



Rialtas na hÉireann
Government of Ireland

Project Ireland 2040

Implementation Roadmap for the National Planning Framework

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1 Legal Status and Project Governance

Legal Status

A number of queries have been made to the Department concerning the legal status of the National Planning Framework pending the enactment of additional provisions specific to the NPF as part of the Planning and Development (Amendment) Bill 2016.

Under Section 2 of the Planning and Development Act 2000 as amended,

“‘National Spatial Strategy’ means the ‘National Spatial Strategy: 2002 – 2020’ published by the Government on 28 November 2002, or any document published by the Government which amends or replaces that Strategy;”

Therefore, the legal position is that the National Planning Framework (NPF) was adopted and published by the Government on 16th February 2018, as a strategy to replace the National Spatial Strategy, for the purposes of Section 2 of the Planning and Development Act 2000 as amended. This decision was reaffirmed by the Government on 29th May 2018, in the context of its consideration of issues in relation to the implementation of the National Planning Framework.

In particular, the NPF is of direct statutory relevance to (references to the Planning and Development Act 2000 in brackets):

- (i) the preparation of County Development Plans (Section 10 (1A));
- (ii) the preparation of Regional Spatial and Economic Strategies (Section 23 (1)(a) and (3)); and
- (iii) An Bord Pleanála (Sections 37A and 143).

Project Governance

To ensure effective co-ordination between planning policy and sectoral budgetary plans across Government, the NPF, together with the National Development Plan (NDP), were launched together as Project Ireland 2040.

To oversee implementation, a Project Ireland 2040 Delivery Board has been established, which will meet quarterly and consist of senior representatives of relevant infrastructure and investment Departments and is jointly chaired by the Secretaries General of the Departments of Public Expenditure and Reform and Housing, Planning and Local Government.

The first meeting of the Project Ireland 2040 Delivery Board took place on 1st May 2018, with initial priorities identified as follows:

- improvement of information flows through an enhanced Capital Projects Tracker;
- advancement of the proposed National Regeneration and Development Agency;
- establishment of a construction sector group; and,
- implementation of the four funds provided for in the National Development Plan as a key support for the achievement of the NPF’s objectives.

The Project Board is a key co-ordinating mechanism which will require monitoring systems to be put in place. Local Authorities, together with the Department of Housing, Planning and Local Government, will have a key role to play in contributing to this.

2 Enactment of the Planning and Development (Amendment) Bill 2016 and alignment of City and County Development Plans

One of the key reasons Government has put in place our National Planning Framework is to shape and co-ordinate planning, economic and spatial development and infrastructure investment at national, regional and local levels, through the forthcoming Regional Spatial and Economic Strategies (RSESs), currently being prepared by the three Regional Assemblies, and City and County Development Plans and Local Area Plans.

Our thirty-one City and County Development Plans follow a six-year review cycle, meaning that the planning process in Ireland benefits from frequently reviewed plans. However, due to varying review periods in the past, every local authority has different Development Plan cycles, which means that co-ordination can be difficult due to the different lifespans applying to different plans in each local authority area.

Moreover, with the ongoing preparation of the RSESs, with completion scheduled for early 2019, it was considered that there was a need to put in place a mechanism to ensure:

- a) Local authority Development Plan review processes underway within the RSES finalisation period could be paused until such time as they could benefit from the latest data and policy contexts from the RSES; and
- b) Recently adopted plans, which ordinarily last for six years, would be brought forward for review or variation.

Both of the above mechanisms are intended to ensure that there is an efficient and effective process of alignment between all the levels of spatial planning in our planning process, from national to regional and to local. Therefore, additional legislative provisions have been proposed under the Planning and Development (Amendment) Bill 2016.

These include provisions for the initiation of review of City/County Development Plans to be:

- i. Deferred on a once-off basis, where due to commence prior to or within a period of 3 months after the initial making of the relevant RSES, until not later than a period of 3 months after the relevant RSES has been made;
- ii. Temporarily suspended, where commenced and ongoing and where a draft plan has not been submitted to the members of the Planning Authority under Section 11(5)(a) of the Act, prior to the initial making of the relevant RSES in each case, until not later than a period of 3 months after the relevant RSES has been made;
- iii. Rendered consistent with the RSES, either through (a) a variation of the Development Plan or (b) if considered more appropriate, a full review, to commence within a maximum period of 6 months after the making of the relevant RSES, where due to be reviewed more than 6 months after the RSES is made.

The above provisions would mean that most, if not all City/County Development Plans will be subject to review during 2019/21, and broadly aligned to address a six-year period to 2026/27. Appendix 1 indicates timelines related to Development Plan reviews, subject to the Bill being enacted and commenced in 2018 and the RSESs being adopted in early 2019.

It is expected that all Local Area Plans, including those to replace previously extended Town Plans, will be similarly brought into alignment during or immediately after the 2019-21 review period. In the interim, any amendments or reviews of Local Area Plans (LAPs), particularly in urban areas, need to clearly reflect the approach and direction of the NPF.

For example, LAPs that relate to whole settlements should reflect the brownfield/infill emphasis and targets set out in the NPF. In advance of the adoption of a revised Development Plan, it may be more appropriate to extend or amend an existing Local Area Plan using current legislative provision, rather than commence a new LAP.

Securing the enactment of the Planning and Development (Amendment) Bill 2016 remains a priority for the Department and is likely to be achieved prior to the Oireachtas Summer recess in July.

3 Regional Spatial and Economic Strategies (RSEs)

The Planning and Development Act 2000 makes statutory provision for the preparation of Regional Spatial and Economic Strategies, which are more broadly based policy documents than the Regional Planning Guidelines (RPGs).

The key changes were introduced under the Local Government Reform Act 2014 which envisaged RSEs co-ordinating not only the physical planning process, as was the case with RPGs and Development Plans, but also the Local Economic and Community Plans (LECPs) that have been prepared by local authorities under the 2014 Act. The initial LECPs will be reviewed further to approval of the RSEs, although review of City and County Development Plans should take precedence.

The two sets of existing Planning and Development (Regional Planning Guidelines) Regulations, from 2003 and 2009, will be revoked and replaced during the coming weeks, in order to update terminology and timelines to reflect publication of the NPF and the RSE process.

Throughout the NPF preparation process, the issue of county level population projections has been frequently raised by local authorities in relation to the translation of long-term national projections and targets to local authority plan making level, and scope for local and regional ambition.

The NPF sets out, on the basis of the best available evidence of what is likely to happen, how we can achieve our overall national, regional and local objectives in a coherent and co-ordinated manner. Recognising the step change that is required, the RSE process will address this issue both in the short-to-medium-term transitional and longer-term contexts, as follows.

Steps to Transition

Delivering an effective alignment of plans at national, regional and local levels and shifting away from a business-as-usual scenario towards more compact growth, will require a period of transition. Current Regional and City/County Development Plan targets are based on 2006 data, and in light of more recent evidence, are clearly outdated.

At the same time, current Regional and City/County Development Plans, land use zoning objectives, local areas plans and the stock of extant permissions also need to be taken on board, as we steer towards a more sustainable and compact development approach.

All of this will take time, which is appropriate in the context of the NPF as a long-term strategy, to be implemented through several Regional Spatial and Economic Strategies, and even more City/County Development Plan periods. The NPF itself (page 132) recognises the need for a transitional phase, to inform preparation of the RSEs.

Specifically, the initial Regional Strategies will set the parameters for City and County Development Plans to be approved during 2021/22, to cover the period to 2026/27. Accordingly, a period of transition will operate to 2027.

3(a) Transitional Population Projections

As highlighted in 2) above, subject to completion of the current, initial round of Regional Spatial and Economic Strategies (RSEs) by 2019, most City and County Development Plans (CDPs) will undergo a process of review and updating, by 2020/21.

This means that it will be 2026/27 when comprehensive assessment of the first full round of City and County Plans to be implemented further to the NPF and RSEs, becomes possible. This is timely, as 2026 is a Census year and the availability of Census data during 2026/27 will align with review of the ten-year National Development Plan (NDP), which runs to 2027.

Moreover, as the proposed NPF legislative provisions set out, the NPF will be subject to regular cycles of review and if necessary, updating, particularly during the post-2021 Census period. It is furthermore envisaged that the timetable for a co-ordinated review of the NPF and RSEs will be 2026-27.

As the six-year City and County Development Plans approved in 2020/21 will commence review in 2025/26, this will require demographic data for the period beyond 2026 and the next iteration of RSEs will address the period to at least 2031.

The critical population projection periods are to 2026 and 2031, with a particular emphasis on the initial six-year period to 2026, for city and county development plans that are to be formulated during the 2019-20/21 period.

Bridging the Gap to NPF/NDP Outcomes

The timelines set out above mean that a significant shift from the current policy assumptions will have to be progressively phased in. Outcomes evident in the Census of Population 2021, will be based on City and County Development Plans and Local Area Plans that were prepared and have largely been implemented, prior to publication of the NPF and RSEs.

Analysis of current City and County Development plans has been ongoing throughout the NPF preparation process and subsequently. Cumulatively, current city and county plans are based on post-2006 population projections that provide for a quantum of significantly greater population growth than occurred and that also exceed any likely scenario identified as part of the NPF/NDP preparation process.

This cumulative national growth trajectory is currently reflected in land zonings, Local Area Plans (LAPs) and extant planning permissions nationwide. The differences between what many City and County Development Plans are currently making provision for and likely outcomes on the ground, based on more realistic and deliverable NPF/NDP projections, highlight a significant gap that the current RSE process must now start to bridge (Figure 2.1).

This has given rise to a requirement for a transitional set of population projections to inform City and County Development Plans for the periods to 2026 and 2031 in particular. These projections provide for a transitional approach to delivering better alignment between the plans at the different levels.

Methodology for Transitional Projections

The transitional population projections plot a growth trajectory set approximately mid-way between what is currently being planned for in statutory Development Plans if projected forward to 2031, and the more likely evidence based and nationally coherent projected scenario to 2031 and 2040. These 'adjusted' transitional figures will apply to 2026 and will also inform the period to 2031.

Transitional population projections, rounded to the nearest 500 persons, and expressed as a range with 20% variation, are included for each Region and County in Appendix 2, based on the following principles:-

- The published NPF/NDP population projections set the national average baseline projection for the period to 2040 (1.1m people over Census 2016 figures);
- The published NPF/NDP national average baseline includes projections for the Census years 2021, 2026, 2031 and 2036 and related intercensal periods;
- The published NPF/NDP national average baseline is 10.75% over 2016 to 2026, 15.3% over 2016 to 2031 and 23% over 2016 to 2040;
- The published NPF/NDP national average baseline comprises the aggregate of all individual county projections for each Census year and related intercensal period;

- In any individual county where the demographic data suggests that population growth may be below the NPF/NDP national average baseline, provision may be made to enable planning for aggregate growth within that county up to the national average for each Census year and related intercensal period i.e. to 2026 and, subject to review, 2031;
- In all individual counties where population growth is projected to be at or above the NPF/NDP national average baseline, provision shall be made to enable planning for aggregate growth within that county up to that figure for each Census year and related intercensal period i.e. to 2026 and, subject to review, 2031;
- All five City Metropolitan areas may make provision for 20% of targeted city and suburbs growth for each Census year and related intercensal period, in addition to projected population growth i.e. to 2026 and, subject to review, 2031. Appendix 3 provides population figures for each Metropolitan area in 2016;
- All five cities and their suburbs will continue to target growth in accordance with the NPF.

Performance, in terms of monitored outcomes measured against Development Plan projections, will be subject to ongoing review.

Implications and Safeguards

Further to paragraph 4.14 of the 2007 Development Plan Guidelines for Planning Authorities, planning authorities have generally made provision for 50% more zoned land than is required to meet demand during the six-year lifetime of a Development Plan i.e. sufficient land for a further three years. This is known as 'headroom'.

The published NPF/NDP national average baseline population projection accounts for a 25% 'headroom' allowance for additional population growth in every County pro-rata, for each Census year and related intercensal period. The transitional projections based on the methodology described above and in Appendix 2, add a further 25%, over and above the population projected to 2026 in the NPF.

Cumulatively, this means provision for 50% more growth than is required to 2026 has effectively been accounted for at a national level. It also means that there is limited further requirement for 'headroom' for population growth to be incorporated into statutory Development Plans in most cases. Notwithstanding previous guidance, this will be reflected in forthcoming updated Development Plan guidance.

Providing further headroom in counties where provision for population growth has been significantly adjusted up to the national average, would therefore be inappropriate, to ensure that land zoning is broadly matched to an evidentially grounded assessment of need and co-ordination in infrastructure investment. Scope for headroom, not exceeding 25%, can be considered to 2026 in those counties where projected population growth is projected to be at or above the national average baseline (i.e. Cork (City and County), Dublin (all four local authorities), Galway (City and County), Kildare, Limerick, Louth, Meath, Sligo, Waterford, Westmeath, and Wicklow).

The introduction of significant infill/brownfield targets for residential development within existing settlement 'footprints' in the NPF also must be factored in, which reflects a greater desire by Government as well as many key stakeholders, to move away from an excessive reliance on greenfield development to meet our development needs and encourage more city, town and village centre renewal. This means that the extent of zonings on peripheral greenfield development sites will need to be critically evaluated with regard to their compatibility with the renewal and regeneration targets set out in the NPF.

This requires projected population growth to be planned in accordance with NPF National Policy Objectives 3a, b and c, which target infill and brownfield development within the existing built footprint of urban settlements. These targets must be reflected in the Core Strategies of City and County Development Plans (50% in cities and their suburbs and 30% elsewhere).

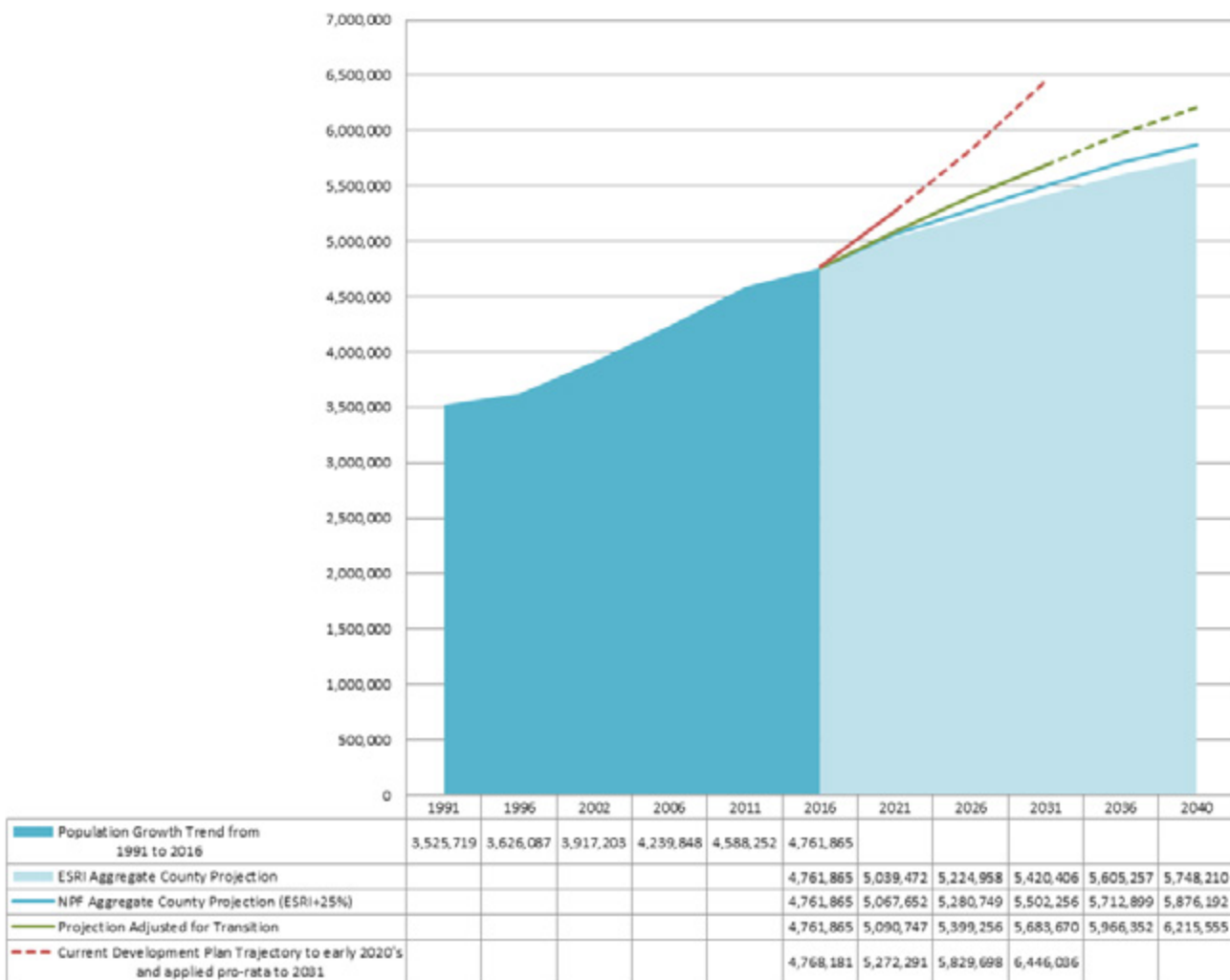
It will mean that all Development Plan Core Strategies must balance the requirement for different types of housing provision by location, to include the zoning of land where applicable, from:

- i. Cities and their suburbs, to
- ii. large towns,
- iii. small towns,
- iv. settlements of 1,500 people or fewer, and
- v. the countryside generally.

Where certain urban local authority areas include all of these five categories of housing location, at least three of these settlement types (i.e. i, ii and iii) must also include specific consideration of infill/ brownfield and greenfield capacity.

The transitional level of growth to 2026 will provide sufficient scope to enable City and County Development Plans to be reviewed, land zonings to be prioritised and Local Area Plans and planning permissions to be worked through, while also allowing for agility and ambition, as well as monitoring and review, as we move towards full implementation of the NPF and NDP.

Figure 3.1 Actual, Planned, Projected and Adjusted National Population Growth to 2031



3(b) Metropolitan Areas

Recognising the commitment in the Programme for Partnership Government to strengthening local democracy, and proposals articulated throughout the NPF consultation process for better and more co-ordinated metropolitan development, Metropolitan (Metro) Area Strategic Plans (MASPs) are to be prepared, utilising existing statutory planning and governance structures i.e. the Regional Assemblies and will be included within the forthcoming Regional Spatial and Economic Strategies (RSEs).

Notwithstanding recent and proposed local government reform, the metropolitan areas of the five cities in Ireland straddle local authority functional areas, with metropolitan Dublin covering all or part of seven local authority areas. In addition, the different local authorities must balance very different competing demands.

The multiplicity of plans addressing the specific requirements of individual local authorities makes co-ordination of the strategic development of the five cities particularly challenging. This is at a time when the importance of the cities as drivers of economic growth is widely acknowledged as critical to both national and regional development, with cities competing internationally, to attract talent and secure investment.

A key part of the NPF/NDP strategy is to target significant future growth and development in all five of Ireland's cities. To achieve this will require clear focus on a high-level and long-term strategic vision for each, in order to identify critical priorities for sequencing and delivery. The MASP is the appropriate vehicle to address the area that most directly supports the core city area.

The five Metropolitan Area Strategic Plans (MASPs) are to be prepared in tandem with and as part of the Regional Spatial and Economic Strategy process, as an equivalent, middle tier of the planning hierarchy. The MASPs should sit as an integrated element within the RSEs, but remain a distinct chapter, set out early in the strategy document, to ensure that the strategy for each of the cities is suitably visible at the outset.

Metropolitan Area Boundaries

The Metropolitan areas are intended to primarily comprise the cities and their immediately adjoining suburbs, as well as adjacent and surrounding areas characterised by their development density, proximity to, and level of integration with, the primary urban centre.

Metropolitan area boundaries for the five cities are included as Appendix 4 and are principally based on Electoral Division (ED) boundaries, which enable parts of different administrative areas to be included together, and for which key data including population, area, density of population, employment and commuting patterns are detailed in each Census of Population and can therefore be monitored.

The Dublin and Cork Metropolitan areas had already been defined outside the NPF or RSEs processes and provided a benchmark and set of principles that were applied to the definition of boundaries for the other three metropolitan areas. The boundaries of the Limerick, Galway and Waterford Metro areas were defined using a methodology that was developed having regard to similar considerations to those for Dublin and Cork, as well as key Census data.

Figure 3.2. Summary of Metropolitan Area Populations, 2016

Metropolitan Area	Dublin	Cork	Limerick	Galway	Waterford
Total Census Metro Population	1,399,525	304,169	132,420	94,075	59,854
Census Metro Urban Population	1,377,588	270,998	111,583	86,922	53,504
Census City & Suburbs Population	1,173,179	208,669	94,192	79,934	53,504

Metropolitan Area Plan Content

The general approach to the content of the Metropolitan (Metro) Area Strategic Plans is set out on pages 134-135 of the NPF and is outlined in National Policy Objective 67. In general terms, the content of each of the MASP's will include:

- An ambitious but realistic City Vision that sets out how the targets of the National Planning Framework will be met in accordance with the principles of sustainable development. The vision should derive from the city's purpose and scope of influence, its national and international visibility as well providing clarity for its future growth, competitiveness agenda and development;
- The identification of a limited and targeted number of Strategic Growth Areas, taking into account their potential and deliverability, the capacity and proximity of such areas and setting out the location, broad development type and quantum applicable, where this is practicable. Strategic Growth Areas will include:
 - **City Homes** – areas where through their location, density and mix of future homes will enable residents to avail of choice and accessibility.
 - **Employment Locations** – areas where significant job location can be catered for through infrastructure servicing and proximity to transport interchanges, particularly public transport.
 - **Connected City** – areas that build on increased accessibility from a national and international perspective and where integrated transport projects can deliver a better choice to alleviate congestion on roads and reduce travel times. The MASP shall also identify strategic green routes to enable alternative modes of travel and to assist in moving away from current levels of car dependency.
 - **Regeneration** – identifying sites that have potential to create vibrancy due to their strategic location, servicing, access with a particular focus on infill sites.
 - **Living Environment** – addressing the quality of the city's public realm to include transport infrastructure, existing and planned recreation and amenity areas, streetscape and ease of access. Where it is merited, consideration may also be given to the inclusion of a Green Belt policy, to protect the city and the surrounding hinterland from inappropriate development.

- Identification of Strategic City Infrastructure, to include water, waste, digital infrastructure, transport and services that have the capacity to support and deliver the City Vision.

In identifying and supporting the Strategic Growth Areas, the broad locations that may be considered as part of the MASP must be carefully prioritised. This is to ensure their suitability in meeting overall strategic MASP objectives identified in the RSES but also as identified in the NPF. Replication of every site already listed within constituent Development Plans would not be appropriate. In that regard, strategic location, deliverability, scale, servicing capacity and achievement of outcomes within a regional and metro context should be used to assess strategic site suitability.

As part of the RSES process, it is necessary to ensure that there is a particular complementary focus on the wider city region immediately beyond the MASP boundary. In particular, there is a need to tailor policies that both relate to the wider influence of the City, but enable those areas outside the Metro boundary to pursue a greater degree of self-containment, particularly in terms of employment, services provision and patterns of commuting, with the aim of decreasing, rather than increasing dependence on the core metro area.

Metro Area Plan Decision-Making Process

Utilising existing statutory planning and governance structures and as an integral part of the RSES process, determination of the MASP's in the first instance will be undertaken by the Regional Assemblies as a whole.

The MASP's will be jointly prepared by the relevant regional assembly and local authority technical teams and broadly agreed at Executive level. It is expected that there would be significant technical input from the core city authorities. While they will ultimately be subject to the overall decision on the RSES by the members of the Regional Assembly, best practice would suggest their detailed development by the members of the relevant Strategic Planning Area (SPA) before being brought forward for consideration at overall regional assembly level.

3(c) Regional Centres – Plan Preparation

Recognising the role of cross-border networks and the need to strengthen Ireland's urban structure, the NPF specifically identifies the regional centres of Sligo in the North-West, Athlone in the Midlands and the Letterkenny-Derry North-West Gateway Initiative and Drogheda-Dundalk-Newry on the Dublin-Belfast corridor as playing an important lead role in future growth and development (National Policy Objective 7).

In the same way that the NPF requires Metropolitan Area Strategic Plans to be prepared for each of the five cities, a strategic plan that responds to the lead role of each of the five identified regional centres is also required. These consolidated plans will address a high-level strategy approach to the future of each centre. In that regard, the following are required for inclusion:

- A strategic **Vision** that consolidates the aims and objectives of the overall plan and sets out the ambition for the town.
- A **profile** of the town can be included to present an evidence-based approach and ensure that a realistic and tailored plan response can be formulated and delivered.
- The identification of **strategic needs** related to infrastructure, employment, public realm and environment as well as housing and transport. Capacity for population growth will be indicated in the respective Regional Spatial and Economic Strategies for the Regional Drivers. In the case of those towns where more than one Local Authority is involved in the preparation of the plan, the identified strategic needs will relate to the overall town.

- The **prioritisation** of goals and objectives over the plan period ensuring that investment can be targeted in a manner that can bring wider benefits to bear on the settlement.
- An **Implementation** Plan that sets out targets to support and sequence the plan's delivery. This could identify the relevant resource requirements, stakeholders, timelines, budget etc., where applicable and appropriate.

The NPF acknowledges that there are several settlements in Ireland that straddle local authority administrative boundaries (National Policy Objective 70). In the case of Drogheda (Louth County Council with Meath County Council) and Athlone (Westmeath County Council with Roscommon County Council), the preparation of these plans must be jointly and collaboratively undertaken.

In a similar manner to the MASPs, the plans will be jointly prepared by the relevant local authority technical teams, but will need to be agreed by the relevant area committee(s) of each local authority, operating on a collaborative basis, prior to recommendation to the full Council(s) for determination in each case. The purpose of this is to enable consensus to be reached on the strategic priorities for these towns in the future. It will also assist in informing the nature of any future legislative arrangements that may be required to address this type of situation.

4 Urban and Rural Regeneration and Development Funds

As a key enabler to support the objectives of the NPF, the Government has approved four funds, with a total allocation amounting to €4bn over the 10-year period of the NDP, of which €765m is allocated for the next 3 years. All four will be competitive bid-based funds, to support innovative, collaborative projects which would not otherwise happen, in relation to Urban Regeneration and Development (€2bn), Rural Regeneration and Development (€1bn) Climate Action (€500m) and Disruptive Technologies (€500m), each to be overseen by the relevant Government Department.

A key focus for all four funds will be on collaboration between organisations and sectors, and on projects that will deliver impactful and transformational change. It will be a requirement for all successful projects to leverage additional funding, including a significant element of co-funding. All four Funds will have an Independent Advisory Board, to advise the relevant Ministers on funding decisions.

The Urban Regeneration and Development Fund (URDF) will be operated by the Department of Housing, Planning and Local Government. The purpose of the URDF is to support more compact and sustainable development, through the regeneration and rejuvenation of Ireland's five cities and other large towns, in line with the objectives of the NPF and NDP and is the subject of a separate circular from this Department.

The Rural Regeneration and Development Fund (RRDF) will be operated by the Department of Rural and Community Development. The Rural Fund will provide an opportunity to make a significant and sustainable impact on rural communities, strengthen the fabric of rural Ireland, support job creation in rural areas and thereby address depopulation of our rural communities. The RRDF will follow similar timelines to the URDF and will be the subject of a separate circular from the Department of Rural and Community Development.

5 The National Regeneration and Development Agency

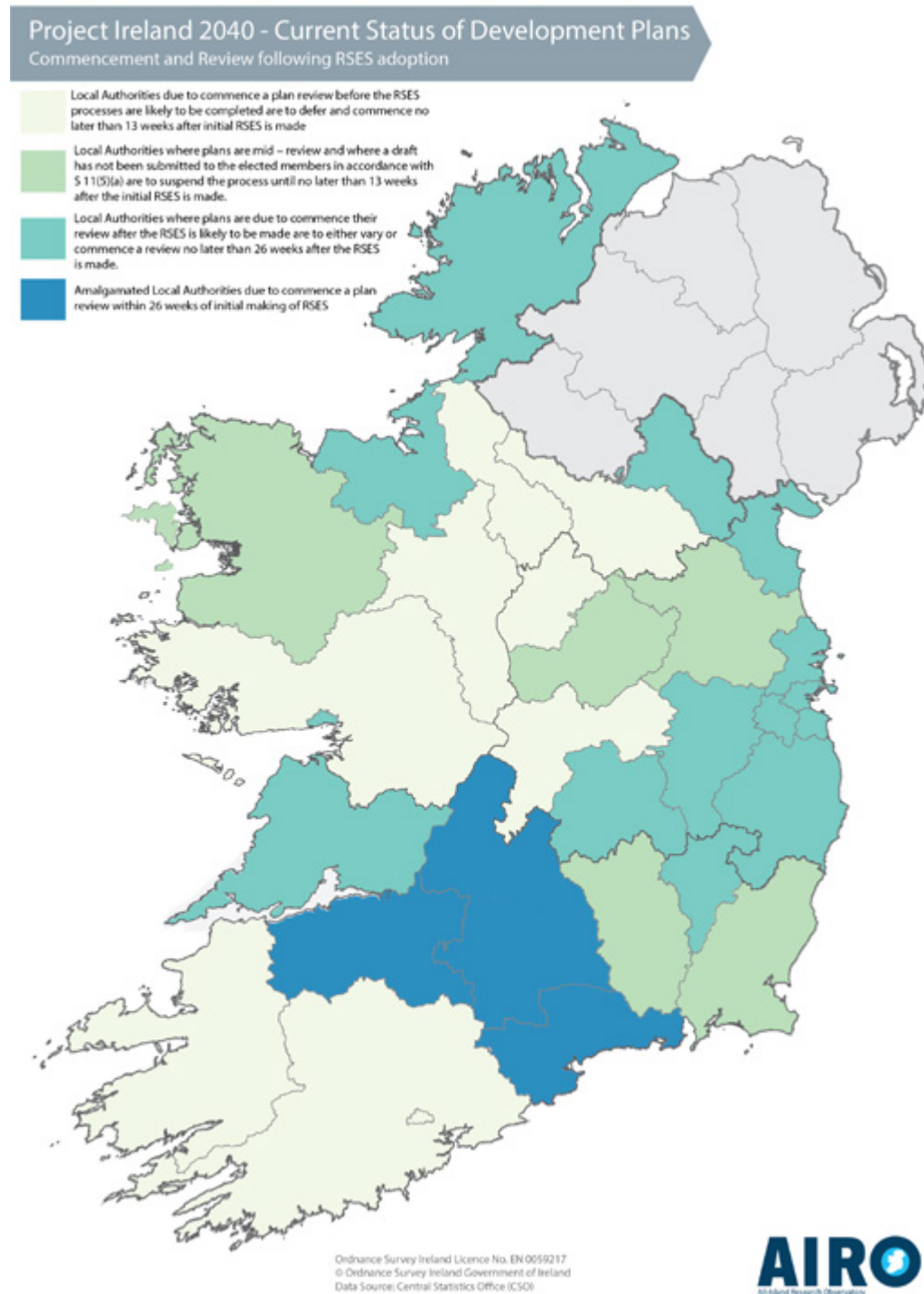
The Government is currently finalising the arrangements for the establishment of the national regeneration and development agency signalled as part of Project Ireland 2040.

The purpose of setting up the proposed agency is to maintain and enhance capacity for co-ordinating and developing large, strategically located publicly owned land banks in securing key objectives of the NPF, in promoting housing delivery in particular and enhancing land supply in areas where there may be pressure to bring on stream development land, particularly in city and town centres that require consolidation and aggregation of land to enable regeneration.

Further details on the functions, priorities and operational arrangements for the agency will be announced in July.

Appendix 1

Current Status of Development Plan Reviews (subject to RSES adoption in Q1 2019 and enactment and commencement of the Planning and Development (Amendment) Bill 2016)



Appendix 2

Transitional Regional and County Population Projections to 2031

Eastern and Midland Regional Assembly

Regions and Counties	2016	2026	2031
Mid-East			
Kildare	222,500	249,000-254,000	259,000-266,500
Meath	195,000	216,000-221,000	225,500-231,500
Wicklow	142,500	155,000-157,500	160,500-164,000
Louth	129,000	139,000-144,500	144,000-151,500
Subtotal	689,000	759,000-777,000	789,000-813,500
Midlands			
Westmeath	89,000	96,500-98,500	100,000-102,500
Laois	84,500	92,500-94,000	95,500-97,500
Offaly	78,000	85,000-86,500	88,000-90,000
Longford	41,000	44,500-45,500	46,000-47,000
Subtotal	292,500	318,500-324,500	329,500-337,000
Dublin			
Dublin	1,347,500	1,489,000-1,517,500	1,549,500-1,590,000
Total	2,329,000	2,566,500-2,619,000	2,668,000-2,740,500

Northern and Western Regional Assembly

Regions and Counties	2016	2026	2031
North-West			
Donegal	159,000	173,500-176,500	179,500-183,500
Sligo	65,500	71,500-72,500	74,000-75,500
Leitrim	32,000	35,000-35,500	36,000-37,000
Subtotal	256,500	280,000-284,500	289,500-296,000
West			
Galway	258,000	300,000-308,500	322,000-334,500
Mayo	130,500	142,000-144,500	147,000-150,500
Roscommon	64,500	70,500-71,500	73,000-74,500
Subtotal	453,000	512,500-524,500	542,000-559,500
Mid-Border			
Cavan	76,000	83,000-84,500	86,000-88,000
Monaghan	61,500	67,000-68,000	69,000-71,000
Subtotal	137,500	150,000-152,500	155,000-159,000
Total	847,442	942,500-986,500	961,500-1,014,500

Southern Regional Assembly

Regions and Counties	2016	2026	2031
Mid-West			
Limerick	195,000	229,000-235,500	246,000-256,500
Clare	119,000	129,500-131,500	134,000-137,000
Tipperary NR	71,000	77,500-79,000	80,500-82,000
Subtotal	385,000	436,000-446,000	460,500-475,500
South-East			
Waterford	116,000	132,000-135,000	137,000-144,000
Wexford	149,000	163,000-166,000	169,000-172,500
Kilkenny	99,000	108,000-110,000	112,000-114,500
Tipperary SR	88,500	96,000-98,000	99,500-102,000
Carlow	57,000	62,000-63,000	64,000-65,500
Subtotal	509,500	561,000-572,000	581,500-598,500
South-West			
Cork	543,000	623,000-639,000	656,500-684,000
Kerry	147,500	161,000-163,500	166,500-170,500
Subtotal	690,500	784,000-802,500	823,000-854,500
Total	1,585,000	1,781,000-1,820,500	1,865,000-1,928,500

Appendix 3

Metropolitan Area Population, 2016

Eastern and Midland Regional Assembly

Dublin Metropolitan Area	Population	Area (sq.km)	Density persons/sq.km
Dublin City/County Council Areas			
Dublin City Council	554,554	116.01	4,780
South Dublin County Council	278,767	221	1,260
Dun Laoghaire-Rathdown	218,018	126.08	1,729
Fingal County Council	224,573	207.12	1,084
Sub-total/Average	1,275,912	670.46	1,903
Mid-East County Council Areas			
Kildare County Council	62,449	127	490
Meath County Council	11,217	85.84	131
Wicklow County Council	49,947	50.85	982
Sub-total/Average	123,613	264	468
Total/Average	1,399,525	934	1,498

Northern and Western Regional Assembly

Galway Metropolitan Area	Population	Area (sq.km)	Density persons/sq.km
Galway City/County Council Areas			
Galway City Council	78,668	49.29	1,596
Galway County Council	15,407	101.85	151
Total/Average	94,075	151	622

Southern Regional Assembly

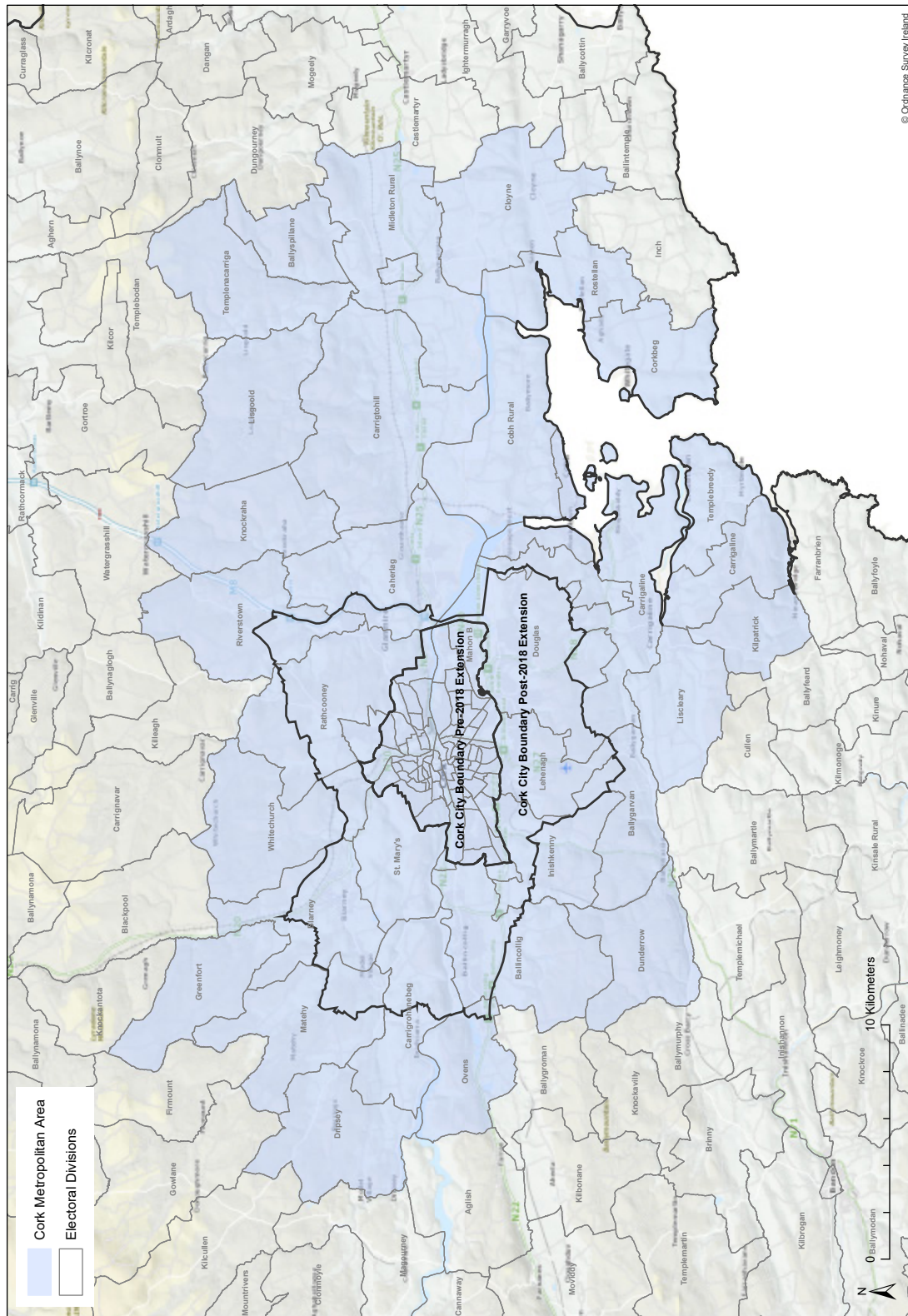
Cork Metropolitan Area	Population	Area (sq.km)	Density persons/sq.km
Cork City/County Council Areas 2016			
Cork City Council	125,657	37.81	3,323
Cork County Council	178,512	784.61	228
Total/Average	304,169	822	370

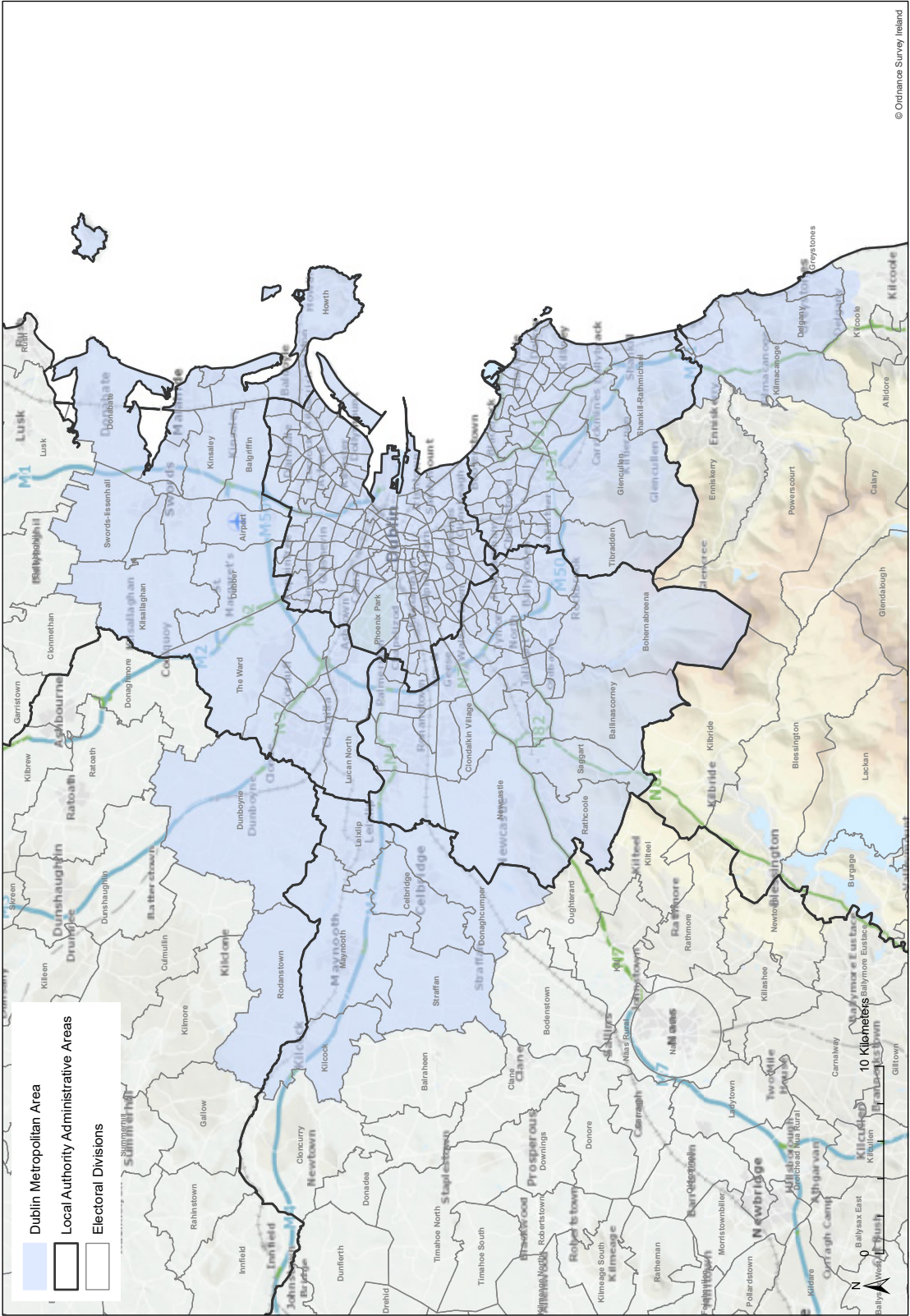
Limerick Metropolitan Area	Population	Area (sq.km)	Density persons/sq.km
Limerick City/County Council Areas			
Limerick City Area	58,259	27.93	2,086
Limerick County Area	46,693	186.29	251
Limerick City and County Council	104,952	214.22	490
Clare County Council Area	27,468	172.77	159
Total/Average	132,420	387	342

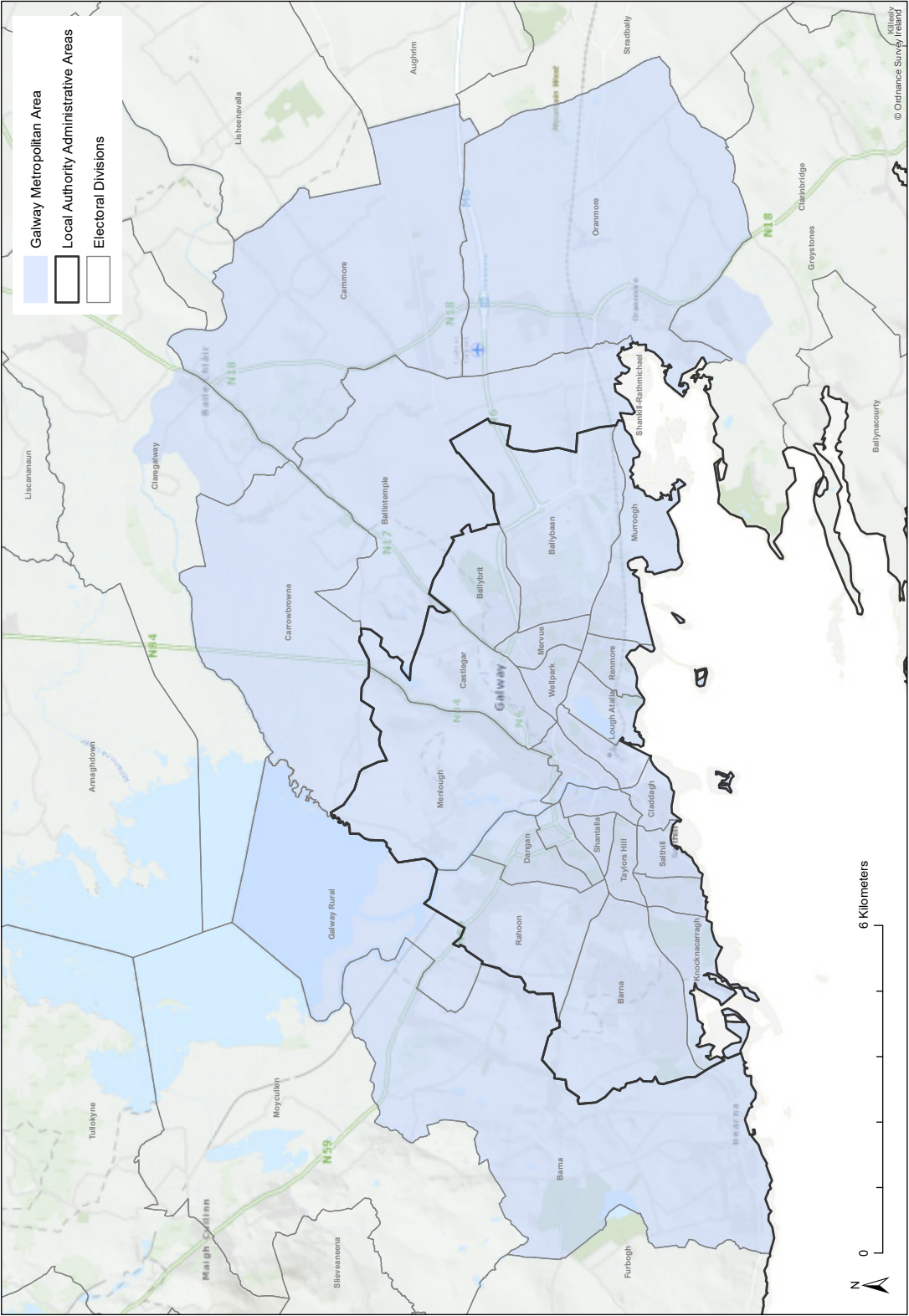
Waterford Metropolitan Areas	Population	Area (sq.km)	Density persons/sq.km
Waterford City/County Council			
Waterford City Area	48,216	38.31	1,259
Waterford County Area	3,399	46.74	73
Waterford City and County Council	51,615	85.05	607
Kilkenny County Council Area	8,239	57.60	143
Totals/Average	59,854	143	420

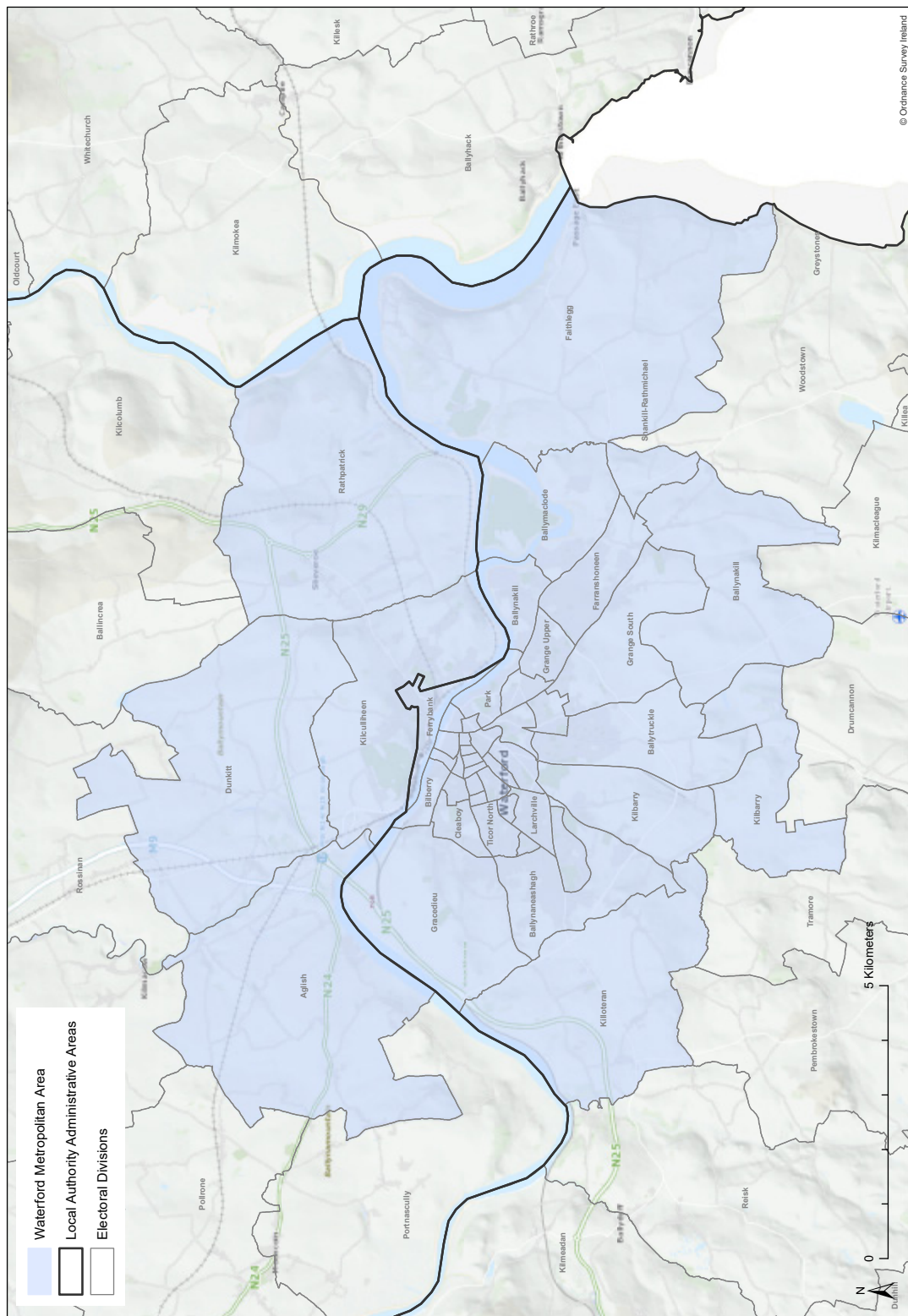
Appendix 4

Metropolitan Area Maps











Rialtas na hÉireann
Government of Ireland