



An  
Bord  
Pleanála

16<sup>th</sup> October 2019

Mr. Pádraig Grant,  
Clerk to the Joint Committee on Housing,  
Planning and Local Government,  
Leinster House,  
Dublin 2.

Your ref: HPLG-i-1117

**Re: Pre-legislative Scrutiny of the General Scheme of the  
Land Development Agency Bill 2019**

Dear Pádraig,

I refer to your letter of 4<sup>th</sup> October, inviting An Bord Pleanála to make a submission to inform the Committee's consideration of the general scheme of the above Bill.

Having considered the General Scheme as published on the Department of Housing, Planning and Local Government's website, we have the following points to make in general support of the proposed legislation.

An Bord Pleanála fully supports the objectives of the Land Development Agency, as set out in Head 8 of the Bill, which prioritise the identification of publicly owned lands which have the capacity to be developed for residential and other purposes, either by themselves or in collaboration with other adjoining developments, in order to further the implementation and realisation of key strategic objectives within the National Planning Framework.

Given the various "compact growth" commitments within the NPF to:

- target at least 40% of future housing development within or close to the existing footprint of built-up areas,
- make better use of under-utilised land, particularly vacant, infill and brownfield lands close to existing services and facilities; and
- create a national regeneration and development agency to drive and coordinate the release of lands for re-development,

the Land Development Agency will have a vital role in establishing mechanisms and collaborative structures to develop suitable public lands and deliver much-needed housing developments within built-up urban cores. It is clear that the lack of a national coordinating body with this remit has limited the potential added value to the State of identifying, and strategically planning for, optimised use of public lands that can act as an anchor and catalyst for wider brownfield re-development. This is particularly the case in respect of residential development that can meet the needs of the wide spectrum of housing need, including social, affordable and private housing, available for both renting and owner occupation. Supporting key Government Departments and Agencies as well as working collaboratively with planning authorities and being able to enter into joint ventures with private sector partners, the LDA can, with sufficient resources of both expertise and capital funding, become the pivotal enabler to regenerate and re-purpose significant, strategically located and under-utilised lands in urban and suburban areas and to stimulate larger-scale redevelopment in tandem with the timely provision of infrastructure and services.

In addition, the establishment of a register of relevant public lands will be an important input to assessing the suitability and serviceability of such lands for development and should be able to inform and assist all planning authorities, including An Bord Pleanála, in assessing the appropriateness and impact of any development proposals received on or close to such public lands in fulfilling local, regional or national planning objectives.

As outlined in Head 9, it is noted that the Land Development Agency is proposed to have powers to act both as facilitator and/or developer of relevant public lands, and may operate as lead developer or in partnership with other public or private bodies in seeking to release the potential of such lands. An Bord Pleanála is fully satisfied that it can engage effectively with the LDA, as it would with any developer or applicant, in facilitating pre-application discussions on strategic housing proposals, in collaboration with the relevant planning authority and other public stakeholders.

I hope that this submission assists the Committee in its deliberations on the General Scheme.

Yours sincerely,



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Dave Walsh  
Chairperson