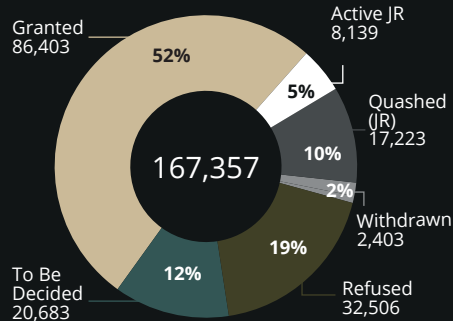


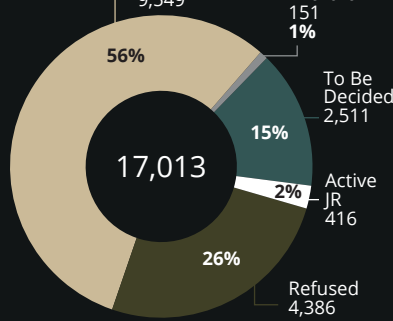
STRATEGIC HOUSING DEVELOPMENT (SHD) PLANNING STATS

SHD APPLICATIONS

2018 - 2023

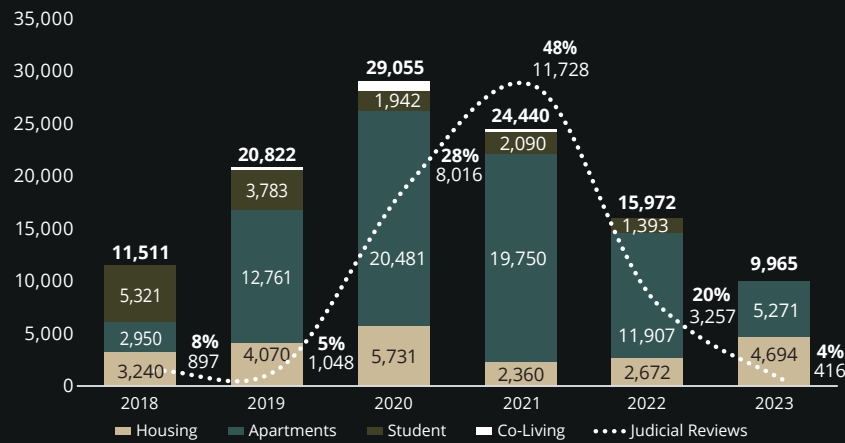


2023



- There are 55 Nr. SHD schemes (20,683 units) yet to be decided upon by ABP. These 55 schemes are on average **488 days** late at the end of '23.
- The 55 schemes were due to be assessed by ABP since between Feb 2022 and Jan 2023.
- Of the 55 schemes, 25% are housing, 69% are apartments and 6% are student.
- SHD permissions counted for 9,965 units in 2023, 416 which are subject to JR.
- Refusal rate in 2023 higher than average (26% vs. 19%).

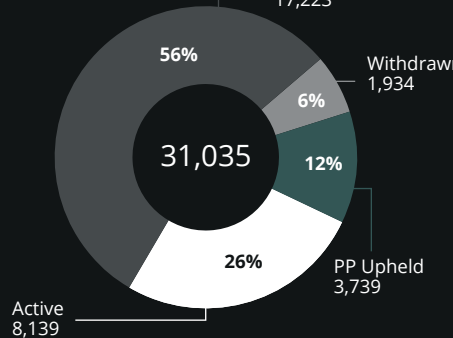
SHD PERMISSIONS



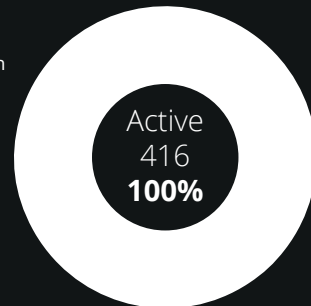
- The SHD process ceased from 25th February 2021.
- The % of JR's has fallen again this year - now down from a high of 48% in 2021 to 4% in 2023.
- Preference given to housing over apartments: 47% of granted permissions in 2023 are for houses compared to average of 19% for previous years.
- 1,280 student beds waiting since 2022 for decision; no student schemes decided on in 2023.

SHD JUDICIAL REVIEWS

2018 - 2023



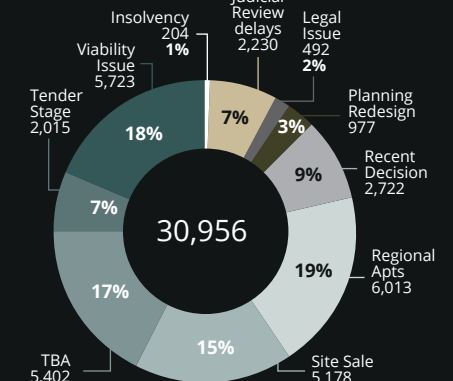
2023



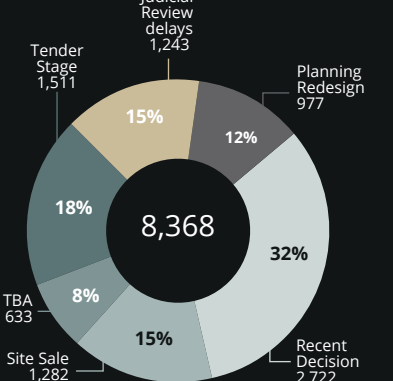
- There are 30 Nr. SHD schemes (8,139 units) held up in JR's yet to be ruled upon by courts.
- Of the 30 schemes, 21% are housing, 76% are apartments and 3% are student.
- 3 of the 30 schemes (665 units) have reapplied under the standard section 34 planning route, and 1 scheme (255 units) used a previous planning permission to avoid the JR delaying the project.
- Only 2 housing schemes (416 units) are subject to JR in 2023.
- Of the 17,223 units quashed, 9,290 reapplied again with a new planning application (55% SHD, 32% LRD and 13% standard S.34). Some were subject to JR again and some received permission and majority are still being assessed.

SHD NON-COMMENCEMENTS

2018 - 2023



2023

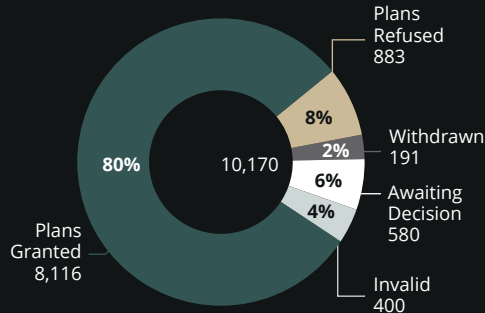


- 87 schemes (30,956 units) have a valid planning permission but haven't started on site.
- Regional apartments, viability issues, site sales, JR delay (i.e. schemes subject to JR, but PP upheld) and recent decisions make up 70% of the delay.
- There are 4,435 student beds yet to commence. Universities and regional schemes make up 43%.

**LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD)
 PLANNING STATS LRD APPLICATIONS**

LRD APPLICATIONS

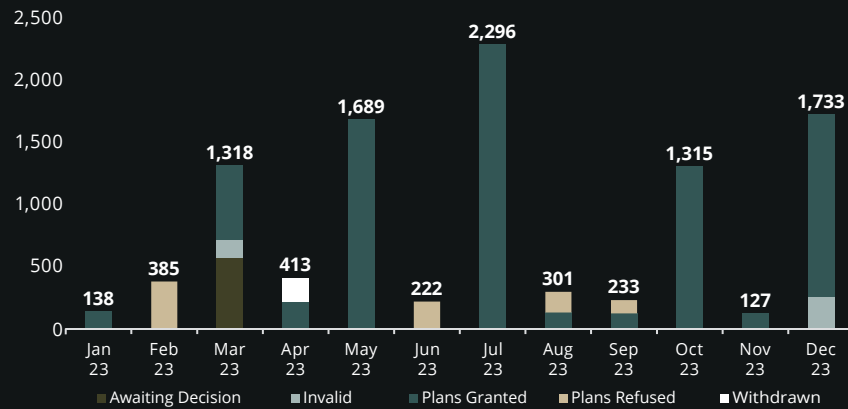
2023



- There were 64 schemes applied for under the LRD system to APB by the end of 2023, 43 of which were to be decided upon in 2023. 98% of the schemes were decided on in time, with some in advance of the APB deadline.
- 79% of the schemes were in the Greater Dublin Area (GDA)
- There are a further 21 schemes to be opined upon by APB by April 2024, which make up 3,371 units. 60% are in the GDA
- 14 of the 29 schemes granted planning were resubmissions from refused permissions or JR'd SHD's.

LRD PERMISSIONS

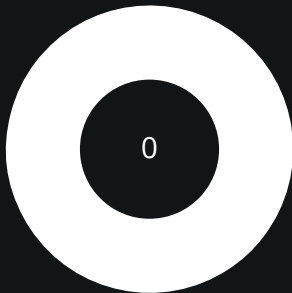
2023



- 43 schemes have been decided on in 2023, resulting in 8,116 units granted permission (there were 9,549 SHD permissions granted in 2023).
- 80% of schemes were granted permission, compared to 52% under the SHD route.
- 8% of LRD schemes were refused compared to 19% in SHD.
- Only one scheme has yet to be decided upon. The scheme has had a difficult planning history with multiple JR's.
- The 10,170 applications comprised 74% apartments, 22% housing and 4% student.

LRD JUDICIAL REVIEWS

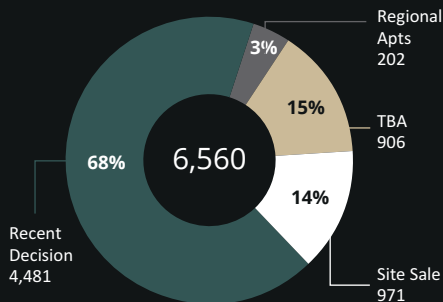
2023



- Of the 8,116 units granted permission, there were no recorded JR's at the end of December 2023.
- There were 7 schemes still within the 8 week JR notice period (where a JR can still be taken) at the end of 2023.
- The 0% JR rate compares with the 4% JR rate for SHD's in 2023 and 28% on average for SHD's from 2018-23.
- The 80% actionable permissions, after JR, compares to 54% under the SHD route.

LRD NON-COMMENCEMENTS

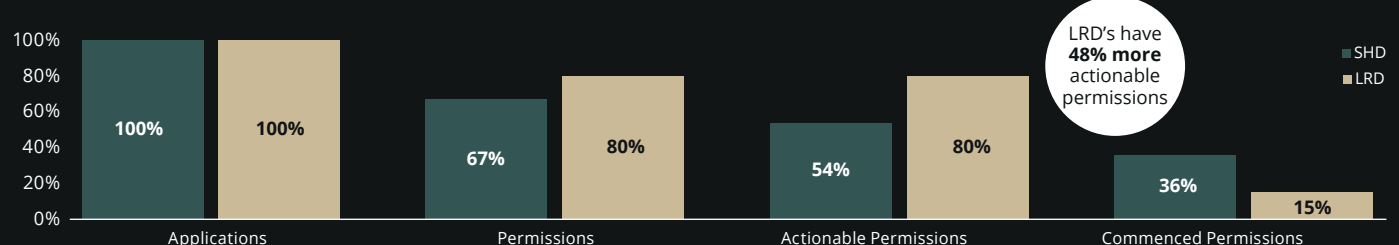
2023



- 22 schemes (6,560 units) have a valid planning permission but haven't started on site.
- The majority of schemes (68%) were granted planning, on average, 84 days prior to Dec 23.
- The TBA % schemes were granted planning between March and May 2023, and are a mixture of housing and apartments.
- The 6,560 units not yet commenced include 17% housing, 77% apartments and 6% student.
- The overall rate of 15% 'commenced permissions' is adversely affected by the high percentage of recent grants. Schemes can take 3-12 months to start a project on site once planning is granted due to design, financing and tendering. Housing has a much quicker lead-in time than apartments.

SHD Vs LRD

2023



LRD's have **48% more** actionable permissions