
North Tipperary County Development Plan 2004-2010



Variation Number 5

**To take account of the County Housing Strategy 2009-2016
and amendments to policy HSG 11 Social Affordable Housing
of the County Development Plan 2004-2010**

North Tipperary County Council

19th October 2009

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5.2.5 – Social/Affordable Housing

The North Tipperary County Housing Strategy 2009-2016 projects that despite an increase in the voluntary/co-operative sector, there is a further requirement for significant social and affordable housing units to be provided through Part V of the Planning and Development Act, 2000. The County Housing Strategy 2009-2016 also identifies the need for land-use zoning plans to be prepared for growth centres throughout the County. However, in view of the economic difficulties which the Country is experiencing, together with falling incomes and rising unemployment, it is likely that the numbers on the housing list will rise in the Plan period. In view of the continued rise in the numbers seeking social/affordable housing it is inevitable that much of this requirement will fall on the voluntary and private sector.

The Housing Strategy and policies contained within it will play a significant part in seeking to realise the Settlement Strategy, aiming in particular to ensure that sufficient zoned and serviced lands are available to provide the projected number of households and facilitate the integrated expansion of Key Settlements, which shall include a balance in social composition.

The North Tipperary County Housing Strategy 2009-2016, was prepared during a period of unprecedented change in the housing, construction, employment and income sectors, of not only people in North Tipperary, but at a Country wide level. The objectives of the Strategy were as follows:

- To ensure that adequate land is available to meet the housing needs of the County
- To facilitate the reservation of adequate land for social and affordable housing
- To assist in the formulation of a social housing policy
- To ensure a distribution of housing that reflects the needs of the community and the demands of sustainability
- To ensure that the policies of the Government are reflected in the policies adopted.
- To assist the formulation of relevant planning policies with regard to the provision of housing

The Housing Strategy concludes the following –

1. Housing provision has been strong in the county over the past number of years. However, in line with national and international trends this provision has dropped markedly in the immediate past. Given the volatile nature of the world economic situation at present it is difficult to predict the level of construction in the immediate future.
2. The population of the county will continue to grow at rates beyond those attributable to natural increase alone reflecting a net in-migration to the county. This prediction is made in line with the policies of the National Spatial Strategy and the current regional population predictions of the CSO, the Department of the Environment Heritage and Local Government and the Mid West Regional Authority.
3. The distribution of provision will continue to reflect the overall urban/rural balance of the county
4. The situation regarding the availability of zoned land has improved considerably as has the provision of services in the smaller centres. In most of the major settlements the availability of land should not be an inhibiting factor for the provision of housing
5. Despite the downturn in the housing market and the economy in general, very few houses are likely to come on the market at prices less than €160,000 and those that do will require considerable investment to bring them to an acceptable standard.

6. More than 20% of households will not be in a position to provide dwellings for themselves using the 35% of disposable income rule and using a medium range mortgage product
7. The Housing Authorities will use the full range of available supports for the provision of social and affordable housing.

Policy HSG 11: Social/Affordable Housing

It is the policy of the Council to facilitate the implementation of the County Housing Strategy 2009-2016. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act 2000 as amended: 20% social¹ and affordable² housing will be required on all sites that are zoned for residential or a mixture of residential and other uses.

In some circumstances a financial contribution in accordance with S3 (b)(vi) of the Planning and Development Act 2002 will be accepted in respect of part or all of a Part V requirement. The decision in respect of the appropriate Part V solution will be taken having regard to the need for social/affordable housing in the area, the type of proposed development, and the availability of funding for purchasing.

The Council will engage in discussions with developers/applicants prior to the formal planning process to negotiate details of the operation of Part V in relation to a specific development.

In respect of cluster development in unzoned areas, as identified in Policy HSG 7, the Council will negotiate with developers to secure a minimum of one unit to be available for affordable housing. This will ensure that all sections of the rural community can gain access to rural housing, if so desired.

Where it is proposed that the site be developed for elderly persons' accommodation the proportion of the site relating to this use shall be considered to have provided 20% for social or affordable housing. This is to encourage the development of these types of residential units. It should result in "empty nesters", particularly the elderly, having the choice that will enable them to vacate larger units for units more appropriate in size to accommodate their current needs³.

The applicant / developer shall be required to submit details supporting the appropriateness of the design and layout proposed and details of the management of the proposed scheme. Regard should be had to Quality Housing for Sustainable Communities Design Guidelines 2007 and the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities 2008 and its accompanying Urban Design Manual

Policy HSG11A: Reservation of Land for the Provision of Social and Affordable Housing

It is the policy of the Council, as required under Section 95 of the Planning and Development Acts, 2000-2006, that 20% of all land zoned for residential use and/or residential and other uses, shall be reserved for the provisions of housing for the purposes of either or both of the following:

- Housing for persons referred to in Section 9(2) of the Housing Act, 1988;
- Affordable housing (as defined in Section 93 of the Planning and Development Acts, 2000-2006)

¹ Housing for persons referred to in section 9(2) of the Housing Act, 1988.

² Housing or land made available in accordance with section 96(9) or (10), for eligible persons.

³ Maximum site size relating to elderly persons accommodation is 1 hectare.