market.

Increasing supply is at the heart of addressing the range of housing issues we face today including addressing homelessness.

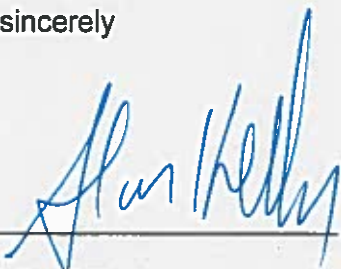
Viability of new development and therefore supply, will be placed at risk by insertion of unreasonable or excessive requirements in relation to the standard of housing or ancillary services and facilities that, in turn, impact adversely on the economic viability of commercial investment in and deliverability of new housing development over the plan period.

We would urge you to pay very close attention to the impacts of development plan requirements on the viability of new development through rigorous economic and regulatory impact assessment and analysis of any new or existing development plan standards that are above relevant national minimum requirements. This approach would support our Department's efforts in tackling impediments and barriers to increased supply.

Our Department officials are currently examining interactions between development plan requirements and the viability aspects of new housing provision with a view to informing our statutory roles in the development plan process.

We would request that you give due consideration to the matters above in your deliberations on the development plan process.

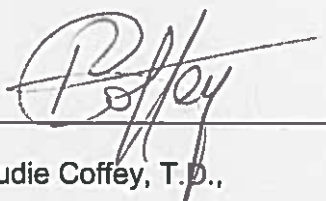
Yours sincerely



Alan Kelly, T.D.,

Minister for the Environment,  
Community and Local Government

Yours sincerely



Paudie Coffey, T.D.,

Minister for Housing, Planning and  
Co-ordination of Construction 2020

cc Director, Eastern and Midlands Regional Assembly