



An Bille um Pleanáil agus Forbairt (Leasú), 2021
Planning and Development (Amendment) Bill 2021

Meabhrán Mínitheach
Explanatory Memorandum



**AN BILLE UM PLEANÁIL AGUS FORBAIRT (LEASÚ), 2021
PLANNING AND DEVELOPMENT (AMENDMENT) BILL 2021**

EXPLANATORY MEMORANDUM

Purpose of Bill

The purpose of this Bill is to impose certain restrictions in relation to applications for change of use of student accommodation units.

Provisions of Bill

Section 1 deals with student accommodation. This is defined in section 2 of the Planning and Development Act 2000, as amended by section 13 of the Planning and Development (Housing) and Residential Tenancies Act 2016. It means a building or part thereof used or to be used to accommodate students whether or not provided by a relevant provider (within the meaning of Qualifications and Quality Assurance (Education and Training) Act 2012), and that is not for use as permanent residential accommodation or as a hotel, hostel, apart-hotel or similar type accommodation. However, use as tourist or visitor accommodation is permissible outside of academic term times.

Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 now provides for ‘fast-track’ consideration of applications for the development of student accommodation by Bord Pleanála, as strategic housing developments.

The section provides that, where permission is granted for the development of student accommodation, for a period of 15 years from the completion of the development no application shall be made to or granted by the planning authority concerned, or An Board Pleanála, for a change in use of the student accommodation concerned to—

- permanent residential accommodation, or
- a hotel, hostel, apart-hotel or similar type visitor or tourist accommodation.

Section 2 provides for the short title and collective citation and construction of the Bill when enacted.

Senators Rebecca Moynihan, Ivana Bacik, Annie Hoey, Marie Sherlock, Mark Wall, Márta, 2021.