



Padraig Grant

Clerk to Joint Committee on Housing, Planning and Local Government

Leinster House

Dublin 2 D02 XR20

18 October 2019

**Reference: Observations on general I Scheme of the Land Development Agency Bill**

A Chara

The Irish Planning Institute welcomes this opportunity to make a submission as part of the Committee's Pre Legislative Scrutiny of the General Scheme of the Land Development Agency Bill 2019.

As the largest professional membership body for spatial planners on the island of Ireland, the Irish Planning Institute derives its Membership from Private Sector Planning Consultancies, Developers, Local Authorities, Semi State Organisations, An Bord Pleanála and Central Government. Founded in 1975, the Irish Planning Institute (IPI) is the all-island professional body representing professional planners engaged in physical and environmental planning in Ireland. The Institute's mission is to advance planning by serving, improving and promoting the planning profession for the benefit of the community and the common good.. It is also affiliated to the umbrella body the European Council of Spatial Planners (ECTP-CEU) and has international links with the Planning Institute of Australia (PIA) and the New Zealand Planning Institute (NZPI) and is a member of the Global Planners Network (GPN).

The Institute acknowledges that the Land Development Agency will play a vital role co-ordinating lands in public ownership for more optimal use with a focus on the provision of new homes. In relation to the General Scheme the Institute wishes to make the following observations

1. Clarification is required in terms of the interaction between the Land Development Agency, Local Authorities and the Elected Members of Local Authorities considering land disposal is a reserved function under Section 183 of the Local Government Act 2001
2. The proposed legislation is unclear about the prioritisation of social and affordable housing. The Institute would advocate for clarification in proposed legislation to ensure priority is given to social and affordable housing, thereby ensuring a suitable mixed tenure development of public lands.

3. Further clarification is required in regard to Compulsory Purchase Order (CPO) Powers of the Land Development Agency. The draft legislation does not specifically refer to the CPO Powers of the Agency although this is on record from the Minister in parliamentary questions.
4. The Institute notes that the recent public advertisement campaign for the role of Head of Planning for the Land Development Agency did not stipulate a requirement for a qualified Planner nor current Membership of the Irish Planning Institute or the Royal Town Planning Institute. It is the Institute's position that such senior planning focussed roles in the public sector such as the Head of Planning and other posts should be filled by suitably qualified personnel.
5. Accountability and oversight of the Land Development Agency by the appropriate branches of government are not specified in the draft legislation. The powers of the Agency to raise capital through equity investment and borrowings should be subject to public scrutiny via the appropriate bodies

In summary the Irish Planning Institute recommends that full consideration be given to the points raised above to ensure transparency, effectiveness and efficiency of the Land Development Agency. We are very pleased to have had the opportunity to make this submission and we are happy to provide any further clarification.

Yours sincerely

**Joe Corr MIPI**  
**President 2018/2019**  
**Irish Planning Institute**