

Chapter 6: Housing – Material Alterations

The following are the proposed material amendments to Chapter 6. It should also be noted that there are a number of consequential amendments to Appendix 11 – Housing Strategy and Interim HNDA arising from Material Amendment 6.1 which are detailed at the end of this document.

Section 6.1 Housing Strategy and Interim Housing Needs Demand Assessment
Section 6.3.2 Housing for Persons with Disabilities and/or Mental Health Issues
Section 6.7.1 Residential Design and Layout
Section 6.7.4 Internal Residential Accommodation
Section 6.7.5 Privacy and Security
Section 6.9.1 Rural Housing Policies and Local Need Criteria

Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
Section 6.1 Housing Strategy and Interim Housing Needs Demand Assessment			
Amendment Ref: 6.1	215	Amend H1 Objective 2	<p>Amend H1 Objective 2 as follows:</p> <p>From:</p> <p>H1 Objective 2: To require that 25% of lands zoned for residential use, or for a mixture of residential and other uses for development of 9 or more units or development of units on land greater than 0.1 hectares (or relevant figures as may be revised by legislation) be reserved for social and affordable housing in accordance with the Urban Regeneration and Housing Act 2015 and the Planning and Development Act 2000 (as amended).</p> <p>To read:</p> <p>H1 Objective 2: To require that 25% 20% of lands zoned for residential use, or for a mixture of residential and other uses for development of 9 5 or more units or development of units on land greater than 0.1 hectares (or relevant figures as may be revised by legislation) be reserved for social and affordable housing in accordance with the Urban Regeneration and Housing Act 2015 Affordable Housing Act 2021 and the Planning and Development Act 2000 (as amended).</p>
Amendment Ref: 6.2	215	Remove H1 Objective 5	<p>Remove H1 Objective 5:</p> <p>H1 Objective 5: To encourage the development of older persons/assisted living accommodation in addition to the percentage requirement in respect of social housing.</p>
Amendment Ref: 6.3	216	Amend H1 Objective 13	<p>Amend H1 Objective 13 as follows:</p> <p>From:</p> <p>Proposals for residential development shall provide a minimum of 30% 3-bedroom units unless it can be demonstrated that:</p> <ul style="list-style-type: none"> • there are unique site constraints that would prevent such provision or

			<ul style="list-style-type: none"> that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA. <p>To read:</p> <p>H1 Objective 13: Proposals for residential development shall provide a minimum of 30% 3-bedroom units, unless it can be demonstrated that a lesser provision may be acceptable where it can be demonstrated that:</p> <ul style="list-style-type: none"> there are unique site constraints that would prevent such provision; or that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socioeconomic, population and housing data set out in the Housing Strategy and Interim HNDA; or the scheme is a social and/or affordable housing scheme <p>Note: Build-To-Rent (BTR) residential developments shall comply with the Sustainable Urban Housing: Design Standards for New Apartments (2020) (or any superseding Section 28 Ministerial Guidelines).</p>
Section 6.3.2 Housing for Persons with Disabilities and/or Mental Health Issues			
Amendment Ref: 6.4	221	Amend H3 Objective 1	<p>Amend H3 Objective 1 as follows:</p> <p>From:</p> <p>H3 Objective 1: To support housing that is designed for older people in residential and mixed-use areas, at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks and public transport.</p> <p>To read:</p> <p>H3 Objective 1: To support housing that is designed for older people persons and persons with disabilities and/ or mental health issues in residential and mixed-use areas, at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks and public transport.</p>

Section 6.7.1 Residential Design and Layout			
Amendment Ref: 6.5	226	Amend to H7 Objective 3	<p>Amend H7 Objective 3 as follows:</p> <p>From:</p> <p>H7 Objective 3: To support the principle of permeability schemes that provide improved connections between housing estates and their surrounds for walking and cycling whilst taking account of anti-social behaviour, and only progressing vehicle permeability schemes where necessary.</p> <p>To read:</p> <p>H7 Objective 3: To support the principle of permeability schemes that provide improved connections between housing estates and their surrounds for walking and cycling whilst taking account of anti-social behaviour, and only progressing vehicle permeability schemes where necessary., having regard to the National Transport Authority's Permeability Best Practice Guide (2015) or any subsequent guidelines, including the provisions relating to permeability schemes and anti-social behaviour.</p>
Section 6.7.4 Internal Residential Accommodation			
Amendment Ref: 6.6	228	Amend H10 Objective 3	<p>Amend H10 Objective 3 as follows:</p> <p>From:</p> <p>H10 Objective 3: To consider the need for housing units to provide enough space to allow for individuals to work from home.</p> <p>To read:</p> <p>H10 Objective 3: To consider the need for housing units to provide enough space to allow for individuals to work from home. To strongly encourage the provision of adequate space to allow for individuals to work from home in housing units, including apartments.</p>
Section 6.7.5 Privacy and Security			

Amendment Ref: 6.7	229	Amend H11 Objective 3	<p>Amend H11 Objective 3 as follows:</p> <p>From:</p> <p>H11 Objective 3: To ensure that private open spaces are enclosed within perimeter blocks behind the building line and that they are subdivided by suitably robust boundary treatments of a sufficient height and composition to provide adequate privacy and security.</p> <p>To read:</p> <p>H11 Objective 3: To ensure that private open spaces are enclosed within perimeter blocks behind the building line and that they are subdivided by suitably robust boundary treatments of a sufficient height and composition to provide adequate privacy and security, where it consists of gardens, are enclosed within perimeter blocks behind the building line and that they are subdivided by suitably robust boundary treatments of a sufficient height and composition to provide adequate privacy and security. In limited circumstances, some discretion may be provided for where the configuration of the space can provide for private and secure space, to a high quality, elsewhere on the site than behind the building line.</p>
Section 6.9.1 Rural Housing Policies and Local Need Criteria			
Amendment Ref: 6.8	234	New Objective under H17 Objective 2	<p>Insert New Objective H17 Objective 2 as follows:</p> <p>To read:</p> <p>H17 Objective 2: To consider persons for a rural house in the RU zone on the basis of their being an intrinsic part of the rural community where such persons have grown up or spent substantial periods of their lives, (12 years), living in the area or have moved away and who now wish to return to reside near to, or to care for, immediate family members and are seeking to build on the family landholding. Immediate family members are defined as mother, father, son, daughter, brother or sister.</p>

Consequential Amendments to Appendix 11 on foot of Amendment Ref: 6.1 (as set out above)

Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
Section 1 Executive Summary			
Consequential Amendment arising from Material Amendment 6.1	Pg6	Amend Section 1	<p>Amend Section 1 as follows:</p> <p>From:</p> <p>This Housing Strategy and Interim HNDA have demonstrated that at least 26% of all new households over the plan period will need State support to pay for house price / rent which is within their means. The 10% requirement under Part V alone is not sufficient to achieve the needs and will be supported by other housing support mechanisms. The findings of the Housing Strategy and Interim HNDA would support an increase in Part V provision, should it be forthcoming in any future legislation.</p> <p>To read:</p> <p>This Housing Strategy and Interim HNDA have demonstrated that at least 26% of all new households over the plan period will need State support to pay for house price / rent which is within their means. The 10% 20% requirement under Part V alone is not sufficient to achieve the needs and will be supported by other housing support mechanisms. The findings of the Housing Strategy and Interim HNDA would support an increase in Part V provision, should it be forthcoming in any future legislation.</p>
Section 3.1 Legislative Context			

<p>Consequential Amendment arising from Material Amendment 6.1</p>	<p>Pg10</p>	<p>Amend Section 3.1</p>	<p>Amend Section 3.1 as follows:</p> <p>From:</p> <p>3.1 Legislative Context</p> <p>The Housing Strategy is a requirement under Section 94 of the Planning and Development act 2000, as amended. The general requirements of the Act are as follows:</p> <ul style="list-style-type: none"> • Have regard to the most recent summary of social housing assessments prepared under section 21(a) of the Housing (Miscellaneous Provisions) Act 2009 that relate to the area of the Development Plan, • Consult with any body standing approved of for the purposes of section 6 of the Housing (Miscellaneous Provisions) Act 1992 in its functional area, and • Have regard to relevant policies or objectives for the time being of the Government or any Minister of the Government that relate to housing and, in particular, social integration in the provision of housing services. • The Housing Strategy also is required to take into account: <ul style="list-style-type: none"> ○ The existing need and the likely future need, alongside the estimated amount of housing: ○ for the purposes of the provision of social housing support within the meaning of the Housing (Miscellaneous Provisions) Act 2009, and ○ housing which is deemed to be affordable housing, ○ the need to ensure that housing is available for persons who have different levels of income, <ul style="list-style-type: none"> ○ the need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the Planning Authority, and including the special requirements of older persons and persons with disabilities, and ○ the need to counteract undue segregation in housing between persons of different social backgrounds.
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			<ul style="list-style-type: none"> ○ Required in the area of the Development Plan during the period of the Development Plan and the estimate may state the different requirements for different areas within the area of the Development Plan. ○ For the purpose of making an estimate, the Planning Authority may exclude eligible persons who own or have previously owned a house. ○ A housing strategy shall provide that as a general policy a specified percentage, not being more than 10 per cent, of the land zoned for residential use, or for a mixture of residential and other uses, shall be reserved under Part V of the Acts for the provision of housing. ○ General policy shall not operate to prevent any person (including a local authority) from using more than 10 per cent of land zoned for residential use, or for a mixture of residential and other uses, for the provision of housing. <p>To read:</p> <p>3.1 Legislative Context</p> <p>The Housing Strategy is a requirement under Section 94 of the Planning and Development act 2000, as amended. The general requirements of the Act are as follows:</p> <ul style="list-style-type: none"> • Have regard to the most recent summary of social housing assessments prepared under section 21(a) of the Housing (Miscellaneous Provisions) Act 2009 that relate to the area of the Development Plan, • Consult with any body standing approved of for the purposes of section 6 of the Housing (Miscellaneous Provisions) Act 1992 in its functional area, and • Have regard to relevant policies or objectives for the time being of the Government or any Minister of the Government that relate to housing and, in particular, social integration in the provision of housing services. <p>The Housing Strategy also is required to take into account:</p> <p>• The existing need and the likely future need, alongside the estimated amount of housing:</p>
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			<p>o for the purposes of the provision of social housing support within the meaning of the Housing (Miscellaneous Provisions) Act 2009, and o housing which is deemed to be affordable housing, • the need to ensure that housing is available for persons who have different levels of income, • the need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the Planning Authority, and including the special requirements of older persons and persons with disabilities, and • the need to counteract undue segregation in housing between persons of different social backgrounds. • Required in the area of the Development Plan during the period of the Development Plan and the estimate may state the different requirements for different areas within the area of the Development Plan. • For the purpose of making an estimate, the Planning Authority may exclude eligible persons who own or have previously owned a house. • A housing strategy shall provide that as a general policy a specified percentage, not being more than 10 per cent, of the land zoned for residential use, or for a mixture of residential and other uses, shall be reserved under Part V of the Acts for the provision of housing. • General policy shall not operate to prevent any person (including a local authority) from using more than 10 per cent of land zoned for residential use, or for a mixture of residential and other uses, for the provision of housing.</p> <p>The Housing Strategy also is required to take into account:</p> <ul style="list-style-type: none"> • The existing need and the likely future need, alongside the estimated amount of: <ul style="list-style-type: none"> ○ Housing for the purposes of the provision of social housing support within the meaning of the Housing (Miscellaneous Provisions) Act 2009, ○ Housing for eligible applicants within the meaning of Part 2 of the Affordable Housing Act 2021, and, ○ Cost rental housing,
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			<p>required in the area of the development plan during the period of the development plan and the estimate may state the different requirements for different areas within the area of the development plan.</p> <ul style="list-style-type: none"> • The need to ensure that housing is available for persons who have different levels of income, • The need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the Planning Authority, and including the special requirements of older persons and persons with disabilities, and • The need to counteract undue segregation in housing between persons of different social backgrounds. • The existing need and the likely future need for housing, in particular houses and duplexes, for purchase by intending owner-occupiers. <p>Furthermore, the Housing Strategy is required to indicate as a percentage – not being more than 20 per cent – the land to be reserved for the provision of social, affordable and cost rental housing.</p>
Section 7.2 Social Rental Tenancy via the Local Authority			
Consequential Amendment arising from Material Amendment 6.1	Pg63-64	Amend Section 7.2	<p>Amend Section 7.2 as follows:</p> <p>From:</p> <ul style="list-style-type: none"> • Provision of Social Housing under Part V of the Planning and Development Acts 2000 (as amended) While the provision of social housing via traditional Part V mechanism will continue to play a role in the delivery of social housing in SDCC, other delivery channels for social housing are likely to be more significant in terms of their potential to contribute to the social housing targets set out. The statutory context for the provision of social and affordable housing has changed under the Urban Regeneration and Housing Act 2015. The amendments include that there will be a requirement for up to 10% social housing in

			<p>developments that are in excess of nine units. The use of cash payments in lieu of social housing provision is no longer allowed. Provision is made for the transfer of completed units on other land not subject to the planning permission to be provided.</p> <p>To read:</p> <ul style="list-style-type: none"> Provision of Social Housing under Part V of the Planning and Development Acts 2000 (as amended) While the provision of social housing via traditional Part V mechanism will continue to play a role in the delivery of social housing in SDCC, other delivery channels for social housing are likely to be more significant in terms of their potential to contribute to the social housing targets set out. The statutory context for the provision of social and affordable housing has changed under the Affordable Housing Act 2021 and the Government's Housing for All plan. the Urban Regeneration and Housing Act 2015. The amendments include that there will be a requirement for up to 20% - minimum 10% Social and up to 10% Affordable (inclusive of cost rental) – for housing development that are in excess of four units. 10% social housing in developments that are in excess of nine units. The use of cash payments in lieu of social housing provision is no longer allowed. Provision is made for the transfer of completed units on other land within the County, not subject to the planning permission, to be provided.
Section 7.6 Delivery and Targets			
Consequential Amendment arising from Material Amendment 6.1	Pg69	Amend Section 7.6 (Including Table 55)	<p>Amend Section 7.6 third paragraph page 69 as follows:</p> <p>From:</p> <p>Unlike the previous Development Plan, the Council has a significant pipeline of projects on Council owned land to deliver homes over the plan period in combination with Council Stock turnover and Capital Assistance Scheme. Part V requirements of the Planning and Development Acts, at 10%, form a key part of the social housing delivery in combination with RAS/Leasing/HAP which all form part of providing accommodation to households.</p>

Based on the above, and the remaining allocation set out under the Core Strategy of 17,817 units up to 2028, the following table sets out a breakdown of delivery to provide on the existing and projected housing needs of 8,415 units.

The estimated breakdown on how the social housing requirement will be met by this Housing Strategy and Interim HNDA is set out under Table 55. The figures set out are taken at a point in time during the preparation of the Strategy and have potential to change as needs arise and changes within Government Housing policy. As such, the figures listed in the table below may be subject to change as part of the mandatory two-year review process.

Table 55: Projected Housing Requirement 2022 - 2028

Description	Households
Total Social Household Need – 2021 - 2028	8,415
Council Stock Turnover	900
Build programme delivering social units	3,300
RAS/Leasing/HAP	3,155 – 5,000
Capital Assistance Scheme	120
Part 5 (10% of Private Housing)	940
Private Housing	9,402
Total	17,817

To read:

Unlike the previous Development Plan, the Council has a significant pipeline of projects on Council owned land to deliver homes over the plan period in combination with Council Stock turnover and Capital Assistance Scheme. Part V requirements of the Planning and Development Acts, at **10%** **20%**, form a key part of the social housing delivery in combination with RAS/Leasing/HAP which all form part of providing accommodation to households.

Based on the above, and the remaining allocation set out under the Core Strategy of **17,817** **15,576** units up to 2028, the following table sets out a breakdown of delivery to provide on the existing and projected housing needs of 8,415 units.

The estimated breakdown on how the social housing requirement will be met by this Housing Strategy and Interim HNDA is set out under Table 55. The figures set out are taken at a point in time during the preparation of the Strategy and have potential to change as needs arise and changes within Government Housing policy. As such, the figures listed in the table below may be subject to change as part of the mandatory two-year review process.

Table 55: Projected Housing Requirements 2022 – 2028

Description	Households
Total Social Household Need – 2021 - 2028	8,415
Council Stock Turnover	900
Build programme delivering social units	3,300 3,104
RAS/Leasing/HAP	3,155 – 5000 2,859 - 5000
Capital Assistance Scheme	120
Part S (10% of Private Housing)	940
Part V (20%) <ul style="list-style-type: none"> Social – minimum 10% Affordable (inclusive of cost rental) – up to 10% 	1,432
Private Housing	9,402 7,161
Total	17,817 15,576

Section 8.1.1 Housing Need

Consequential Amendment arising from

Pg70

Amend Section 8.1.1

Amend Section 8.1.1 Housing Need first paragraph as follows:
From:

<p>Material Amendment 6.1</p>			<p>This Housing Strategy and Interim HNDA has demonstrated that at least 26% of all new households over the plan period will need State support to pay for house price / rent which is within their means. The 10% requirement under Part V alone is not sufficient to achieve the needs and will be supported by other housing support mechanisms. The findings of the Housing Strategy and Interim HNDA would support an increase in Part V provision, should it be forthcoming in any future legislation.</p> <p>To read: This Housing Strategy and Interim HNDA has demonstrated that at least 26% of all new households over the plan period will need State support to pay for house price / rent which is within their means. The 10% 20% requirement under Part V alone is not sufficient to achieve the needs and will be supported by other housing support mechanisms. The findings of the Housing Strategy and Interim HNDA would support an increase in Part V provision, should it be forthcoming in any future legislation.</p>
<p>Section 8.2 Implementation of the Housing Strategy and Interim HNDA</p>			
<p>Consequential Amendment arising from Material Amendment 6.1</p>	<p>Pg71</p>	<p>Amend Section 8.2</p>	<p>Amend Section 8.2 paragraphs 1-4 as follows:</p> <p>From:</p> <p>8.2 Implementation of the Housing Strategy and Interim HNDA The Housing Supply aspect of the Housing Strategy and Interim HNDA proposes a series of policy measures aimed at addressing the requirements under Social Housing and ensuring that new development provide the mix and tenure options for current and future populations. A ten per cent social housing requirement will be applied in relation residential development or proposals where a mixed-use development, including residential is proposed on any zoning in the County. The Planning Authority will review the Part V requirements contained in this Plan if the legislation underpinning this requirement is amended.</p> <p>It is worth noting that Minister for Housing, Local Government and Heritage published the Affordable Housing Bill in January 2021 which provides for the introduction of three new schemes delivering on the Programme for Government commitment to put affordability at the heart of the housing system and prioritise the increased supply of affordable homes. These schemes will see:</p>

			<ul style="list-style-type: none"> • Local authorities deliver affordable homes for purchase on their lands for the first time in more than a decade. • A new Affordable Purchase Shared Equity scheme where the State would provide equity support to households seeking to purchase homes in the private market but unable to secure the full mortgage to do so. • The introduction of a new form of tenure in ‘Cost Rental’. This legislation will provide the basis for the first 400 Cost Rental homes in the State which will be delivered in 2021 with many more in the pipeline in the years thereafter. <p>Following the publication and enactment of the above into law, the Council shall review this Housing Strategy and Interim HNDA and update, as deemed appropriate.</p> <p>To read: 8.2 Implementation of the Housing Strategy and Interim HNDA The Housing Supply aspect of the Housing Strategy and Interim HNDA proposes a series of policy measures aimed at addressing the requirements under Social Housing and ensuring that new development provides the mix and tenure options for current and future populations.</p> <p>A ten per cent A twenty percent (20%) social housing requirement will be applied in relation to residential development or proposals where a mixed-use development, including residential is proposed on any zoning in the County under Part V of the Planning & Development Act 2000 as amended. The Planning Authority will review the Part V requirements contained in this Plan if the legislation underpinning this requirement is amended.</p> <p>It is worth noting that Minister for Housing, Local Government and Heritage published the Affordable Housing Bill in January 2021 which provides for the introduction of three new schemes delivering on the Programme for Government commitment to put affordability at the heart of the housing system and prioritise the increased supply of affordable homes. These schemes will see:</p> <ul style="list-style-type: none"> • Local authorities deliver affordable homes for purchase on their lands for the first time in more than a decade.
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			<ul style="list-style-type: none">• A new Affordable Purchase Shared Equity scheme where the State would provide equity support to households seeking to purchase homes in the private market but unable to secure the full mortgage to do so.• The introduction of a new form of tenure in 'Cost Rental'. This legislation will provide the basis for the first 400 Cost Rental homes in the State which will be delivered in 2021 with many more in the pipeline in the years thereafter. <p>Following the publication and enactment of the above into law, the Council shall review this Housing Strategy and Interim HNDA and update, as deemed appropriate.</p> <p>An additional obligation to provide for affordable and cost rental homes was introduced under the Affordable Housing Act 2021 and facilitates the 'Housing for All Plan – A new Housing Plan for Ireland', in delivering the Programme for Government commitment to put affordability at the heart of the housing system and prioritise the increased supply of affordable homes. The Housing for All Plan see the introduction of:</p> <ul style="list-style-type: none">• A new Local Authority-led Affordable Purchase Scheme where Local Authorities, working with delivery partners, will play a central role in the planning and provision of affordable homes through a new Affordable Purchase Scheme. The provisions of this scheme have been placed on a statutory basis in the Affordable Housing Act 2021.• A new shared-equity First Home Scheme where the State and participating banks will jointly support first-time buyers on moderate incomes to buy a new home.• A new form of tenure in 'Cost Rental' where the rent will be based on the cost of provision rather than on profit maximisation. <p>Housing for All also introduces incentives and measures to bring vacant and derelict properties back into residential use.</p>
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