



**AN BILLE RIALTAIS ÁITIÚIL (PLEANÁIL AGUS
FORBAIRT) (LEASÚ) (UIMH. 2), 1999
LOCAL GOVERNMENT (PLANNING AND
DEVELOPMENT) (AMENDMENT) (NO. 2) BILL, 1999**

EXPLANATORY AND FINANCIAL MEMORANDUM

Background

The Bill arises from the Government's Planning and Development Bill, 1999. That Bill *inter alia* requires the adoption by planning authorities of housing strategies which will include provision for reservation of up to 20 per cent. of housing developments for social and affordable housing. However the Government's Bill will only apply at a distant future date. Following its enactment and commencement, local authorities will have up to one year to commence procedures for adoption of housing strategies with no deadline to conclude those procedures. Hence this Bill seeks to enact the essence of the requirements of that Bill with immediate effect.

Provisions of the Bill

Under *section 1*, all planning authorities will be immediately entitled to impose conditions requiring 20 per cent. of housing development to be reserved for social and affordable housing. This will apply to all applications made on or after the publication of the Bill in draft. Planning authorities will have 6 months to adopt a full housing strategy.

Section 2 provides that a housing strategy will include the 20 per cent. requirement and will seek to address the housing needs of the area to which it relates.

The effect of adoption of such a provision is spelt out in *section 3*. An authority is entitled to require a developer to enter into an agreement concerning the transfer to the local authority of the land concerned for the provision of social and affordable housing. Provision is also made for compensation.

Section 4 enables the provision of affordable housing on such land.

Sections 5 to 9 are technical provisions. *Sections 5* and *6* deal with regulations. *Section 7* deals with expenses. *Section 8* deals with definitions and *section 9* deals with short title, etc.

*Na Seanadóirí Caitlín Ní Mheára, Seosamh Mac Coistealbha agus
Breandán Ó Riain,
Samhain, 1999.*