

# DRAFT SUSTAINABLE & COMPACT SETTLEMENTS

## GUIDELINES FOR PLANNING AUTHORITIES



# GUIDELINES OVERVIEW

This Briefing Note has been prepared by the Planning team in Savills Ireland. It provides an overview of the Draft Sustainable and Compact Settlements Guidelines for Planning Authorities (the ‘Draft Guidelines’) (August 2023). Submissions on the Draft Guidelines are invited until 5th October 2023.

Several significant changes to development management criteria are proposed to provide for medium density housing models, facilitating greater diversity in housing stock. The Draft Guidelines seek to provide greater flexibility in support of delivering a broader range of housing typologies, with a relaxation of traditional standards for own door housing.

The previous guidelines promoted a three-tiered approach to residential densities. These were:

- up to 35 dwelling per hectare (dph) in smaller towns and villages;
- 35 to 50 dph in outer suburban and greenfield areas of cities and large towns; and
- 50 dph + in more central urban locations and close to public transport.

### The Draft Guidelines propose to expand the number of density bands to comprise:

	CENTRE	URBAN	SUBURBAN/EDGE
<b>Dublin/Cork</b>	100-300 dph	50-250 dph	40-80 dph (+150dph)
<b>Limerick/Galway/Waterford</b>	100-200 dph	50-150 dph	35-50 (+ up to 100dph)
<b>Metropolitan Towns</b>	40-100 dph	40-100 dph	35-50 dph
<b>Regional Growth Centres/Key towns/ Large Towns</b>	40-150 dph	N/A	30-50 dph (+ up to 80 dph)
<b>Small to Medium Towns</b>	Respond to existing context	N/A	25-40 dph
<b>Rural Towns and Village</b>	Respond to existing context	N/A	Respond to existing context



### New Specific Planning Policy Requirements comprise:

- **SPPR1 - Separation Distances:** Minimum separation distances of 16 metres between opposing windows serving habitable rooms above ground floor level shall be provided, reduced from the traditional 22 metres.
- **SPPR2 - Minimum private open spaces standards for houses:** Private Open Space standards would be reduced to 20, 30, 40 and 50 sq. metres for 1, 2, 3 and 4-bed houses respectively.
- **SPPR 3 - Public open spaces:** New residential development include areas of functional public open space that collectively equate to not less than 10% (minimum) of the net site area.
- **SPPR 4 - Car Parking:** Maximum of 1 car parking space per dwelling in city/ neighbourhood centres, 1.5 spaces in “accessible locations”, and 2 spaces per dwelling in intermediate/peripheral locations.
- **SPPR 5 - Cycle Parking and storage:** A general minimum standard of 1 cycle storage space per bedroom should be applied.

Development Plans to be updated to incorporate the Guidelines. Prior to updating of Development Plans, the Guidelines can be applied to individual planning applications.

The Draft Guidelines are accessible [here](#).

Please contact the Planning team at Savills Ireland should you wish to make a submission on the Draft Guidelines.

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