

# STRATEGIC HOUSING DEVELOPMENT INFOCARD JANUARY 2021

Strategic Housing Development (SHD) is defined under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 as:

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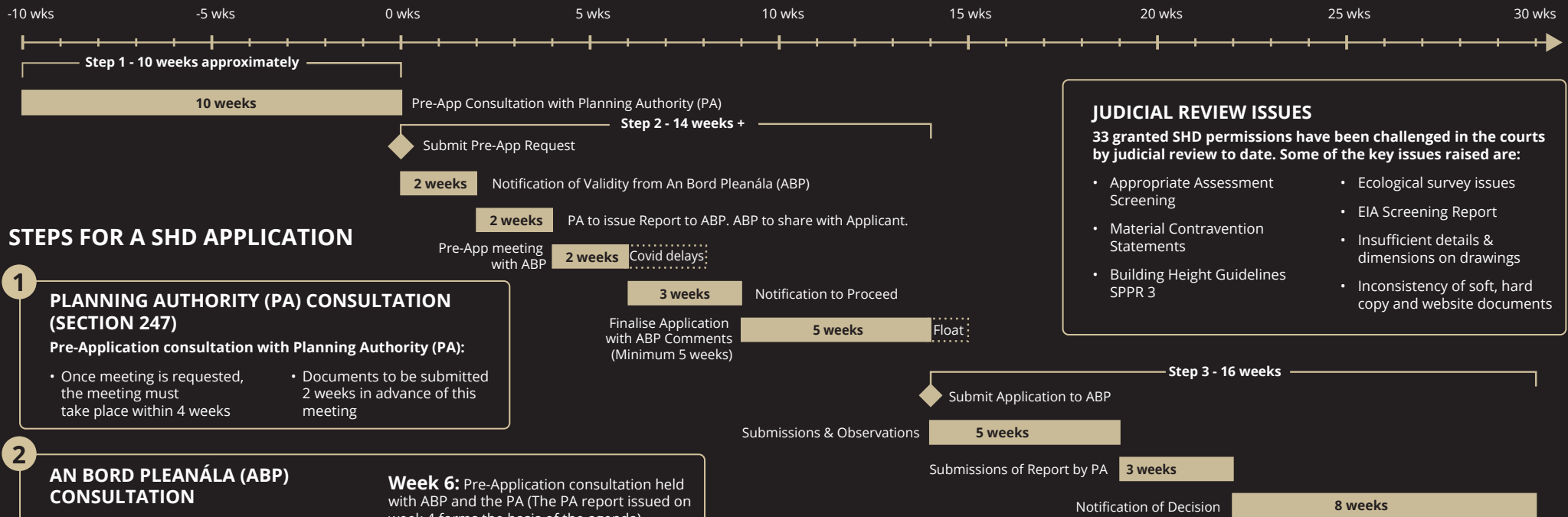
**(a) development of 100 or more houses**
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**(b) development of shared and or student accommodation units which, when combined, contain 200 or more bed spaces**
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**(c) development that includes or contains a mix of houses & shared/student accommodation**
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**(d) alteration of an existing planning permission granted under section 34 (other than under sub-section (3A)) where the alteration relates to SHD**

*Note: Co-Living new applications to cease following ministerial order Nov. 2020*



## STEPS FOR A SHD APPLICATION

**1 PLANNING AUTHORITY (PA) CONSULTATION (SECTION 247)**  
**Pre-Application consultation with Planning Authority (PA):**

- Once meeting is requested, the meeting must take place within 4 weeks
- Documents to be submitted 2 weeks in advance of this meeting

**2 AN BORD PLEANÁLA (ABP) CONSULTATION**  
**To begin as soon as possible after PA Consultation, taking into account comments & feedback and incorporating these into design development. Design needs to be well advanced**

**Week 0:** Submit Pre-Application Consultation Request to ABP (begins 9-week consultation period)

**Week 2:** ABP have 2 weeks to notify whether an application is valid/invalid from date of pre-application lodgement request

**Week 4:** PA have 2 weeks from validation to issue their Report to ABP, which is then circulated to the Applicant

**Week 6:** Pre-Application consultation held with ABP and the PA (The PA report issued on week 4 forms the basis of the agenda). The pre-application consultation meeting must be held within 6 weeks from the date of lodgement of request by the applicant

**Week 9:** Notification from ABP to the applicant on whether the applicant has reasonable basis to make an application (ABP have 3 weeks to furnish their opinion)

**Week 9 -14:** Applicant to finalise application in light of comments received. Potential for timescales to be pushed out depending on ABP comments and status of design. It is important that enough time is allowed for cross checking documents and printing

**3 AN BORD PLEANÁLA PROCESS**

**Week 14:** Submit Planning Application to ABP

**Week 19:** Submissions & Observations by prescribed bodies and the public

**Week 22:** Submission of Report by PA

**Week 30:** Decision issued by ABP no later than 16 weeks from receiving the application

**Week 31:** Parties can apply for a Judicial Review within 8 weeks of ABP Decision

**JUDICIAL REVIEW ISSUES**  
**33 granted SHD permissions have been challenged in the courts by judicial review to date. Some of the key issues raised are:**

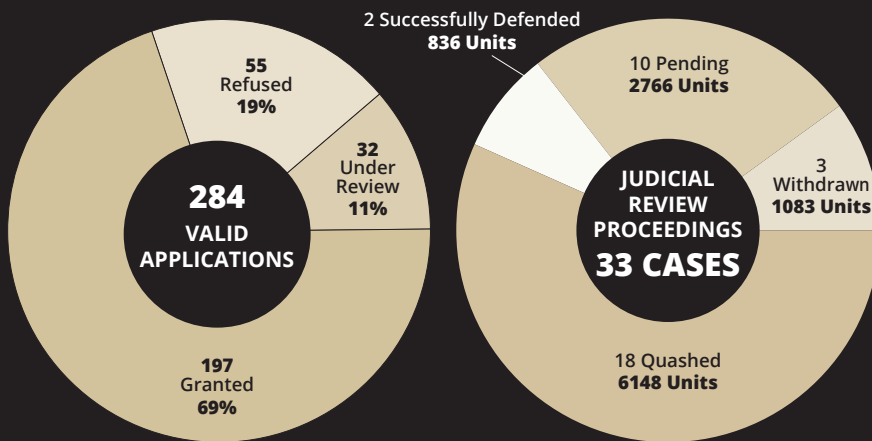
- Appropriate Assessment Screening
- Ecological survey issues
- Material Contravention Statements
- EIA Screening Report
- Building Height Guidelines SPPR 3
- Insufficient details & dimensions on drawings
- Inconsistency of soft, hard copy and website documents

**The SHD Process ceases at the end of February 2022.**  
 To complete an application under SHD a valid Pre-App Request will need to be submitted prior to this date.

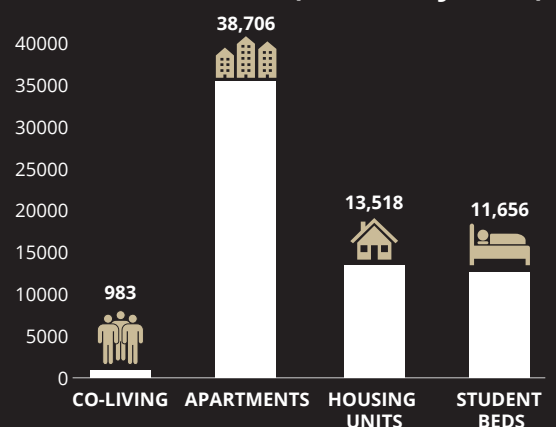
SHD APPLICATION CHECKLIST			
Document	Action Owner	Document	Action Owner
Completed SHD application form	Planning Consultant	Statement of consistency	Planning Consultant
Response to ABP Opinion	Planning Consultant	Landscape & Visual Impact Assessment	VIA Consultant
Copies of the newspaper and site notices	Planning Consultant	Operational Waste Management Plan	Waste Consultant
Planning Report	Planning Consultant	Proposal for Part V compliance (Social and Affordable)	Client/ Planning Consultant
Copy of the Planning Authority & Prescribed Bodies Letters	Planning Consultant	Daylight & Sunlight Analysis	CGI/VIA Consultant
Brief outline of the proposed development	Planning Consultant	Housing Quality Assessment	Architect
CGIs & Verified Photomontages	CGI/VIA Consultant	Archaeology Assessment where required	Archaeologist
Architectural Design Statement	Architect	Conservation Report where required	Conservation Architect
Full set of Architectural plans, drawings & maps	Architect	Landscape Drawings & Landscape Design Statement	Landscape Architect
Location map with details of features in the vicinity	Architect	Wildlife surveys (i.e birds & bats) as required	Ecologist
Engineering Services Report	C&S Engineer	Appropriate Assessment Screening Report	Ecologist
Engineering Drawings & Schedule	C&S Engineer	Sustainability Report	M&E Engineer
Confirmation of feasibility from Irish Water	C&S Engineer	Utilities Report	M&E and C&S Engineer
Traffic and Transport Reports	C&S Engineer	Site Lighting Drawing	M&E Engineer
Draft Construction Management Plan	C&S Engineer / PSDP	Flood Risk Assessment	C&S Engineer
EIAR and/or NIS where required	EIAR/NIS team	Building Lifecycle Report	Asset Manager
Letter of consent from the land owner if required	Client	Estate Management Strategy Report	Asset Manager
The appropriate fee	Client	SHD Application Website	Website Designer
Construction & Demolition Waste Management Plan	Waste Consultant	Legal Covenant for Build to Rent (if required)	Applicant

Note; ABP may notify the prospective applicant at the conclusion of the Pre-App Consultation process that other/additional specified information, beyond that listed above, must be submitted with any application for permission

**KEY STATISTICS (SEP'17 to JAN'21)**



**64,863 UNITS GRANTED UNDER SHD (SEP'17 to JAN'21)**



\*Total units granted include 6,148 units subsequently quashed under JR proceedings

**SCHEDULE OF APPLICATION FEES GUIDE**

HP1	Pre-App Consultation	€1,500	HA3	Submission of NIS	€10,000
HA1A	Housing	€130/unit	HA5	Screening for EIAR	€1,000
HA1A	Student Accommodation	€65/bed	HA6	Screening for AA	€1,000
HA1B	Other Permitted Uses	€7.20/m2*	HA7	Scoping for EIAR	€5,000
HA1C	Alter an Existing Section 34 App	50% of HA1A / HA1B fees	HA8	Scoping for NIS	€5,000
HA2	Submission of EIAR	€10,000	*to a maximum of €32,400		

Note; The total fee cannot be more than € 80,000 for HA1A, HA1B, HA1C, HA2 or HA3 combined.



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