

NPO 2, 3, 4, 5, 6

Available Supporting Resources;
RIAI Taskforce Studies
Irish Cities Group Research Projects
Housing Commission Report

GROWTH OF DUBLIN



The aspiration for a balanced island, with better distributed growth, and a focus on developing Dublin within the current footprint is acknowledged and wholly supported. However, the NPF states that the growth of the Dublin Region cannot continue 'unchecked'. This statement does not appear to be wholly substantiated by evidence or available data, and requires thorough interrogation and reassessment via a data driven approach. **Limiting the growth of Dublin means caps on housing supply where it is needed the most.** The recent report by the Housing Commission is highly critical of this assertion, and draws conclusions wholly different to the stated ambition of the NPF. This work should be thoroughly reviewed and its findings incorporated in the emerging NPF.

RIAI

NPO 21, 22, 43, 44-48

Available Supporting Resources;
RIAI Taskforce Studies
IIP Report
Housing Commission Report
Housing Agency Cost Studies
SCSI Real Cost of Apartment Delivery Study

AFFORDABILITY



The term 'affordability' appears a total of 4 times in the draft NPF. There is far too little focus and ambition within the document on issues of affordability and the associated issue of viability, given the overarching challenge of housing supply, homelessness and housing poverty. Affordability must be subject to Sustainability and Life Cycle Value. There is also too little focus on issues of Viability, particularly relating to the provision of apartments at densities which are key to achieving the compact growth which is a key ambition of the NPF. More focus is required on the review of the HNDA assessment method and associated issues of land zoning to ensure ambitious affordable and sustainable housing targets are achievable.

RIAI

NPO 7, 8, 43-48

Available Supporting Resources;
RIAI Taskforce Studies
Sustainable Residential Development and Compact Settlements Guidelines
Housing Commission Report
Housing Agency Cost Study
SCSI Real Cost of Apartment Delivery Study

COMPACT SUSTAINABLE HOUSING



The NPF should emphasise further strengthening of the principles of the *Sustainable Residential Development and Compact Settlements Guidelines* published in 2023 as a key tenet of achieving better housing delivery, on a national basis. Further focus is required to reinforce the principles of this important publication with local authorities, housing bodies and development agencies, which forms the basis for more affordable, sustainable, appropriate, viable and deliverable housing at scale around the country. It forms a key basis for promoting the overarching importance of Design Quality, including environment, place-making and urban planning.

RIAI

3D PLANNING

The NPF should promote an overarching vision for the transition to Three Dimensional Planning, as is accelerating in other European countries. Utilising developments in data analytics and processing as well as modelling, 3D planning using presently available systems has the potential to improve engagement, increase certainty and provide positive outcomes when planning for future infrastructure and construction, in accordance with Lean principles. Planning authorities need to be resourced to engage with these tools to provide better outcomes for development of our towns and cities. An emphasis is required on further tackling bureaucracy in our national planning system, encouraging investment and expediting time-lines, eliminating supply chain wastage, and providing competent resources to enable efficient delivery.