



IRISH PLANNING INSTITUTE

Institiúid Pleanála Na hÉireann



Planning and MMC

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Presentation Outline

- Introduction to the Irish Planning Institute
- Planning reform considerations
- Planning issues around MMC



About the Irish Planning Institute



Founded

Established in **1975**, the **Irish Planning Institute** is an all-island professional body representing professional planners engaged in physical, spatial and environmental planning



Mission

Our **mission** is to advance planning in the interest of the common good by serving, improving and promoting the planning profession – we aim to further planning and support planners



Membership

With over 1,000 members, we are a network of planners practicing across Ireland and overseas. Members work in local government, agencies, central government, An Bord Pleánala, in academia, for developers and in private practice



About the Irish Planning Institute



Inspects and accredits planning courses

IPI accreditation of a course indicates that the standard of education received has provided the person with the necessary skills to undertake a career as a planning professional. We currently accredit programmes in TU Dublin, UCC, UCD



Representing the Profession

IPI represents planners on bodies such as the Planning Advisory Forum, Ministerial Action Plan on Planning Resources and Planning and Development Act 2024 implementation groups, DHLGH's Standardised Design Approaches Study Steering Group, DPENDR'S Construction Sector Group and the OPR's National Planning Knowledge Group and is regularly invited to give evidence to Oireachtas Committees



International Recognition

IPI is a member of the European Council of Spatial Planners (ECTP-CEU), has mutual recognition agreements with sister institutes in New Zealand and Australia and is a Member of the Global Planners Network (GPN)



The Irish Planning System

Key features of the planning system

- Hierarchical structure of frameworks and plans from the National Planning Framework to Local Area Plans
- 3 Regional Strategies, 31 City and County Development Plans, 300+ Local Area Plans
- Applications to Local Authorities except for Strategic Infrastructure
- C. 30,000 planning applications a year
- Almost 9 in 10 applications granted
- Approximately 7% of local authority decisions appealed to An Bord Pleanála
- Rising invalidation rates – 20.5% in 2023, up from 16.4% in 2019 (and as high as 36% in Carlow in 2023)





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600

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200

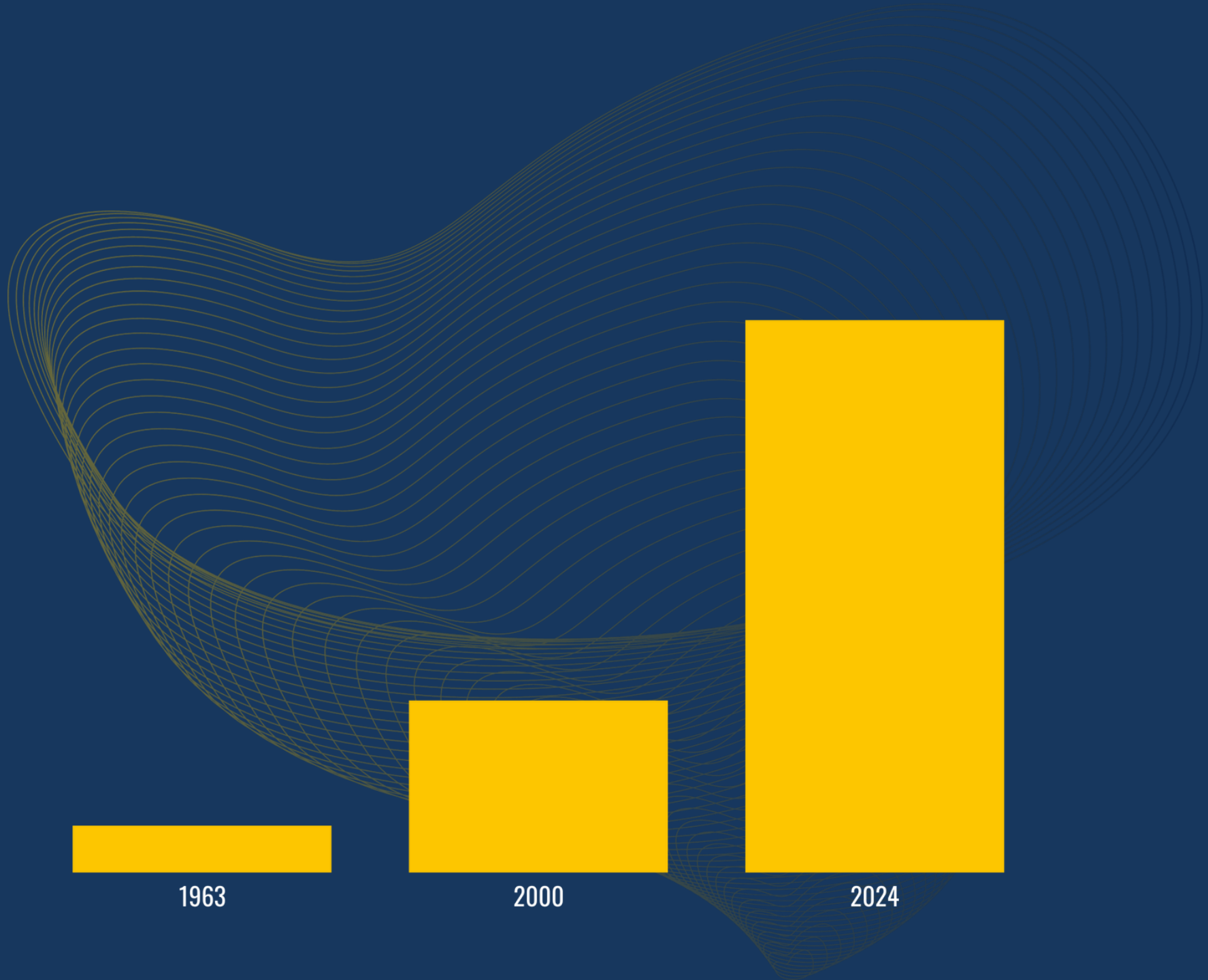
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1934

1963

2000

2024





Planning reform

Key aspects of the Planning and Development Act 2024

- 10 year development plans
- Introduces timelines for decisions
- Makes changes to Judicial Review
- Restructures An Bord Pleanála as An Coimisiún Pleanála
- UDZs to replace SDZs
- Changes to Ministerial Guidance

Implementing the Planning and Development Act 2024

- Identified as a key action in the Programme for Government
- Will take a number of months to commence – current Act remains in place until then
- Resourcing issues will impact on its success unless addressed
- Forthcoming consultation on Exempted Development regulations and revision of the National Planning Framework

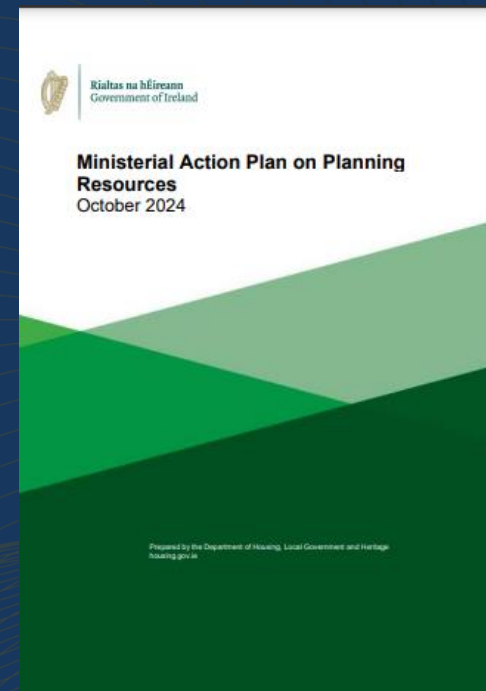




Planning reform

Resourcing issues

- Significant shortages of planners in the Public, Private and Semi State Sectors
- Recognition of the issue through the publication of a Ministerial Action Plan on Planning Resources in October 2024
- Includes action around Innovation and Efficiency which may provide opportunities for MMC





Planning and MMC

Opportunities

- Densification and compact growth – increased housing targets in the revised NPF, emphasis on Transport Orientated Development, 50% of homes within built up footprints of cities
- Greater understanding of how conditions attached to a planning permission might impact on MMC (2022 OPR Practice Note lists 100+ sample conditions which may be attached to different types of development and should be MMC-proofed)
- Opportunity for greater consideration of MMC in pre-planning
- Role for the Institute in increasing awareness of MMC issues with members and through the accreditation of planning programmes at third level
- How can MMC support the IPI in bridging knowledge gaps and show MMC will delivery quality places?



Planning and MMC

Challenges

- How to deliver policy coherence across housing, MMC, plans at various tiers of the hierarchy
- Every site will have its own specific challenges arising from topography, ground conditions, heritage considerations etc.
- Standardisation should not mean no variation – maintaining character and implications of aesthetic/visual finish preferences across local authorities (e.g. if brick or stonework finishes are conditioned for coherence)
- Potential implications of split decisions for MMC (where permission is granted subject to the omission of some elements)
- Interaction of planning and building regulations with regards to building heights
- High level of one-offs an impediment to standardisation

Thank You



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