

CHIEF EXECUTIVE'S REPORT ON SUBMISSIONS RECEIVED ON THE DRAFT LONGFORD COUNTY DEVELOPMENT PLAN 2021 - 2027



PART 3 APPENDICES TO CHIEF EXECUTIVE REPORT

PART 3 – APPENDICES TO CHIEF EXECUTIVE REPORT

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Appendix 1: List of Prescribed Bodies informed of the Draft Development Plan

Number	Prescribed Body
1	Minister for Housing, Planning, Local Government & Heritage
2	An Bord Pleanála
3	Minister for Agriculture, Food and the Marine
4	Minister for Environment, Climate & Communication & Transport
5	Minister for Defence
6	Minister for Education
7	Minister for Higher Education & Innovation
8	Minister for Tourism, Culture, Arts, Gaeltacht, Sports and Media
9	Department of Enterprise, Trade and Employment
10	An Chomhairle Ealaíon
11	Commissioners of Public Works
12	Dublin Airport Authority
13	Eirgrid
14	Environmental Protection Agency Headquarters
15	Electric Ireland
16	Fáilte Ireland
17	Health Service Executive
18	The Heritage Council
19	Health & Safety Authority
20	Inland Fisheries Ireland
21	Transport Infrastructure Ireland
22	An Taisce The National Trust for Ireland
23	Irish Water
24	National Transport Authority
25	Department of Community & Rural Affairs
26	Office of The Planning Regulator
27	Irish Aviation Authority
28	The Eastern & Midland Regional Assembly
29	Northern & Western Regional Assembly
30	Cavan County Council
31	Roscommon County Council
32	Westmeath County Council
33	Leitrim County Council
34	Longford Community Development Committee

Appendix 2: List of Stakeholders Informed of the Draft Development Plan

Number	Stakeholder
1	IDA
2	Enterprise Ireland

Appendix 3: Press Notices/Publications/Social Media Posts

Press Notice of public consultation on Draft Development Plan

**PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)
PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED)
PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENT ASSESSMENT)
REGULATIONS 2004-2011
NOTICE OF PREPARATION OF THE DRAFT LONGFORD COUNTY
DEVELOPMENT PLAN 2021-2027**

Notice is hereby given, pursuant to Section 12(1)(b) of the Planning and Development Act 2000 (as amended), that Longford County Council, being the Planning Authority for the County of Longford, has prepared, in accordance with the provisions of the above Act, a Draft Longford County Development Plan for the County of Longford.

The Draft Plan is accompanied by a Strategic Environmental Assessment (SEA) Environmental Report, prepared in accordance with the Planning and Development (SEA) Regulations 2004–2011, an Appropriate Assessment (AA) Natura Impact Report, prepared in accordance with Planning and Development Act 2000 (as amended) and a Strategic Flood Risk Assessment in accordance with The Planning System and Flood Risk Management Guidelines 2009.

Public Display:

The Draft Longford County Development Plan (including the SEA Environmental Report, AA Natura Impact Report, SFRA, Maps and accompanying documentation) will be on display from 27th October 2020 until 18th January 2021 inclusive (excluding public holidays) during normal opening hours (subject to Covid-19 restrictions) at the following locations:

- Planning Department, Longford County Council Offices, Áras an Chontae, Great Water Street, Longford, N39 NH56.
- All County Longford Branch Libraries – Longford, Ballymahon, Drumlish, Edgeworthstown, Granard and Lanesborough Libraries (please check locally for opening hours).

Please note that both the above display locations and opening hours are subject to change in accordance with Covid-19 pandemic restrictions.

The Draft Plan may also be viewed online at www.longfordcoco.ie

Copies of the Draft Plan are available for purchase from the Planning Department, Áras an Chontae, Great Water Street, Longford, N39 NH56.

Please note that no public consultation meetings can be planned at present due to the current Covid-19 pandemic restrictions.

Submissions/Observations

Submissions or observations regarding the Draft Longford County Development Plan 2021-2027 may be made **from Tuesday 27th October 2020 until 4.00pm on Monday 18th January 2021** (both dates inclusive). All observations or submissions received during the above time period will be taken into consideration before the making of the Longford County Development Plan 2021-2027.

Submissions must include the full name and address of the person(s) making the submission and where relevant, the body or organisation represented. This should be on a separate page to the content of your submission in order to assist Longford County Council in complying with the provisions of the Data Protection Act, as submissions are legally required to be published online.

Children, or groups or associations representing the interests of children, are entitled to make submissions or observations.

Submissions/observations should be in **ONE** medium only via the following methods:

Online: www.longfordcoco.ie/cdp

Email: cdp@longfordcoco.ie

Hard copy: Administrative Officer, Draft County Development Plan, Forward Planning Unit, Longford County Council, Áras An Chontae, Great Water Street, Longford, N39 NH56.

Please note that observations or submissions will be made public on the Council's website and at the offices of Longford County Council and will also form part of the statutory Chief Executive's Report to be presented to the full Council. The details including the names of those making submissions may be shared with relevant Council Departments or their agents involved in the making of the Development Plan and may form part of reports linked to the making of the Development Plan. The personal information (data) collected during the consultation process (which may include the collection of sensitive personal data) is collected for the purpose of receiving and dealing with submissions. For further information on how Longford County Council process Personal Data please see the Council's Privacy Statement which is available on www.longfordcoco.ie or contact our Data Protection & Information Officer on 043 3344207 or email dpo@longfordcoco.ie

John Brannigan,

Director of Services,

Strategic Infrastructure and Climate Change

Press Notice of Reminder of public consultation on Draft Development Plan

Reminder Notice Draft Longford County Development Plan 2021-2027

Public Display

The Draft Longford County Development Plan (including the Strategic Environmental Assessment (SEA) Environmental Report, Appropriate Assessment (AA) Natura Impact Report, Strategic Flood Risk Assessment (SFRA), maps and accompanying documentation is currently on display until 18th January 2021 (excluding public holidays) during normal opening hours (subject to Covid-19 restrictions) at the following locations:

- Planning Department, Longford County Council Offices, Áras an Chontae, Great Water Street, Longford, N39 NH56.
- All County Longford Branch Libraries – Longford, Ballymahon, Drumlish, Edgeworthstown, Granard and Lanesborough Libraries (please check locally for opening hours).

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John Brannigan,

Director of Services,

Strategic Infrastructure and Climate Change

Facebook and Twitter Posts – Posted on 28/10/2020

The public display of the Draft Longford County Development Plan 2021 – 2027 runs from Tuesday 27th October 2020 until 4pm on Monday 18th January 2021 inclusive. The Draft Plan and all the public display details and submission options are available to view via the following link <https://www.longfordcoco.ie/services/planning/preparation-of-longford-cdp-2021-2027/>

Reminder Facebook and Twitter Posts – Posted on 9/12/2020

A reminder that the public display of the Draft Longford County Development Plan 2021 – 2027 is currently ongoing and runs until 4pm on Monday 18th January 2021. The Draft Plan is available to view in all libraries in the County and in the Planning Office of Longford County Council. All the public display details and submission options are available to view via the following link <https://www.longfordcoco.ie/services/planning/preparation-of-longford-cdp-2021-2027/>

Appendix 4: List of Valid Submissions received on the Draft Development Plan

Reference No.	Name
<u>DCDP-01</u>	Rose McCann
<u>DCDP-02</u>	Irish Aviation Authority
<u>DCDP-03</u>	Mary Ward
<u>DCDP-04</u>	James Gray
<u>DCDP-05</u>	E.P.A.
<u>DCDP-06</u>	H.S.A.
<u>DCDP-07</u>	NWRA
<u>DCDP-08</u>	VCL on behalf of Sean Kelly
<u>DCDP-09</u>	Ivo Brett
<u>DCDP-10</u>	Gas Networks Ireland
<u>DCDP-11</u>	Seamus Hourican
<u>DCDP-12</u>	Michael Wallace
<u>DCDP-13</u>	Eirgrid
<u>DCDP-14</u>	Dept. Environment, Climate & Communications
<u>DCDP-15</u>	Margaret Spillane
<u>DCDP-16</u>	P.J. Flanagan
<u>DCDP-17</u>	Sweeney Arch.
<u>DCDP-18</u>	Michael Hegarty
<u>DCDP-19</u>	TII
<u>DCDP-20</u>	Patrick Rogers Estates Ltd.
<u>DCDP-21</u>	Ardagh Demesne Limited
<u>DCDP-22</u>	Camlin Partnership
<u>DCDP-23</u>	Shane McGovern

<u>DCDP-24</u>	Eamon Crowe
<u>DCDP-25</u>	Joseph Cassidy
<u>DCDP-26</u>	Martin Heraty
<u>DCDP-27</u>	Brian Gorman
<u>DCDP-28</u>	Joe Cadam
<u>DCDP-29</u>	Philip Rogers
<u>DCDP-30</u>	Neil Rawle
<u>DCDP-31</u>	Joe Cadam
<u>DCDP-32</u>	John Mahon
<u>DCDP-33</u>	John Creegan
<u>DCDP-34</u>	John Mahon
<u>DCDP-35</u>	Vincent Mulhern
<u>DCDP-36</u>	Green Pasture Meat Processors Limited
<u>DCDP-37</u>	County Longford Golf Club
<u>DCDP-38</u>	Cllr. Pdraig Brady
<u>DCDP-39</u>	Pat Faughnan
<u>DCDP-40</u>	Ardagh Demense Ltd.
<u>DCDP-41</u>	Margareuite Nally
<u>DCDP-42</u>	Pauline Diffley
<u>DCDP-43</u>	Philip Rogers
<u>DCDP-44</u>	Raymond Farrell
<u>DCDP-45</u>	John, Suzanne & Bernadette Murray
<u>DCDP-46</u>	Seamus McGovern.
<u>DCDP-47</u>	M. Cunningham on behalf of a number of Food Producers.
<u>DCDP-48</u>	Brendan Quinn
<u>DCDP-49</u>	LPJ Contractors Ltd.

<u>DCDP-50</u>	Liam & Peter Davis
<u>DCDP-51</u>	Dept. of Tourism, Culture, Arts, Gaeltacht, Sport & Media
<u>DCDP-52</u>	Coillte
<u>DCDP-53</u>	Tesco
<u>DCDP-54</u>	Margaret Spillane
<u>DCDP-55</u>	Dermot Smith
<u>DCDP-56</u>	N.T.A.
<u>DCDP-57</u>	EMRA
<u>DCDP-58</u>	Roadstone Ltd.
<u>DCDP-59</u>	B. Murphy, E.D.I.
<u>DCDP-60</u>	B. Murphy
<u>DCDP-61</u>	Adrian Farrell
<u>DCDP-62</u>	Longford Local Enterprise Officer
<u>DCDP-63</u>	T. Rooney (Longford Co. Co. Regeneration Section)
<u>DCDP-64</u>	OPW
<u>DCDP-65</u>	Irish Water
<u>DCDP-66</u>	An Post
<u>DCDP-67</u>	Hawthorn Construction
<u>DCDP-68</u>	Harmony Solar Ireland Ltd.
<u>DCDP-69</u>	HSE
<u>DCDP-70</u>	Keep Ireland Open
<u>DCDP-71</u>	Brian Sheridan
<u>DCDP-72</u>	Kathleen Sheridan
<u>DCDP-73</u>	Granardkille Residents
<u>DCDP-74</u>	RWE Renewables Ireland Ltd.
<u>DCDP-75</u>	Martin Finucane
<u>DCDP-76</u>	An Taisce
<u>DCDP-77</u>	E.S.B.
<u>DCDP-78</u>	Dept. of Education

<u>DCDP-79</u>	Bord na Mona
<u>DCDP-80</u>	OPR
<u>DCDP-81</u>	IWEA
<u>DCDP-82</u>	Dept. Further & Higher Education, Research, Innovation & Science
<u>DCDP-83</u>	PPN
<u>DCDP-84</u>	Cullyfad Village Committee
<u>DCDP-85</u>	Killoe Celtic F.C.
<u>DCDP-86</u>	Killoe Area Dev. Group
<u>DCDP-87</u>	Donnelly Developments
<u>DCDP-88</u>	Micheal Gettings
<u>DCDP-89</u>	Kevin Donnelly
<u>DCDP-90</u>	Joseph Fahy
<u>DCDP-91</u>	Francis Charles
<u>DCDP-92</u>	Christopher Malone
<u>DCDP-93</u>	Failte Ireland
<u>DCDP-94</u>	Future Analytics on behalf of Longford/Roscommon Co. Council Regeneration sections

Appendix 5: Recommended Revised Core Strategy Table

	Settlement	Population 2016	NEW Population Growth to 2027	Population 2027	NEW HST Units 2021-2027	30% of Required Residential Units Within Existing Settlement	Quantum of Land Required for New Residential Units to 2027 (Ha)	Quantum of Land Zoned for New Residential Units under this Plan (Ha)	Quantum of Land Zoned Within Existing Settlement Footprint (Brownfield/Infill) (Ha)	Potential Units that can be Delivered Within Existing Settlement (Brownfield/Infill) (Ha)
Key Town (Density 35-40 units/ha)	Longford Town	10008	2502	12510	1304	391	34.77	35.33	35.33	1304
Self-Sustaining Growth Town (25 units/ha)	Granard	1096	274	1370	143	43	5.71	6.40	5.31	133
Self-Sustaining Towns (25 units/ha)	Edgeworthstown	2072	311	2383	162	49	6.48	7.10	7.10	162
	Ballymahon	1877	282	2159	147	44	5.87	6	5.20	130
	Lanesborough	757	151	908	79	24	3.95	4.42	1.87	47
Towns and Villages (20 units/ha)	Aughnaciliffe	177	32	209	17	5	0.83	0.85	0.40	8
	Ballinalee	347	62	409	33	10	1.63	2.26	2.26	33
	Drumlish	931	140	1071	73	22	3.64	3.68	3.15	63
	Keenagh	581	105	686	55	16	2.73	2.95	2.95	55
	Legan	215	34	249	18	5	0.90	1.15	0.43	9
	Newtownforbes	778	140	918	73	22	3.65	3.96	3.51	70
Serviced Rural Villages (15 units/ha)	Abbeyshrute	224	34	258	18	N/A	1.17	1.21	N/A	N/A
	Ardagh	210	32	242	16	N/A	1.09	1.64	N/A	N/A
	Ballinamuck	232	35	267	18	N/A	1.21	1.29	N/A	N/A
	Clondra	449	67	516	35	N/A	2.34	2.80	N/A	N/A
Rural Settlement Clusters		20919	727	21646	379	N/A	N/A	N/A	N/A	N/A
	Open Countryside									
Total		40873	4927	45800	2568	770	75.96			

Appendix 6 - Revised Draft Longford Housing Strategy 2021-2027

Longford Housing Strategy 2021 - 2027

Submission by:



 Future Analytics

On behalf of:



March 2021

Fourth Draft



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1 Introduction

1.1 Overview

This Housing Strategy has been prepared by KPMG Future Analytics on the behalf of Longford County Council to meet the statutory requirements set out under Section 94 of Planning and Development Act, 2000 (as amended). Under Part V of the Act, each planning authority must prepare a Housing Strategy which will cover the period of its development plan.¹ Each strategy must have regard to the proper planning and sustainable development of the area and must address the overall supply of housing within the administrative boundary of the Local Authority. The Housing Strategy also addresses relevant provisions contained within the Housing (Miscellaneous Provision) Act, 2009 and the Urban Regeneration and Housing Act 2015.

The purpose of the Housing Strategy is to ensure that the proper planning and sustainable development of County Longford provides for the housing of the existing and future population of the area in the manner set out in this Strategy. The County Development Plan and the Housing Strategy will embrace the Vision set out in the Social Housing Strategy 2020 which states that *“every household in Ireland will have access to secure, good quality housing suited to their needs at an affordable price in a sustainable community”*.

The Housing Strategy is a critical component which informs the policies and objectives of the County Development Plan, playing a key role in translating national housing policies and housing supply responses to the local level. Since the previous Housing Strategy was prepared there have been significant changes in planning legislation and policy. In particular, this Housing Strategy must be consistent with the National Planning Framework (NPF) and the Eastern and Midland Regional Spatial and Economic Strategy (RSES).

In line with this, the NPF requires each Local Authority to undertake a Housing Need Demand Assessment (HNDA) which must underpin and support the preparation of housing strategies and all related housing policy outputs. The HNDA for County Longford, as elaborated in Section 1.2 – 1.4. and Section 4, provides a robust evidence base to inform decision-making around current and future housing supply in accordance with the HNDA requirements as set out in the NPF and all other relevant statutory requirements, including the DHLGH’s *“Housing Supply Target Methodology for Development Planning: Guidelines for Planning Authorities”*.

1.2 Housing Strategy / HNDA – Guiding Principles

An evidence-based and future-proofed methodological approach has been adopted to ensure that the Housing Strategy for County Longford meets the housing needs of the county and its residents while remaining in keeping with local, regional and national guidelines. The Strategy is underpinned by a HNDA which provides a robust baseline to inform and guide policies and objectives under the Longford County Development Plan 2021-2027.

Declines in the construction sector and wider economic activity during the previous decade, coupled with Ireland’s economic recovery have led to ongoing challenges around fluctuations in the supply, demand and price of housing. It has also led to opportunities, with a greater mix of house types and tenures diversifying Ireland’s housing market. Increased levels of activity in the construction sector will provide new homes to meet current and projected demand and contribute to County Longford’s social housing stock by way of Part V obligations. The HNDA incorporates a range of socio-economic and demographic data to analyse current levels of demand and supply within Longford and project for future need over the lifetime of the Development Plan (i.e. to 2027) and beyond to 2031. It incorporates demand across different tenures, including owner-occupied, the rental

¹ The Longford County Development Plan 2021-2027 is expected to come into force in Winter 2027 for a duration of six years. For modelling purposes, the HNDA has rounded this period to the nearest whole quarters, covering Q1 2022 – Q4 2027 inclusive.

sector and social housing and provides estimates of future housing needs based on employment growth, income levels and affordability in the housing market as described in detail in Section 1.4.

1.3 Housing Need Demand Assessment (HNDA)

Under Section 94 (1) (a) of the Planning and Development Act 2000 (as amended), each planning authority:

“shall include in any development plan a strategy for the purpose of ensuring that proper planning and sustainable development of the area of the development plan provides for the housing of the existing and future population of the area in the manner set out in the strategy”.

In order to ensure that the plan-making system is supported by a robust methodology to inform policies and funding initiatives around housing and associated land requirements, the NPF has introduced a new requirement for each Local Authority to develop a Housing Need Demand Assessment (HNDA). The HNDA will support the preparation of housing strategies and all related housing policy outputs, e.g. city and county development plans, local area plans, traveller accommodation plans etc.

The NPF indicates that the purpose of the HNDA tool is to:

- Assist local authorities to develop long-term strategic views of housing need across all tenures.
- Provide a robust evidence base to support decisions about new housing supply, wider investment and housing related services that inform an overall national housing profile.
- Inform policies about the proportion of social and affordable housing required, including the need for different types and sizes of provision.
- Provide evidence to inform policies related to the provision of specialist housing and housing related services.

The NPF notes that HNDAs are designed to give broad, long run estimates of what future housing need might be, rather than precision estimates and this is described in further detail in Section 2.1.9. The approach must be logical, sequential and allow for updating, monitoring and evaluation, therefore the HNDA undertaken as part of this Development Plan spans two key stages – current and future outlook; and assesses three core areas: Population, Housing and Economy. These are set out in Figure 1.1 with the sequential steps involved in the development and application of this HNDA model presented in Section 1.4

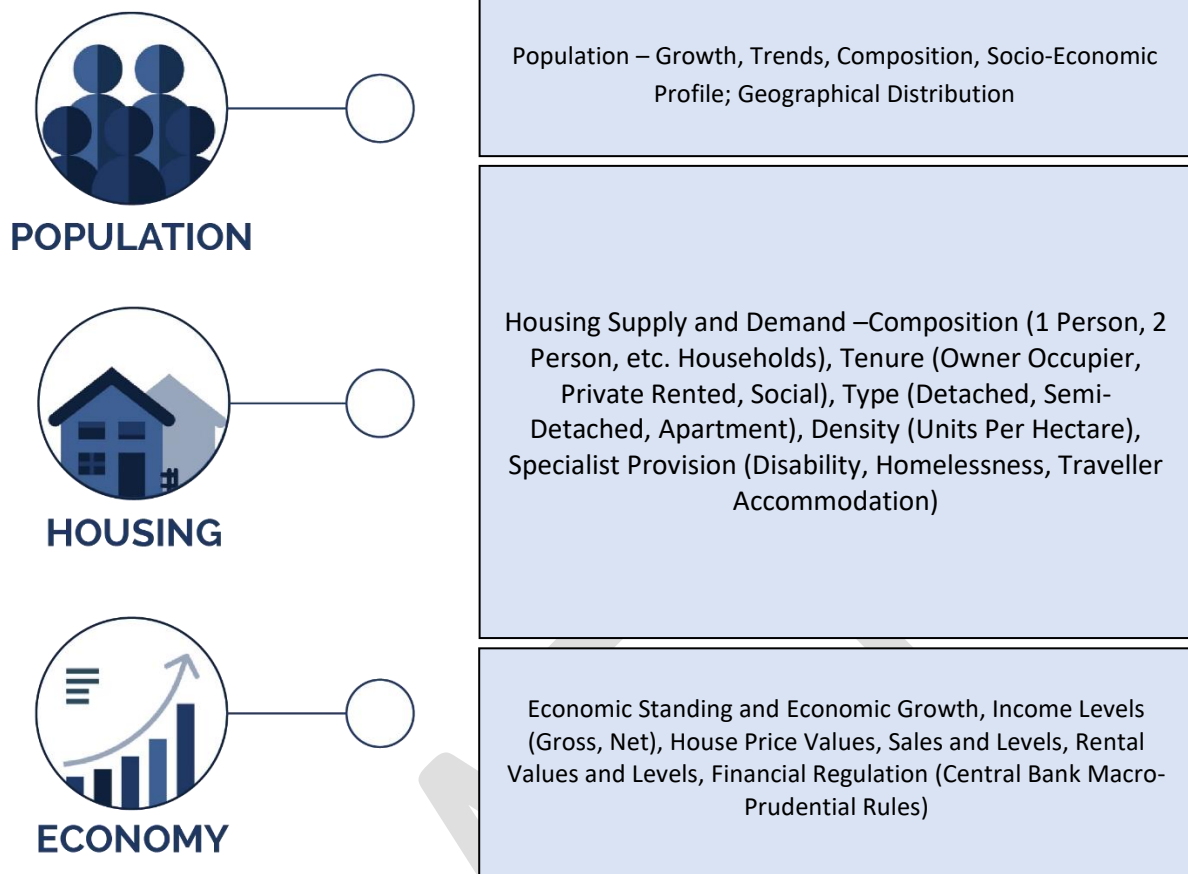


Figure 1.1: HNDA Assessment Areas. Source: KPMG Future Analytics

The methodological approach along with key inputs and outputs to the HNDA is summarised in Figure 1.2. This process seeks to enhance how acute and unmet demand for housing is identified before it arises by providing a robust assessment of regional and localised influences, such as population and migration, in quantifying needs and demands. The key evidence inputs which drive the model are:

1. **Demographic trends, affordability trends and wider economic trends.** The use of **economic forecasting or econometric** work underpins this section. Data requirements include **household composition/projections, house prices, rents, and loan to value (LTV) mortgage rates, economic activity and employment rates**, etc.
2. **Housing Stock Profile Pressures (and existing need) and management issues.** This involves undertaking a detailed profile of local **housing stock**, including **local authority housing**, to identify the main issues relating to supply and demand, ineffective stock and overall condition as well as priorities for future stock management. Information is required on **dwelling size, dwelling type, dwelling condition and stock pressures (occupancy/under occupancy stock turnover**, etc.).
3. **Estimating Future Housing Need and Demand.** This is broken down into: **owner occupation, private sector, below market rent and social rent**.

1.4 Methodology

This Section provides an overview of the components involved in the development and application of this HNDA model. There are four components of the model, as shown in Figure 1.2.



Figure 1.2: Overview of the HNDA Model

The first component of the model explores population and household scenarios for the county over the plan period. A number of population scenarios for County Longford have been investigated to 2031 and a 'Policy-Intervention Scenario' has been applied for the purpose of this analysis into the housing needs of the county as described in detail in Section 4.2.1.

The second component alongside population projections is the determination of future households. This is established through the calculation of the Housing Supply Target for the plan period for County Longford in accordance with the 'Housing Supply Target Methodology for Development Planning' DHLGH guidelines (December 2020), as described in Section 4.2.2. This provides plan period targets and annualised household figures for analysis in the HNDA.

The third component relates to an assessment of housing and rental affordability. This assessment supports the identification of social (and affordable) housing needs for County Longford during the plan period. There are 15 steps as part of this, as illustrated in Table 1.2

Finally, Section 5 brings together the HNDA outputs and analyses how current and future housing need can be met while Section 6 sets out policy objectives for the delivery of this Housing Strategy for County Longford.

The overall structure of this Housing Strategy is summarised in Table 1.1.

Table 1.1: Structure of the Longford Housing Strategy 2021-2027

Section 2	Strategic, Legislative and Policy Landscape
Section 3	Current Housing Context: Review and Analysis of Existing Supply and Needs
Section 4	Future Housing: Projected Housing Need and Supply
Section 5	Analysis of Housing Requirements in Longford
Section 6	Policy Objectives to Deliver Housing Strategy
Section 7	Conclusion

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Table 1.2: Approach to the HNDA for the Longford Housing Strategy 2021-2027

Step	Method
Step 1 Determination of Annual Population Projections	Determination of annual population over the County Development Plan period. The agreed population projection scenario / target can reflect a “low”, “medium” or “high” growth projection-based upon county, regional, national and global specific factors. Longford County Council have applied a high growth scenario that aligns with the NPF.
Step 2 Determination of Pre-Plan Total Households	Determination of pre-plan total households based on latest CSO data and estimation of pre-plan housing completions
Step 3 Determination of Additional Households	Determination of additional households over the plan period based on agreed Housing Supply Targets.
Step 4 Calculation of Estimated Distribution of Household Disposable Incomes	<p>Calculation of estimated distribution of annual and weekly household disposable income per decile of the established (by the CSO) of the 10 deciles in the baseline year.</p> <p>The national annual disposable incomes per decile are adjusted to city/county level based on application of an “inflater” or “deflator” rate.</p>
Step 5 Calculation of Average Annual Household Disposable Income Distribution	<p>Calculation of estimated distribution of annual household disposable income per household decile throughout the Development Plan period.</p> <p>This calculation considers a forecast GDP growth rate to reflect anticipated change incomes over the Development Plan period. It should be noted, that this approach is also taken in relation to average annual gross income for the purpose of understanding mortgage capacity and qualification.</p>
Step 6 Calculation of Average Monthly Household Disposable Income Distribution	<p>Calculation of estimated distribution of monthly household disposable incomes for each of the 10 household deciles throughout the Development Plan period.</p> <p>This is an exercise to ensure that incomes are scaled to provide the monthly (rather than annual) estimates of disposable income per household in each decile.</p>
Step 7 Determination of Distribution of Total Anticipated Households	<p>This is the calculation of estimated distribution of household units for each of the 10 household deciles throughout the Development Plan period.</p> <p>The number and distribution of total households per decile throughout the Development Plan period reflects projected number of private households per year during the Development Plan period as well as the distribution of housing units in the State from the Household Budget Survey.</p>

<p>Step 8 Determination of Distribution of Additional Anticipated Households</p>	<p>Calculation of estimated distribution of additional anticipated household units for each of the 10 household deciles throughout the Development Plan period.</p> <p>Similarly to the step above, this specifically reflects the number of additional anticipated households per decile per year throughout the Development Plan period.</p>
<p>Step 9 Calculation of Projected House Price Bands</p>	<p>Calculation of projected house price bands based on the percentage split of the established (by the DHPLG) 8 price bands.</p> <p>Historic transactional housing market data is considered to understand changes in average house price and future adjustments. This facilitates an estimation of each of the projected house price bands and proportional market split based on the split of the 8 price bands and a projected annual price increase or decrease.</p>
<p>Step 10 Calculation of Mortgage Capacity of Households</p>	<p>Determination as to whether households in each decile can qualify for a mortgage that enables them to purchase a house in the lowest price band under the current macro-prudential rules, as set out by the Central Bank of Ireland.</p> <p>This is based on understanding the threshold in the lowest price band per year during the Development Plan period and application of the “<i>Annuity Formula</i>”. The “<i>Annuity Formula</i>” is based on the determination of an “<i>Affordability Threshold</i>”, a “<i>Loan to Value Ratio</i>”, an “<i>Annual Percentage Rate (APR) - Interest Rate</i>”, the determination of a “<i>Monthly Percentage Rate (MPR) - Interest Rate</i>”, and the determination of a “<i>Loan Term (Years/Months)</i>”.</p> <p>If a household in any decile does not have sufficient income to meet the macro-prudential rules (i.e. 3.5 times their gross income is less than 90% of the value of purchase a house in the lowest projected price band), they do not qualify for a mortgage and progress to private rental (See Step 11). Those households that can qualify for a mortgage progress to the needs assessment for ownership (See Step 10).</p>
<p>Step 11 Calculation of Projected Needs for Ownership</p>	<p>Calculation of the approximate affordable house price for each of the ten deciles per year during the Development Plan period based on the application of the ‘<i>annuity formula</i>’. Once established, a calculation of the households surplus and/or deficit per price band is undertaken with respect to the number of households that can qualify for a mortgage:</p> <ul style="list-style-type: none"> a) Based on the application of the “<i>Annuity Formula</i>” calculate the housing affordability (i.e. Approximate Affordable House Price) for each of the 10 household deciles. b) Based on the determination of additional households required, the projected house price bands and the housing affordability, calculate the number of households not meeting the “<i>Affordability Criteria</i>”. This facilitates a calculation of the surplus/deficit of household at the lowest price band with respect to the number of households that can qualify for a mortgage.

<p>Step 12 Calculation of Projected Needs for Private Rental</p>	<p>Calculation of the households that will not meet the affordability criteria to privately rent a home during the Development Plan period with respect to the number of households that cannot qualify for a mortgage.</p> <p>Historic rental market data is analysed to enable an estimate of projected rental price by unit type during the plan period. Based on this and the household income, a calculation of the households not meeting the affordability criteria to privately rent a home has been undertaken with respect to the number of households that cannot qualify for a mortgage and those households that cannot afford to purchase a home.</p>
<p>Step 13 Summary of Projected Social Housing Need</p>	<p>Calculation of the households who can be classified as having an affordability problem during the Development Plan period so as to adequately inform the necessary provision units within the City/County.</p> <p>This is a summary of the anticipated housing need for the City/County Council as set out in the preceding steps and reflects assessments for both mortgage qualification and private rental affordability. Specifically, the number of additional households anticipated over the Development Plan period, the number of those households that do not qualify for a mortgage and number of those households that do not qualify for a mortgage and cannot afford private rental is provided based on the outcomes of the preceding steps.</p>
<p>Step 14 Historic Data Analysis and Approximate Projection of Tenure, Size Cohort, and Dwelling Type.</p>	<p>Calculation of historic intercensal change for private household tenure, cohort sizes and dwelling type to determine annualised change. This informs the basis of an annual rate of change for which additional anticipated households can be roughly forecasted for household tenure, cohort sizes and dwelling type.</p>
<p>Step 15 Analysis of Single Rural Dwellings</p>	<p>Analysis of CSO Granted Permissions data to determine distribution of rural one-off dwellings.</p>

2 Strategic, Legislative and Policy Landscape

2.1 National Legislation and Policy

2.1.1 Planning and Development Act 2000

Under Part V of the Planning and Development Act 2000 (as amended) Local Authorities are required to ensure that their Development Plans are consistent with high-level strategic policies and national population projections. As such Development Plans are to incorporate a Core Strategy that demonstrates consistency with relevant national and regional objectives as set out in the NPF and RSES as well as the strategic policy as described herein such as Rebuilding Ireland.

Local Authorities are also required to prepare and incorporate a Housing Strategy into their Development Plan, the purpose of which is to ensure that the housing needs of the existing and future population of the development plan area are met. Section 94 of the Act states that:

“...each housing strategy should have regard to the proper planning and sustainable development of an area and should be concerned with the overall supply of housing within the planning authority.”

The Act further specifies that Housing Strategy’s must consider:

- The existing and likely future need for social housing
- The need to ensure that housing is available for people of different incomes.
- The need to ensure the availability of a mixture of house types and sizes to cater for the requirements of different categories of households, including the special requirements of elderly persons and persons with disabilities
- the need to counteract segregation in housing between persons of different social backgrounds.

2.1.2 Planning and Development (Amendment) (No. 3) Regulations 2018

The Planning and Development (Amendment) (No. 3) Regulations 2018 is a recent, relevant legislative update. This amendment exempts the temporary change of use of certain vacant commercial premises to residential use, i.e. this can occur without the need to obtain planning permission. However, this change of use, and any related works, must occur by 31 December 2021. In addition, the existing structure or part of the structure, which is the subject of the change of use, is required to be vacant for a period of two years immediately prior to when the development takes place. A number of other conditions and limitations apply, notably including:

- There shall be no more than 9 individual residential units within a building (i.e. staying below the Part V social housing threshold).
- No works permitted to protected structures unless a s.57 declaration has issued to indicate the works will not affect the character or elements of the structure which has been identified for protection.
- Works to the ground floor of any structure shall not conflict with an objective in a development plan for the structure to remain in retail use, with the exception of works solely for the provision of on-street access to upper floors.
- The exemption applies to existing buildings that have a current commercial use (with reference to Class 1, 2, 3, and 6 of Part 4 to Schedule 2 of the Principal Regulations).

2.1.3 The Planning and Development (Housing) and Residential Tenancies Act 2016

The Planning and Development (Housing) and Residential Tenancies Act 2016 provides a legislative basis for measures introduced under the Rebuilding Ireland: Action Plan for Housing and Homelessness to expedite the construction of large-scale residential developments. These “strategic housing developments” avail of a fast-track application process, whereby applications for planning permission are submitted apply directly to An Bord Pleanála. This measure was introduced under the Rebuilding Ireland Action Plan for Housing and Homelessness in order to streamline the planning process and accelerate the delivery of new housing and student accommodation units.

Part 2(3) of the Act defines the following types of developments as qualifying as Strategic Housing Developments:

- a) the development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses,
- b) the development of student accommodation units which, when combined, contain 200 or more bed spaces, on land the zoning of which facilitates the provision of student accommodation or a mixture of student accommodation and other uses thereon,
- c) development consisting of shared accommodation units that when combined contain 200 or more bed spaces on land the zoning of which facilitates the provision of shared accommodation or a mixture of shared accommodation and other uses,
- d) development that contain a mixture of houses, student accommodation or shared living units,
- e) the alteration of an existing planning permission granted under section 34 (other than under subsection (3A) where the proposed alteration relates to development specified in paragraph (a), (b), or (c).

Under this streamlined application process applicants engage with the relevant Local Authority and An Bord Pleanála in a Pre-Application Consultation to discuss a proposed development, determine its legitimacy and highlight any potential issues that may arise. Then upon submission of an application for planning permission, An Bord Pleanála are to provide a decision within sixteen weeks of application. To maintain this deadline there is no provision for the applicant to provide further information in support of their application once submitted, and no provision for an appeals process by which the applicant or any third party can dispute An Bord Pleanála’s decision. As such decisions to grant or refuse permission for strategic housing developments can only be disputed by way of a Judiciary Review.

2.1.4 Urban Regeneration and Housing Act 2015

Under Part V Section 91(4)(c) of the Planning and Development Act 2000 there is a social housing requirement of 10% which planning authorities must apply to planning permission for housing on all lands zoned for residential use, or for a mixture of residential and other uses. The Urban Regeneration and Housing Act was introduced in 2015 and it includes amendments to the Planning and Development Act 2000, as amended. Specifically, these amendments determine thresholds for this social housing requirement and specify how private developers can meet their obligations to contribute to the provision of social housing.

The previous social housing obligations were not applicable in the case of developments including four or fewer residential units, however the new obligations are not applicable in respect of developments that include nine or fewer units. The use of cash payments as an alternative to social housing units is no longer permitted, and provision has been made for the transfer of residential units outside the lands which are subject to planning permission, but within the relevant Development Plan area. The full list of social housing delivery options now permitted are outlined below.

Part V delivery options (Post Act 2015)

- The transfer of ownership of lands, subject to the planning permission application to a local authority for the provision of social housing remains the default option. The land option must be acceptable to the local authority
- The transfer of ownership to the local authority, or persons nominated, of completed social housing units on the land, subject to planning permission
- The transfer of ownership to the local authority, or person nominated, of completed social housing units on other land, not subject to the planning permission. There is no longer a requirement for the developer to build housing units on other land to fulfil his/her Part V obligations. The developer might have a stock of suitable houses or he/she can simply acquire housing units for such purposes. This allows social housing units to be delivered in a more timely fashion in another location, in the event that the development that is the subject of the planning permission does not meet the social housing or mixed tenure needs of the local authority:
- The Part V obligation can now be fulfilled by developers through long term leasing of properties: and
- A combination of the Part V options above is also allowed.

The Urban Regeneration and Housing Act 2015 also introduced wider changes aimed to encourage activity in the construction sector. A vacant site levy was introduced, which provides Local Authorities with the power to apply levies to property owners who do not take steps to develop vacant and under-utilised in areas identified for priority development under the local Development Plan. Developers were also permitted to avail of reduced development contributions for developments that had previously been granted permission but were yet to commence.

2.1.5 The Housing (Miscellaneous Provisions) Act 2009

The Housing (Miscellaneous Provisions) Act 2009 makes amendments and extensions to provisions under the Housing Acts 1966 to 2004 to provide Local Authorities with a strategic framework for the delivery and management of housing services. This requires Local Authorities to adopt housing services plans to cover the delivery and management of housing services within the Local Authorities' areas, as well as homelessness action plans and anti-social behaviour strategies. It provides a legislative basis for objective methods to assess need and allocating social housing support which incorporate household size, household income and house and rental prices within a Local Authority's administrative area. The Act also extends the legislative basis for the provision of rented social housing by means of leasing or contract arrangements with private landlords.

2.1.6 Project Ireland 2040 – National Planning Framework

The National Planning Framework (NPF) is a high-level strategy that will shape Ireland's growth and development up to the year 2040. Drawing upon lessons learned from the implementation of the National Spatial Strategy 2002-2022, the NPF calls for a shift from an uncoordinated "business as usual" approach to planning, and provides a framework for the sustainable development of Ireland's existing settlements.

The NPF sets an overall national target to deliver 550,000 additional households by 2040. This is supported by a number of National Policy Objectives that seek to deliver residential development at a suitable density and scale:

- **National Policy Objective 32:** To target the delivery of 550,000 additional households to 2040.
- **National Policy Objective 33:** Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location
- **National Policy Objective 35:** Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

To underpin the delivery of these targets the NPF requires Local Authorities to develop a Housing Need Demand Assessment (HNDA) as noted in Section 1 and set out in National Policy Objective 37 as follows:

“A ‘Housing Need Demand Assessment’ (HNDA) is to be undertaken for each Local Authority Area in order to correlate and accurately align future housing requirements. The HNDA is:

- to be undertaken by Local Authorities with coordination assistance to be provided by the Regional Assemblies, and also at a Metropolitan scale, particularly where inter-county and inter-regional settlement interactions are to be planned for and managed;*
- to primarily inform housing policies, housing strategies and associated land use zoning policies as well as assisting in determining where new policy areas or investment programmes are to be developed;*
- and to be supported, through the establishment of a coordination and monitoring unit to assist Local Authorities and Regional Assemblies in the development of the HNDA (DHPLG, Regional Assemblies and the Local Authorities). This will involve developing and coordinating a centralised spatial database for Local Authority Housing data that supports the HNDA being undertaken by Local Authorities.”*

The NPF also emphasises the need for more affordable homes for sale or rent. More proactive land management and coordinated and efficient provision of enabling infrastructure, particularly on Local Authority and State-owned lands, are set out as central measures to delivering affordability in the housing sector.

Housing will need to be well-located, affordable and diverse in order to cater for the increased demand particularly for smaller homes suitable for one and person households. Housing should be re-usable, adaptable and accessible to ensure that homes can meet the changing needs of households over time (Objective 34). New housing provision should be met within existing settlements and should be tailored to meet the future housing needs of the settlement in which it is located.

Building resilience and being able to adequately respond to future demand will also involve the re-use of existing housing stock. Higher residential densities are to be pursued in urban areas with a greater emphasis on infill/brownfield, reduction in vacancies, area or site based regeneration and increased building heights (Objective 35).

Objective 36 of the NPF provides a commitment to introduce new statutory guidelines that will ensure consistency of approach, implementation and monitoring of housing requirements at a regional (Regional Spatial and Economic Strategies), metropolitan and local authority levels (Core Strategies).

The NPF also sets out measures and objectives to reconcile future housing requirements effectively. For this, key evidence inputs to inform and drive robust, evidence based Housing Need Demand Assessment (HNDA) Models that underpin local authority Housing Strategies are set out as follows:

- Demographic trends, affordability trends and wider economic trends.
- Housing Stock Profile Pressures (and existing need) and management issues.
- Estimating Future Housing Need and Demand.

Objective 37 sets out a requirement for Local Authorities to undertake HNDAs to form housing policies, strategies and land use zoning policies and to facilitate more informed decision making on investment programmes for housing. Furthermore, coordination and monitoring units are to be established to assist Local Authorities and Regional

Assemblies in the development of the HDNA. This unit will also be responsible for a new centralised spatial database for Local Authority housing data that informs the development of the HNDAs.

2.1.7 Implementation Roadmap for the National Planning Framework

The Implementation Roadmap for the NPF supports the alignment of national, regional and local planning policy and objectives. It provides transitional population projections for the period up to 2031 and sets out mechanisms to ensure that Development Plans align with the NPF and RSES in addressing the six-year period up to 2026/2027. They allow for the Development Plan Review Process to be deferred on a once-off basis up to three months after the relevant RSES has been finalised, and for Review Processes underway to be suspended until the relevant RSES has been finalised. This aims to ensure that Development Plans can benefit from latest available data and policy contexts. Recently adopted plans that were completed before the relevant RSES can also be brought forward for early review or variation to render them consistent with relevant regional policies and objectives.

As such, most City and County Development Plans will undergo a process of review by 2020/2021 and will cover the six-year period up to 2026/2027. 2027 will provide an assessment of the first full round of Development Plans that have been prepared in accordance with the NPF and RSES for Ireland's three regions. This assessment will coincide with several other key deadlines; 2026 is also a Census Year (i.e. updated demographic and socio-economic data is likely to be available) and 2027 will see a review of the ten-year National Development Plan. Further, Development Plans prepared in 2020/2021 will commence review in 2025/2026 and will require demographic data for the six-year period beyond to 2031. Therefore, the Roadmap provides transitional population projections in line with these deadlines, noting that:

“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.”

Table 2.1 Transitional Regional and County Population Projections to 2031 for the 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

2.1.8 Project Ireland 2040 – National Development Plan 2018-2027

Building resilience in housing is a key element of Project Ireland 2040 with wide ranging measures set out in the NPF and the associated National Development Plan 2018-2027. With regards to housing, this includes measures to reduce vacancy rates and to bring habitable properties back into use particularly in cities and large towns where demand is highest. The NPF provided for the establishment of a land-management to be known the National Regeneration and Development Agency, to release strategically located land banks for redevelopment. This objective has been effected through the establishment of the Land Development Agency (LDA), which has now commenced operation.

In terms of social housing, the National Development Plan will, through a planned capital investment of over €4.2 billion, seek the delivery of some 40,000 new social housing homes by 2021. Direct Local Authority build, acquisitions, refurbishment of formerly empty homes and provision by housing bodies were identified as the chief delivery mechanisms. By 2021, it was aimed to have 12,000 social housing homes made available annually by Local Authorities and approved housing bodies for social housing. This level of provision was to be maintained over the remainder of the period of the National Development Plan, resulting in 112,000 households having their housing needs met through social housing by 2027. The NPF advocated the development of diverse neighbourhoods with a healthy balance of public and private housing.

2.1.9 Housing Supply Target Methodology for Development Planning (December 2020)

The NPF is based on demographic and econometric projections undertaken by the Economic and Social Research Institute (ESRI) in 2017. Following publication of the NPF in 2018, the NPF 'Roadmap' circular was issued to all planning authorities, setting out projected county population ranges for 2026 and 2031. As part of the development plan process, planning authorities must demonstrate the manner in which their core strategy and other elements of the plan are consistent with the established NPF Roadmap population projections for their local authority area.

In order to strengthen the relationship between national and regional population projections and their integration into the development planning process at local authority level, the Department commissioned the ESRI to further develop work previously undertaken for the NPF. The findings of the ESRI work were published as a research paper on Structural Housing Demand at County Level in December 2020. Following publication of this, the 'Housing Supply Target Methodology for Development Planning: Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended)' was published.

This ESRI research applies the projection model to four different development scenarios:

- Baseline – projecting a 'business as usual' scenario which is based on current trends and medium-term projections for the Irish economy;
- NPF 50:50 City – consistent with the NPF strategy;
- High Migration – incorporating assumptions around high international migration flows into Ireland based on higher economic growth than the baseline; and
- Low Migration – incorporating assumptions around lower international migration flows into Ireland based on lower economic growth than the baseline.

The ESRI research model is intended to enable structural household demand levels for each local authority area to be set out under the four different scenarios for each year to 2040. The Section 28 Guidelines state that "The NPF 50:50 City scenario is broadly consistent with the National Planning Framework strategy and consequently, the 2018 NPF 'Roadmap' document". As such, the Section 28 Guidelines further indicate that this is the recommended housing

demand scenario to be used by planning authorities in their planning functions in order to plan for the provision of housing to meet projected levels of demand in their administrative area, in accordance with the NPF strategy.

Thus, planning authorities must now demonstrate the manner in which their core strategy and other elements of the plan are consistent with the NPF 50:50 City housing demand projection scenario identified by the ESRI. Deviation from this scenario, the Guidelines state, must be evidence-based and consistent with these guidelines.

The Guidelines set a methodology for the application of population and housing projections into Local Authority plan processes. The calculation of the housing supply target for County Longford is detailed in Section 4.2.2.

2.1.10 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities

In March 2018 the Department of Housing, Planning and Local Government updated the guidelines relating to the Design Standards for New Apartments. These guidelines have been adopted in appreciation of the need to move towards higher density and more sustainable forms of living within Ireland's urban areas, to which apartment living is deemed essential. They also recognise the importance of the challenge in meeting the housing needs of a growing population in Ireland's key cities, thus following the direction of travel outlined in the NPF.

The guidelines state that County Development Plans must appropriately consider the need to both sustainably increase housing supply and to ensure that a greater proportion of housing development takes place within its existing built-up areas. However, they warn that while it has become practice for some statutory development plans to specify an across-the-board mix (types/sizes) in relation to the composition of individual apartment schemes, there is a need for greater flexibility with regard to approaches to apartment mix more generally. This is particularly relevant where a comprehensive HNDA has not been undertaken. To this effect the following Specific Planning Policy forms part of the guidelines:

*"Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, **but only further to an evidence based Housing Need and Demand Assessment (HNDA)**, that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s)." (emphasis added)*

As such, the production of a Housing Needs Demand Assessment (HNDA) provides local authorities with an up to date and robust evidence base thus allowing them to appropriately determine and plan for the specific housing/apartment needs (including household compositions) within their administrative area covering the period of their statutory development plan.

2.1.11 Rebuilding Ireland – Action Plan for Housing and Homelessness, 2016

Rebuilding Ireland: Action Plan for Housing and Homelessness was published in July 2016. This Action Plan recognises issues around supply and affordability in Ireland's housing sector and provides a multi-stranded approach to achieve key housing objectives up to 2021. These include an increase in the supply of social housing, increasing housing build numbers to services different tenures, and tackling homelessness. Actions to meet these objectives are organised under five pillars:

- Pillar 1: Address Homelessness
- Pillar 2: Accelerate Social Housing

- Pillar 3: Build More Homes
- Pillar 4: Improve the Rental Sector
- Pillar 5: Utilise Existing Housing.

Actions under Pillar 1 of the Action Plan were aimed at enhancing supports for homeless people and families and alleviating the unacceptable level of families in emergency accommodation. Key actions included a Rapid-Build Housing Programme to expediate social housing supply, with a target of 1,500 rapid-delivery units by 2018, and enhanced Housing Assistance Payment (HAP) supports. In January 2016 rent limits were increased under the national Rent Supplement and HAP schemes, to provide greater security for tenants and families that are at risk of becoming homeless if their rent increases.

Pillar 2 built upon actions delivered under the Social Housing Strategy 2020. That Social Housing Strategy was published in 2014 and it set a commitment to deliver 35,000 new social housing units by 2020. The Action Plan further increased this target to the delivery of 47,000 new social housing units over the period 2016-2021 and pledged enhanced support for existing initiatives for the delivery of social housing through the following:

- **Local Authority Construction & Acquisition (also known as the Social Housing Investment Programme (SHIP))** - To provide funding to local authorities for the provision of social housing by means of construction and acquisition. It also covers expenditure under the Rapid Build Housing Programme, Part V acquisitions, Land Aggregation Scheme and the Special Resolution Fund for unfinished housing developments.
- **Capital Assistance Scheme (CAS)** - To provide essential funding to AHBs for the provision of accommodation for persons with specific categories of housing need such as Homeless and Older Persons, People with Disabilities, Returning Emigrants and Victims of Domestic Violence.
- **Vacant Housing Repair and Leasing Initiative** - This scheme enables local authorities, having identified appropriate vacant privately-owned properties in their functional areas, to provide upfront financial assistance to meet reasonable renovation works and to enter into long term lease arrangements with property owners. Renovation costs will be recouped from rent over an agreed period.
- **Part V Delivery** - The Action Plan sets out a commitment to ensure adequate resources are made available to both local authorities and Approved Housing Bodies, to allow them to purchase or lease newly built private dwellings to the fullest extent envisaged by Part V of the Planning and Development Act 2000. In addition, where appropriate, the leasing of additional privately developed dwellings beyond the extent envisaged by Part V is supported. Furthermore, the up-front purchase of the Part V social housing requirement will be facilitated, subject to the introduction of strict controls.

Significantly Pillar 3 of the Action Plan introduced measures for a stream-lined planning application process to allow applications for larger housing development schemes (comprising 100 units or more) to be made directly to An Bord Pleanála. These measures were given a legislative basis in the Planning and Development (Housing) and Residential Tenancies Act 2016 as set out in Section 2.1.3.

Pillar 4 of the Action Plan focuses on the rental sector and its growth in the overall tenure mix for Ireland's housing sector. A declining rate of home ownership, decreasing household size, a growing population influenced by high inward migration rates, and increasing rates of new household formation were identified as factors pointing to the growth of the rental sector and the increased role it is likely to play into the future. The Action Plan notes that a strong rental sector supports a mobile labour market *"better able to adapt to new job opportunities and changing household circumstances"* and is suited to accommodating a range of households - including mobile professionals, students and indeed lower-income households.

Pillar 5 recognises that achieving optimum occupancy of both social and private housing stock is an effective way of meeting housing needs. It commits to the development of an overall national vacant housing re-use strategy, as well as introducing the following actions to ensure that our existing housing stock is utilised in an efficient manner to meet housing demand:

- **Better management of social housing stock** - A vacated social house should not remain vacant for an extended period. The refurbishment and re-letting of units between tenancies with minimal delay will be achieved through the adoption of a national re-letting performance standard across all local authorities, a preventative maintenance approach to housing stock management and funding mechanisms to incentivise the swift turnaround of units.
- **Choice-based letting** - Choice-based letting is a method used to allocate social housing in a manner that offers more choice and involvement for applicant households in selecting a new home. Local Authorities that have implemented such an approach have seen refusal rates drop, and so a choice-based allocation system will be introduced and implemented across all Local Authorities in a manner tailored to their specific circumstances.
- **Review of Tenant (Incremental) purchase** - The ongoing review of the Tenant (Incremental) Purchase Scheme in consultation with Local Authorities, to make the scheme more attractive for social housing tenants and help people who would otherwise struggle to buy a home to meet their home ownership ambitions.
- **Housing Agency Vacant Housing Purchase Initiative** - The Housing Agency will receive up to 70 million in capital funding to support the acquisition of suitable portfolios of vacant properties for social housing directly from financial institutions and investors.

2.1.12 National Vacant Housing Reuse Strategy 2018-2021

The National Vacant Housing Reuse Strategy was published in 2018 to support Pillar 5 of the Rebuilding Ireland: Action Plan for Housing and Homelessness. Drawing together policies and actions aimed at reducing vacancy in Ireland's housing stock it sets out the Strategic Objective of:

"ensuring that existing housing stock is used to the maximum degree possible – focusing on measures to use vacant stock to renew urban and rural areas."

To accomplish this overall Strategic Objective the Strategy sets out a range of actions that will be implemented at a national and local level, grouped under five key objectives.

- **Objective 1 Establish robust, accurate, consistent and up-to-date data sets on vacancy.** - This includes actions aimed at securing an accurate picture of vacancy rates across different Local Authorities and identifying recoverable dwellings that can be re-introduced into the housing stock.
- **Objective 2 Bring forward measures to ensure, to the greatest degree possible, that vacant and underused privately owned properties are brought back to use** - This includes actions aimed at identifying and addressing barriers to bring private properties that are subject to long-term vacancies back into the housing stock.
- **Objective 3 Bring forward measures to minimise vacancy arising in Social Housing Stock** - This includes actions for the effective management of our national social housing stock to ensure that vacant social houses do not remain vacant for extended periods of time.
- **Objective 4 Continued engagement with and provision of support to key stakeholders to ensure suitable vacant properties held by banks, financial institutions and investors are acquired for social housing use** - This includes actions to ensure that the Housing Agency has adequate capital funding to acquire vacant properties from NAMA and other stakeholders for use as social housing.
- **Objective 5 Foster and develop cross-sector relationships, collaborating in partnership to tackle vacant housing matters** - This includes actions to tackle vacancy in urban and rural areas such as the utilisation of the

Urban Regeneration and Rural Regeneration Development Fund's and the rollout of a dedicated Urban Regeneration Scheme, as well as support partnerships between Government Departments and Local Authorities.

2.1.13 Social Housing Strategy 2020: Support, Supply and Reform

The Social Housing Strategy 2020: Support, Supply and Reform was adopted in November 2014 and sets out the framework for the delivery of new social housing and for social housing assessment, delivery and financing. The vision set out Strategy that:

“every household in Ireland will have access to secure, good quality housing suited to their needs at affordable prices in a sustainable community”.

The national Social Housing Strategy is based on three pillars:

- **Pillar 1:** Provide for 35,000 new social housing units, over a six-year period, to meet the additional social housing supply requirements as determined by the Housing Agency²;
- **Pillar 2:** Support up to 75,000 households through an enhanced private rental sector; and
- **Pillar 3:** Reform social housing supports to create a more flexible and responsive system.

Phase 1 sets a target of 18,000 additional housing units and 32,000 HAP/RAS units by the end of 2017. Phase 2 sets a target of 17,000 additional housing units and 43,000 HAP/RAS units by end 2020. The Strategy states that significant exchequer funding will be allocated to ensure that the early phases of the Strategy will deliver on the targets. An enhanced role for the Approved Housing Bodies (AHBs) is also a key component to deliver the vision.

The Strategy also states that a new tenant purchase scheme for existing local authority houses will be put in place. The development of an individual housing 'passport' that would facilitate tenant mobility between local authorities will be examined.

Exchequer funding of €5.7bn has been committed to by the Government over the lifetime of the Strategy, and Longford County Council expects to spend in excess of €200 million from this fund in the delivery of its Social Housing Programme 2017 to 2019.

2.1.14 Construction 2020: A Strategy for a Renewed Construction Sector

Construction 2020 was published by the Government in 2014 and sets out a detailed, time-bound set of actions to support the return of Ireland's construction sector to sustainable levels. The vision is that Ireland will have a competitive, innovative, dynamic, safe and sustainable construction sector; one that makes its full and proper contribution to the economy and to job creation, and one that is based on best practice and capable of delivering the economic and social infrastructure we need to build to sustain a prosperous future.

Some of the key commitments include:

- Putting in a place a National Framework for Housing Supply and an Annual Statement of Projected Housing Supply and Demand;

² Increased to 47,000 units in *Rebuilding Ireland – Action Plan for Housing and Homelessness, 2016*

- Establishing a Housing Supply Coordination Task Force for Dublin;
- Assessing existing construction and property data sources for appropriateness including identifying any gaps and quality shortcomings;
- Examining the key barriers to housing mobility and make recommendations to Government;
- Developing a national policy towards professionalising the private rental sector;
- Establishing a working group and invite public comment on the feasibility and impact of setting minimum thermal efficiency performance standards in rental properties;
- Publishing a Social Housing Strategy and introducing legislation to regulate the Approved Housing Body sector;
- Review of Part V requirements;
- Publishing of the Homelessness Implementation Plan and implementation of the key recommendations of the Homelessness Oversight Group's First Report in Q2 2016;
- Continuing to implement the Government Action Programme on Unfinished Housing Developments and the Budget 2014 Special Resolution Fund.

2.1.15 The National Housing Strategy for People with a Disability 2011-2016

The National Housing Strategy for People with a Disability 2011-2016 sets out a framework of initiatives to provide for the housing needs of vulnerable and disadvantaged households. The Strategy was affirmed in the Action Plan for Housing and extended to 2020 to deliver on its aims and continue to guide and progress policy. The strategy has nine strategic aims:

- To promote and mainstream equality of access for people with a disability to the full range of housing options available suited to individual and household need.
- To develop national protocols and frameworks for effective interagency cooperation which will facilitate person-centred delivery of housing and relevant support services.
- To support people with a disability to live independently in their own homes and communities, where appropriate.
- To address the specific housing needs of people with an intellectual and/or physical disability, moving from congregated settings in line with good practice, including through the development of frameworks to facilitate housing in the community.
- To address the specific housing needs of people with a mental health disability, including through the development of frameworks to facilitate housing in the community, for people with low and medium support needs moving from mental health facilities, in line with good practice.
- To consider good practice in the design, coordination and delivery of housing and related supports.
- To facilitate people with a disability to access appropriate advice and information in respect of their housing needs.
- To improve the collection and use of data/information regarding the nature and extent of the housing needs of people with a disability.
- To provide a framework to support the delivery, monitoring and review of agreed actions.

2.2 Regional Policy

2.2.1 The Regional Spatial and Economic Strategy (RSES) 2019-2031

The RSES for the Eastern and Midland region came into force in June 2019, superseding the Regional Planning Guidelines for the Midland Region. The RSES is a high-level plan that seeks to support the implementation of the NPF by providing a strategic planning and economic framework for the region's sustainable growth and development. It

echoes the NPF in emphasising sustainable development patterns and seeks to focus growth within the footprint of existing urban areas and in key regional growth settlements. The RSES seeks to determine at a regional scale how best to achieve the shared goals set out in the National Strategic Outcomes (NSOs) of the NPF. To this end, the RSES sets out 16 Regional Strategic Outcomes (RSOs), which are aligned with international, EU and national policy and which in turn set the framework for city and county development plans.

Specifically, the RSES sets out Regional Policy Objectives to support Local Authorities in completing Housing Need Demand Assessments as required under the NPF and to provide for a diverse range of housing types and tenures. The strategy seeks to:

“Support local authorities, approved housing bodies and other sectoral agencies in the provision of a greater diversity of housing type and tenure, including social and affordable housing and exploring new models of low-cost rental and affordable homeownership”.

In relation to Longford, the Settlement Strategy for the region designates Longford town as a ‘Key Town’. The designation of these settlements under the Settlement Hierarchy for the region has informed the settlement hierarchy as described in detail in Core strategy whilst the relevant Regional Policy Objectives has informed the development of this Housing Strategy for Longford.

2.3 Local Policy

2.3.1 Longford County Development Plan 2021 – 2027

The Longford County Development Plan 2021 – 2027 sets out the planning framework during the plan period demonstrates consistency with national and regional policy hierarchy. It provides a clear evidence-base for the reservation of land to meet housing and population targets whilst setting a vision for County Longford that are underpinned by strategic aims to ensure delivery against objectives.

The County Development Plan aims to build on the strategies, policies and objectives of the previous County Development Plan (2015 – 2021) which was prepared during a time of economic uncertainty stemming from a global and national crisis. The review process and preparation of the Plan has had regard to key recent development trends and national, regional and local policy developments, with a particular regard being placed on the need to deliver social housing within County Longford as described herein.

2.3.2 Longford County Housing Strategy 2015-2021

The Longford County Housing Strategy 2015-2021 provided a comprehensive review of demographics and housing demand within County Longford to inform the Longford County Development Plan 2015-2021. It projected need for the planning provision of housing, as well as the demand for social and affordable housing within the County based on data from the 2011 census and regional population targets. This analysis identified a requirement for 2,120 households during the lifetime of the County Development Plan.

Given the difficult economic situation at the time the Housing Strategy did not envision Longford County Council building a substantial number of social or affordable housing units during the Plan’s lifetime. However, it was acknowledged that there would be a need for social housing irrespective of overall social housing output. In order to meet this, need the Housing Strategy advocated for the implementation of Part V requirements of 14% in all new housing schemes subject to the type and location of the housing units required by the planning authority at a given

time. This Strategy will be superseded by this Housing Strategy and the County Development Plan as described in Section 2.3.1.

2.3.3 County Longford Local Economic and Community Plan 2016-2022

The Longford Local Economic and Community Plan (LECP) 2016-2021 was completed to meet provisions under the Local Government Reform Act 2014. The LECP is an action-focused plan whose purpose is to identify and implement actions to achieve sustainable economic growth and improved social outcomes within County Longford. A series of LECP objectives and actions to achieve these ambitions are set out throughout the plan.

2.3.4 County Longford Age Friendly Strategy 2015-2020

The Longford Age Friendly Strategy 2015 -2020 was developed by the Age Friendly Alliance following an extensive consultation with older people throughout the county. In achieving the overall vision of the Strategy which is *'to make Longford a better place to grow old in'*, 42 actions have been developed based on and in alignment with the Age Friendly Ireland (AFI) Programme. Longford's ambition to become age friendly includes to:

- Become one of the greatest places to grow old in;
- Have easily accessible public buildings, shops and services;
- Incorporate older people's views into significant decisions being made about the County;
- Promote a positive attitude to ageing and address stereotypes about older people; and
- Create opportunities for older people to be engaged with their County socially, as employees and as volunteers.

Within the strategy, the following information in relation to housing has been raised by older people as an issue in relation to their accommodation needs:

- Older people feel that they need more support to continue to live independently.
- Policing of privately rented dwellings, particularly with regard to anti-social behaviour is an area of concern for older people.
- Older people would like more information about, and access to grants to improve security, e.g. locks and alarms.
- Improved street lighting is needed in existing housing developments and new builds, to make older people feel safer.

2.3.5 Longford County Council Traveller Accommodation Programme 2019-2024

The Longford County Council Traveller Accommodation Programme (TAP) 2019-2024 fulfils requirements under the Housing (Traveller Accommodation) Act 1998. The TAP aims to meet the accommodation needs of travellers in Longford within a five-year period up to 2024 whilst recognising the ethnic identity of the Traveller community and aiming to provide accommodation that is suitable to their specific needs. As such, the TAP provides for standard housing options, as well as traveller-specific accommodation such as halting sites, temporary/emergency sites and one-off rural houses within County Longford. It is Council policy that different housing options will be provided in accordance with an assessment of need and are subject to feasibility.

3 Current Context: Review and Analysis of Existing Supply and Needs

3.1 Population

Census 2016 results show that Ireland's population stood at 4,761,865 in April 2016, an increase of 173,613 (3.8%) since April 2011. There were 200 urban settlements across the country, which together accommodated 63% of Ireland's population. County Longford is located within the Eastern and Midland Regional Assembly area, the most populous region in the state with over 2.3 million people. Recent trends show that population growth is set to continue having regard to the Region's young demographic profile and a return to net inward migration as the Country returns to economic growth after a severe economic crash in 2008.

A brief overview of the population in County Longford shows that the county saw a population increase of 4.8% (1,873 additional persons) between 2011 and 2016, as the population increased to 40,873 from 39,000 people. As the Key Town within the County Longford settlement hierarchy, Longford Town experienced a rate of growth broadly consistent with the county average between 2011 and 2016, with the population increasing by 4.24%. The population change across the various settlements identified in the settlement hierarchy is set out in Table 3.1.

Table 3.1: Population Growth in Longford 2011-2016

County	Population 2011	Population 2016	Growth Rate (2011-2016)	Growth Rate % (2011-2016)
Longford County	39,000	40,873	1,873	4.80%
Settlements				
Longford Town	9,601	10,008	407	4.24%
Granard ³	1,021	1,096	75	6.8%
Edgeworthstown	1,744	2,072	328	18.81%
Ballymahon	1,563	1,877	314	20.09%
Lanesborough (County Longford) ⁴	727	757	30	4.0%
Abbeyshrule ⁵	-	224	-	-
Ardagh ⁵	-	210	-	-
Aughnaccliffe	148	177	29	19.59%
Ballinamuck ⁵	-	232	-	-
Ballinallee	308	347	39	12.66%
Cloondara ⁵	-	449	-	-
Carriglass ⁵	-	161	-	-
Drumlish	835	931	96	11.5%
Keenagh	498	581	83	16.67%
Legan	199	215	16	8.04%
Newtownforbes	759	778	19	2.50%

³ CSO Settlement boundary change between 2011-2016; 2011 boundaries used here. 2016 boundaries give a population of 816.

⁴ County Longford population for Lanesborough derived through analysis of CSO Census 'Small Area' data

⁵ CSO data unavailable for 2011. 2016 figures are based on analysis of CSO Census Small Areas and include some rural hinterlands.

The population distribution across urban and rural areas in County Longford remained consistent between 2011 and 2016. According to the CSO, 13,957 people (34.2%) were living in urban settlements⁶ in Longford in 2016 whilst 26,916 (65.85%) were living in smaller towns and villages, as well as in the rural remainder of the county. In 2011, census results showed a distribution between the urban and rural population as 33.1% and 66.9% respectively. Thus, the marginal increase (+ 1%) in urban living in County Longford was broadly aligned with the prevailing state-wide direction of travel of urbanisation.

The age profile of the EMRA region in 2016 was relatively young with nearly half a million children or approximately 1 in 5 people (22%) in the Region aged under 14 years of age. In County Longford this figure is broadly similar, standing at 23.3% as set out in Table 3.2. In total, the number of children of pre-school age (0-4 years) in Longford is 3,051 (7.5%). 5,205 (12.7%) are of primary school going age (5-12 years) and a further 3,432 (8.4%) are of secondary school going age (13-18 years). An extended age profile of the county is presented in Figure 3.1.

Census 2016 results show that Ireland's population has been getting steadily older since the 1980s. In 2016, 37.2% of the Irish population were aged 45 and over, compared with 34.4% in 2011 and 27.6% in 1986. 13.4% of the national population were over 65 years in 2016. As with the state, both the EMRA region and County Longford are ageing. As the RSES notes, by 2031 there will be a significant increase in the regional population aged over 65 and as such, there is a need to plan for adequate healthcare, accommodation and services to enable independent living for as long as possible, encourage active lifestyles and address isolation for older residents.

Table 3.2: Age Dependency Ratios (2016)

	0-14 years	15-64 years	Over 65 years	Young Age Ratio (%)	Old Age Ratio (%)	Total Dependency Ratio (%)
County Longford	9,508	25,541	5,824	23.3%	14%	37.5%
MD						
MD Ballymahon	3,244	8,915	1,994	22.9%	14.1%	37.0%
MD Granard	2,430	6,569	1,675	22.8%	15.7%	38.5%
MD Longford	3,834	10,057	2,155	23.9%	13.4%	37.3%

⁶ The CSO defines a settlement of more than 1,500 people as 'urban'.

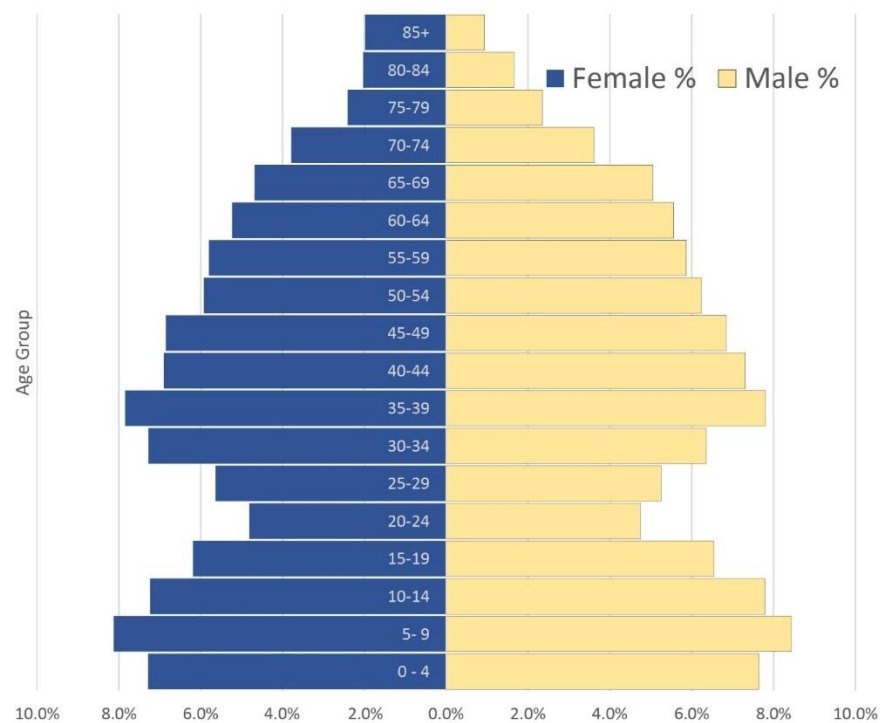


Figure 3.1: Age Profile for County Longford

3.2 Existing Housing Stock and Supply

3.2.1 Stock and Composition

Census 2016 results record a total housing stock of 18,591 units in County Longford, which represents a marginal decrease of 232 units since 2011. The number of vacant units in 2016 stood at 2,824 (excluding holiday homes and those dwellings deemed to be temporarily absent).

The 2011 Census data does not distinguish between categories of vacancy and indicates that there were 4,363 unoccupied dwellings in 2011. In contrast, the 2016 data illustrates the number of temporarily absent dwellings, unoccupied holiday homes and other vacant dwellings. For comparison purposes, the total number of vacant dwellings across these three categories in 2016 is 3,445. As such, there is an overall decline of 918 in the number of vacant dwellings between 2011-2016. This indicates the existing vacant stock absorbing much of the growing need for housing in the county. A summary of the information on the existing housing stock is provided in Table 3.3.

The proportional breakdown of housing tenures, privately owned, privately rented and publicly rented accommodation in the three Municipal Districts of Ballymahon, Granard and Longford is set out in Table 3.6. As can be seen home ownership in Longford MD (at 50%) is below the county average while privately rented (24%) and social housing i.e. rented from the Local Authority and rented from voluntary bodies (22%) are well above the county average. Home ownership (77%) is highest and well in excess of the county average (63.7%) in Granard MD where social housing provision is also at its lowest (8%).

Table 3.6: Household Tenure – Occupancy Type County Longford and Municipal Districts 2016

County Longford	Owner occupied with mortgage	Owner occupied no mortgage	Rented from private landlord	Rented from Local Authority	Rented from voluntary body	Occupied free of rent	Not stated	Total
No. households	3,864	5,753	2,621	2,031	167	257	399	15,092
% Households	26%	38%	17%	13%	1%	2%	3%	100%
MD Ballymahon								
No. households	1,443	1,984	872	657	21	93	139	5,209
% Households	28%	38%	17%	13%	< 1%	2%	3%	100%
MD Granard								
No. households	1,146	1,880	398	319	6	83	106	3,938
% Households	29%	48%	10%	8%	< 1%	2%	3%	100%
MD Longford								
No. households	1,275	1,889	1,351	1,055	140	81	154	5,945
% Households	21%	32%	23%	18%	2%	1%	3%	100%

Table 3.3: Existing Housing Stock (2016)

County	Housing stock	Holiday homes	Other vacant	Temporarily Absent	Total vacancy	% Vacancy ⁷
Longford	18,591	278	2,824	343	2,824	15.19%
MD						
MD Granard	5,027	128	870	75	870	17.31%
MD Ballymahon	6,343	102	911	104	911	14.36%
MD Longford	7,221	48	1,043	164	1,043	14.44%

Household size cohort represents the number of people per households. Over half (54.7%) of households in Longford in 2016 had just one or two persons living in that household as illustrated Table 3.4; however this generally compares to the national figures on household size cohorts.

Table 3.4: Existing Household Size Cohorts (2016)

County Longford	Households	Persons	Households %	Persons %
1 person	4,035	4,035	26.7%	9.9%
2 persons	4,233	8,466	28.0%	20.8%
3 persons	2,466	7,398	16.3%	18.1%
4 persons	2,274	9,096	15.0%	22.3%

⁷ The percentage vacancy rate provided is based on 'Other Vacancy' category as a percentage of total housing stock and excludes vacant holiday homes and those temporarily absent.

5+ persons	2,114	11,780	14.0%	28.9%
Total	15,122	40,775	100.0%	100.0%

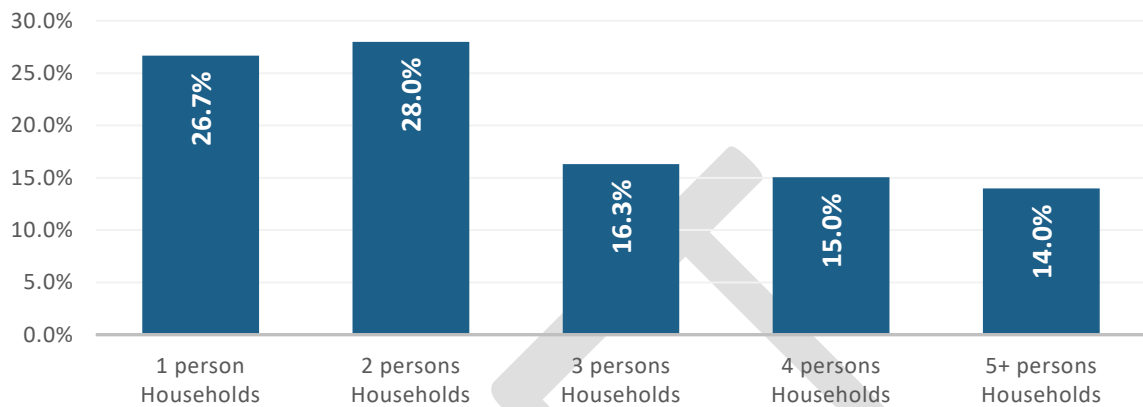


Figure 3.2: Household Composition in County Longford

There were 15,122⁸ private households and an average household size of 2.70, which is marginally lower than the national rate of 2.75. 93.9% of households comprised of a house or bungalow while 4.2% were apartments in 2016. At a national level, 12% of all occupied households in Ireland were apartments. The NPF notes that while the overall proportion of households living in apartments is growing, we remain considerably behind European averages in terms of the numbers and proportion of households living in apartments, especially in our cities and larger towns and this is particularly evident within County Longford. Further, the NPF states that apartments will need to become a more prevalent form of housing, particularly in Ireland's cities in order to more effectively address the challenge of meeting the housing needs of a growing population in our key urban areas.

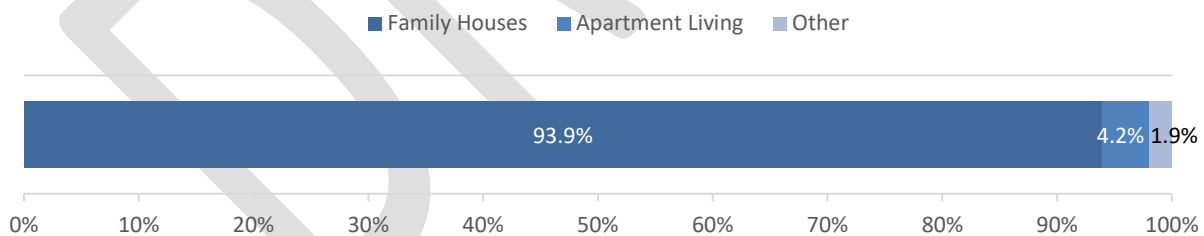


Figure 3.3: Existing Household Typology % (2016)

3.2.2 Housing Tenure

Home ownership remains the dominant tenure in Longford with 63.7% of households within this category in 2016. 40% of these households pay a mortgage. 17.4% of households were in the private rental market, while 14.6% (2,198) of rented properties comprise social housing, an increase of almost 3% since 2011. Table 3.5 provides a concise illustration of housing tenures across Longford County.

⁸ CSO 2016 – Including Caravan/Mobile Home as a household

Table 3.5: Housing Tenure County Longford (2016)

County Longford	Households	Persons	Households %	Persons %
Social Housing ⁹	2,198	5,758	14.6%	14.1%
Rented (Privately)	2,621	7,259	17.4%	17.8%
Owner Occupied (All)	9,617	26,155	63.7%	64.2%

The proportional breakdown of housing tenures, privately owned, privately rented and publicly rented accommodation in the three Municipal Districts of Ballymahon, Granard and Longford is set out in Table 3.6. As can be seen home ownership in Longford MD (at 50%) is below the county average while privately rented (24%) and social housing i.e. rented from the Local Authority and rented from voluntary bodies (22%) are well above the county average. Home ownership (77%) is highest and well in excess of the county average (63.7%) in Granard MD where social housing provision is also at its lowest (8%).

⁹ The specifically relates to all households that rent from the local authority or voluntary body

Table 3.6: Household Tenure – Occupancy Type County Longford and Municipal Districts 2016

County Longford	Owner occupied with mortgage	Owner occupied no mortgage	Rented from private landlord	Rented from Local Authority	Rented from voluntary body	Occupied free of rent	Not stated	Total
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% Households	26%	38%	17%	13%	1%	2%	3%	100%
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No. households	1,443	1,984	872	657	21	93	139	5,209
% Households	28%	38%	17%	13%	< 1%	2%	3%	100%
MD Granard								
No. households	1,146	1,880	398	319	6	83	106	3,938
% Households	29%	48%	10%	8%	< 1%	2%	3%	100%
MD Longford								
No. households	1,275	1,889	1,351	1,055	140	81	154	5,945
% Households	21%	32%	23%	18%	2%	1%	3%	100%

3.2.3 Unfinished Housing Development

The 2017 National Housing Development Survey which tracks progress on unfinished housing developments since 2010 indicates that there were 11 unfinished housing developments in County Longford at the time of the 2017 survey. However, following the inspection of these 11 unfinished housing development sites in 2017, a further reduction in unfinished housing developments (36.4%) was achieved, leaving a remaining 7 sites to be brought forward to 2018. A total of 548 units are spread across these 7 sites. Of the 548 units, 23.9% are occupied and 9.1% are nearing completion as set out in Table 3.7.

Table 3.7: Unfinished Housing Developments (Source: DHPLG 2017)

Status	Number of Units
Occupied	131
Vacant	76
Near Complete	50
Partially constructed (to wall plate, DPC or foundations)	31
Not started	0
Planning Expired	260
All units	548

3.2.4 Housing Permissions

Table 3.8 illustrates the number of granted planning applications (by unit) in County Longford between 2006 and 2019. As discussed in further detail in Section 4.4.3, it should be noted that the quantum of applications and thus indirectly, the number of granted units during specific years in that period (i.e. the overall market dynamics) has varied greatly and likely been influenced by the macroeconomic trends (including the recession and rising costs to build a home). Longford County Council confirm that this was notable in relation to the overall number applications submitted for houses and apartments in settlements during and following the recession in the mid-late 2000s.

59.2% of these relate to permissions granted for houses and apartments via development scheme applications, while 40.8% relate to one-off houses. The yearly average of one-off houses granted planning permission over the 2006-2020 period is 63%. A more a specific analysis focusing on the last three years (2018-2020) indicates that 41% of the total number of residential units granted have been for one-off houses.

Table 3.8: Granted Planning Applications for Residential Units in County Longford between 2006 and 2019

Granted Planning Applications	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Grand Total
No. Houses and Apartments	515	658	245	309	1	2	2	17	2	6	13	20	44	110	144	2,088
No. One-Off Houses	263	309	207	86	57	35	41	24	19	35	54	76	53	80	74	1,413
Houses and Apartments % of Total	66.2%	68.0%	54.2%	78.2%	1.7%	5.4%	4.7%	41.5%	9.5%	14.6%	19.4%	20.8%	45.4%	57.9%	66.1%	59.6%
One-Off House % of Total	33.8%	32.0%	45.8%	21.8%	98.3%	94.6%	95.3%	58.5%	90.5%	85.4%	80.6%	79.2%	54.6%	42.1%	33.9%	40.4%
Total	778	967	452	395	58	37	43	41	21	41	67	96	97	190	218	3,501

3.3.5 Social Housing Stock

In accordance with Section 9 of the Housing Act 1988, housing authorities are required to undertake an assessment of housing need in their administrative area. The social housing stock in County Longford as of March 2020 is as set out in Table 3.9.

Table 3.9: Current Social Housing Stock (March 2020)

	County Longford
Housing Stock (directly owned by Longford CC)	2,121
Social Leasing	124
Rental Accommodation Scheme (RAS) or other Leasing Programme	210
Housing Assistance Payment (HAP) Units	334
Approved Housing Body (AHB) Units	514
Total	2,789

3.3.5.1 Approved Housing Bodies – AHBs

AHBs also provide social housing and are formed for the purpose of relieving housing need and the provision and management of housing. They are established by a voluntary management board to benefit the community in which they are based, and are approved and funded by the Department of Housing, Planning and Local Government.

Housing cooperatives such as these AHBs can provide both social rented housing and housing to purchase. AHBs are self-help and jointly owned member/user housing associations or societies. Projects undertaken may be in response to the needs of the elderly, people with disabilities, homeless persons or families and single people on low incomes. Some AHBs may be formed to specialise in meeting a particular housing need, others develop with broader aims. The specific housing services offered will depend on the aims or concerns of the members, the needs of tenants as well as the financial and other resources available for both capital costs and ongoing management running costs.

A list of AHBs that are active in County Longford is set out below:

Table 3.10: Operational Approved Housing Bodies in County Longford

List of Operational Approved Housing Bodies in the County
Cluid
Respond
Tuath
iCare Housing CLG
St. Christopher's Housing Association
Disabled Persons of Longford
County Longford Association for Mentally Handicapped
Newgrove Housing Association
Society of Saint Vincent de Paul

3.3.4.2 Social Housing Vacancy

Table 3.11 sets out the current social housing stock by unit type across county Longford and within each MD. This demonstrates that the proportion of the stock owned

Table 3.11: Current Social Housing Stock owned by Longford County Council by Unit Type (March 2020)

	1-bedroom	2-bedroom	3-bedroom	4-bedroom	5-bedroom	Total
County Longford	34	556	1,378	142	9	2,119
MD Ballymahon	3	160	423	34	3	623
MD Granard	14	122	284	22	3	445
MD Longford	17	263	642	84	3	1,009
MD not classified		11	29	2		42

Table 3.12 sets out the current status of that social housing stock and as of March 2020, there were 84 vacant social housing units in Longford. The majority of those vacant units are in varying stages of being re-let, under maintenance, under offer and/or accepted for tenants.

Table 3.12: Current Status of Social Housing Stock owned by Longford County Council (March 2020)

	Allocated	Occupied	Redundant	Vacant	Total
County Longford	60	1,960	15	84	2,119
MD Ballymahon	8	608		12	628
MD Granard	28	411	6	31	476
MD Longford	24	941	9	41	1015

4 Housing Needs in Longford

4.1 Overview

This chapter sets out the demographic, economic and social inputs of relevance and estimates the projected population, households and associated housing needs in County Longford during the plan period. Specifically, this chapter demonstrates how the various demographic and market factors interact with the assessment of future housing needs and demands within County Longford. This aligns with the methodology that has been described in Section 1.4 and the chapter has therefore been structured in the following way with further details also available in the relevant appendices:

- Section 4.2 (Inputs) – Describes the relevant information that has supported the analysis that has been undertaken herein.
- Section 4.3 (Assessment of Needs) – Describes the assessment of projected needs for ownership and private rental (in Section 4.3.2 and 4.3.3 respectively). A summary of the calculation of the households who can be classified as having an affordability problem during the plan period so as to adequately inform the necessary provision units within County Longford has been set out in Section 4.3.3.
- Section 4.4 (HNDA Components) - Describes the specific analysis that has been undertaken in relation to the dynamic components of the housing market in County Longford as set out under National Policy Objective 37 of the NPF.

The majority of the information presented herein relates to the plan period. The Longford County Development Plan 2021-2027 is expected to come into force in late November 2021 for a plan period of six years; for modelling purposes and to calculate the Housing Supply Target following departmental guidance, this has been rounded to the nearest whole quarters, covering Q1 2022 – Q4 2027 inclusive. Where appropriate the information for additional years has been identified and have been presented to understand progression from the baseline (i.e. 2016). Further details on the analysis undertaken is presented in Appendices 1 - 4.

4.2 Inputs

4.2.1 Population Projections

The future population of County Longford has been set out for target years 2026 and 2031 in the National Planning Framework Implementation Roadmap (July 2018). An interpolation of the required level of change per annum was developed to produce annualised figures between the Q1 2022 and Q4 2027 lifetime of the plan. This was first done for the period 2016 to 2026, and then for the period 2027 to 2031 (as there are different growth rates per period).

The projected population over the plan period in County Longford is outlined in Table 4.1 with further detail provided in Appendix 1. The population of County Longford will increase by 2,614 people during the plan period to a total of 45,800 in 2027.

Table 4.1: Overview of Projected Population throughout the plan period (as per 'High NPF' aligned scenario)

Projection Scenario	2021	2022	2023	2024	2025	2026	2027	2028
NPF High Aligned	43,187	43,649	44,112	44,575	45,037	45,500	45,800	46,100
Growth (absolute)	463	463	463	463	463	463	300	300
Growth (relative)	1.1%	1.1%	1.1%	1.0%	1.0%	1.0%	0.7%	0.7%

4.2.2 Estimated Households

As part of the development plan process, planning authorities must demonstrate the manner in which their plan is consistent with the NPF and established NPF Implementation Roadmap population projections for their local authority area. In December 2020, the DHLGH issued guidelines to assist planning authorities to incorporate these projections into the preparation of development plans and housing strategies in a consistent and coherent approach.

These Guidelines build on research undertaken by the Economic and Social Research Institute (ESRI) into regional demographics and structural housing demand at county level. The ESRI's research applies a projection model to four different development scenarios, including a Baseline ('business as usual') scenario and the 'NPF 50:50 City Scenario.' The Section 28 Guidelines state that "the NPF 50:50 City scenario is broadly consistent with the National Planning Framework strategy and consequently, the 2018 NPF 'Roadmap' document". As such, the Section 28 Guidelines indicate that this is the recommended housing demand scenario to be used by local authorities to plan for the provision of housing to meet projected levels of demand.

Thus, planning authorities must now demonstrate the manner in which their core strategy and other elements of the plan are consistent with the established NPF Roadmap population projections for their local authority area and accordingly, with the related NPF 50:50 City housing demand projection scenario identified by the ESRI.

The Guidelines set a methodology for the application of population and housing projections into Local Authority plan processes and the setting of Housing Supply Targets for the relevant plan period.

As set out below, Longford County Council have finalised the following calculation of housing demand for the plan period. Longford County Council will not pursue optional adjustments ('E' or 'F'), and therefore will pursue **a total housing supply target of 2,568** for the Longford County Development Plan over a plan period¹⁰ anticipated to cover approximately Q1 2022 – Q4 2027 inclusive.

¹⁰ For calculation purposes, the plan period has been rounded to whole quarters.

Table 4.2: Calculation of Housing Supply Targets for County Longford over the plan period¹¹

Longford County Council		Annual Average Households	Total Households
A	ESRI NPF scenario projected new household demand 2017 to end Q4 2027	277	3,042
B	Actual new housing supply 2017 to end Q3 2021 (Source: CSO to Q4 2020, pro-rata of 2020 data for remainder)	103	517
C	Homeless households and unmet need ¹²	-	43
D	Plan Housing Demand = Total (A-B+C) For plan period Q1 2022 – Q4 2027 (6 years)	428	2,568
E	<i>Potential Adjustment 1 to end 2026 portion of plan period – not pursued</i>		
F	<i>Potential adjustment 2 to end 2026 portion of plan period to facilitate convergence to NPF strategy, applicable where B exceeds or is close to D (where justified) – not pursued</i>		

Table 4.3 identifies the additional households that are anticipated during the plan period. The Core Strategy includes all population and household figures between 2016 and the end of the plan period. The additional years and units built will be adjusted when local area plans are being prepared.

Table 4.3: Overview of Projected Households in County Longford throughout the Plan Period¹³

County Longford	2022	2023	2024	2025	2026	2027	Total
Total households over the Plan period	16,067 ¹⁴	16,495	16,923	17,351	17,779	18,207	-
Total additional households over the Plan period	428	428	428	428	428	428	2,568

¹¹ Following 'Housing Supply Target Methodology for Development Planning' (DHLGH, December 2020)

¹² Homeless households as of January 2021, plus unmet need as of Census 2016; source: DHLGH, February 2021.

¹³ Average Household Size is not being applied to determine anticipated households from future population growth. Instead the additional households over the period are informed directly by the HST calculations, see Table 4.2.

¹⁴ Informed by the addition of recorded housing completion between 2017-Q4 2020, including an assumed continuation of 2020's rate of completion through full year 2021 (122 dwellings).

The number and distribution of total households per decile throughout the plan period has been estimated from the distribution of housing units in the State from the Household Budget Survey¹⁵. Table 4.4 identifies the distribution of total households across each of the ten deciles during the plan period.

Table 4.4 Distribution of total households per decile (No. Households) in County Longford

Year	2022	2023	2024	2025	2026	2027
1st Decile	1,579	1,621	1,663	1,705	1,747	1,789
2nd Decile	1,699	1,744	1,789	1,834	1,880	1,925
3rd Decile	1,682	1,727	1,772	1,817	1,861	1,906
4th Decile	1,677	1,722	1,767	1,811	1,856	1,901
5th Decile	1,647	1,691	1,735	1,778	1,822	1,866
6th Decile	1,598	1,640	1,683	1,725	1,768	1,810
7th Decile	1,546	1,587	1,628	1,669	1,711	1,752
8th Decile	1,551	1,592	1,633	1,674	1,716	1,757
9th Decile	1,544	1,585	1,626	1,667	1,708	1,749
10th Decile	1,546	1,587	1,628	1,669	1,711	1,752
Total	16,067	16,495	16,923	17,351	17,779	18,207

Similar to the preceding step, the number of additional anticipated households per decile has been estimated throughout the plan period. Table 4.5 identifies the distribution of additional anticipated households across each of the ten deciles during the plan period.

Table 4.5 Distribution of additional households per decile (No. Households) in County Longford

Year	2022	2023	2024	2025	2026	2027
1st Decile	42	42	42	42	42	42
2nd Decile	45	45	45	45	45	45
3rd Decile	45	45	45	45	45	45
4th Decile	45	45	45	45	45	45
5th Decile	44	44	44	44	44	44
6th Decile	43	43	43	43	43	43
7th Decile	41	41	41	41	41	41
8th Decile	41	41	41	41	41	41
9th Decile	41	41	41	41	41	41
10th Decile	41	41	41	41	41	41
Total	428	428	428	428	428	428

¹⁵ CSO (2017) Household Budget Survey 2015-2016 - Table HS029: Households in sample by deciles and year.

4.2.3 Income Analysis

Disposable income is the amount of income, after tax is deducted, that is available for spending and saving. It functions as an important measure of housing affordability¹⁶ in an area i.e. the ability of a household to purchase their own home. The weekly and annual disposable incomes at national level from the CSO's Household Budget Survey (from 2015-2016) have been adjusted to county level based on application of "inflater/deflator" rate (by comparing the relative differences between the State and County Longford in terms of non-decile split household disposable income).

Information at sub-county level is not available and the county information has been considered accurate for the purpose of this analysis. The Average Annual Disposable Income for County Longford from the CSO's Household Budget Survey was €17,542 (less than 1% below the Midlands Region average), therefore a county deflator of 0.850 has been applied (on the basis of a national average annual disposable income of €20,638)¹⁷.

As noted above, disaggregation into ten income segments or 'deciles' has been undertaken to represent the proportion of households in Longford within each decile during the survey. Table 4-6 indicates that in 2017 after taxes, about one third of the households in County Longford (i.e. the first three deciles) have an average annual disposable income of up to €20,921, or the equivalent of €402 per week.

¹⁶ Section 93 of the Planning and Development Act 2000, defines 'affordability' as "a person who is in need of accommodation and whose income would not be adequate to meet the payments of a mortgage for the purchase of a house to meet his or her accommodation needs because the payments calculated over the course of a year would exceed 35% of that person's annual income net of income tax and pay related social insurance..."

¹⁷ The measure of price inflation/deflation in an area, relative to the national measure at that time.

Table 4.6: Calculation of Distribution of Weekly and Annual Household Disposable Incomes in County Longford

Income Range	Average Weekly Disposable Income (State) (€) (2009-2010)	Average Weekly Disposable Income (State) (€) (2015-2016)	Percentage Change from 2009-2010 to 2015-2016	Assumed Annual Percentage Income Increase from 2010 to 2016	Adjusted Average Weekly Disposable Income (State) (€) (2017)	Percentage of Households in Each Category (State)	Average Annual Disposable Income (State) (€) (2017)	Longford County Deflator	Longford Average Annual Disposable Income (€) (2017)
1st Decile	189	197	4.5%	0.9%	199	9.83%	10,357	0.850	8,803
2nd Decile	301	324	7.8%	1.6%	329	10.57%	17,131	0.850	14,561
3rd Decile	431	466	8.0%	1.6%	473	10.47%	24,613	0.850	20,921
4th Decile	549	594	8.1%	1.6%	603	10.44%	31,364	0.850	26,659
5th Decile	669	726	8.4%	1.7%	738	10.25%	38,380	0.850	32,622
6th Decile	803	866	7.9%	1.6%	880	9.94%	45,736	0.850	38,875
7th Decile	972	1,026	5.6%	1.1%	1,038	9.62%	53,974	0.850	45,877
8th Decile	1,184	1,216	2.7%	0.5%	1,222	9.65%	63,547	0.850	54,014
9th Decile	1,473	1,473	0.0%	0.0%	1,473	9.61%	76,615	0.850	65,122
10th Decile	2,289	2,229	-2.6%	-0.5%	2,217	9.62%	115,300	0.850	98,003

It should be noted that the COVID-19 pandemic is also likely to impact on the housing market in terms of house prices and market rental rates. Analysis of the historic information from the Property Price Register and the Rental Tenancies Board has been undertaken to better reflect local circumstances. This has been described in Section 4.2.5 and Section 4.2.6 respectively, however the macroeconomic impact of the COVID-19 pandemic has not yet materialised in the local housing market.

To inform the forward projection of affordability in County Longford during the plan period, the baseline figures have been inflated annually using forecasted growth rates in relation to Gross Domestic Product (GDP). The forecasted GDP rates have considered the estimated distribution of household disposable incomes for 2016 from the CSO's Household Budget Survey and been determined based on historic and the latest forecasted GDP growth rates during the plan period (from the Department of Finance, Central Bank, ESRI and European Union – refer to Section 4.2.4).

Based on the available consensus in economic outlook at the time of production of this study and as described in detail in Appendix 4, GDP growth of 8.2% and 5.5% was considered during 2018 and 2019 respectively, whilst a -9.4% decline is anticipated expected for 2020. A 6.4% recovery in 2021 and a 2.8% GDP growth has been conservatively applied thereafter. The key outputs of this are shown in Table 4.7 which highlights a notable difference in average annual disposable incomes across each of the 10 deciles for each year during the plan period.

Table 4.7: Average Annual Household Disposable Incomes per decile in County Longford

Year	2022	2023	2024	2025	2026	2027
% Growth	2.8%	2.7%	2.7%	2.5%	2.5%	2.5%
1st Decile	9,956	10,225	10,501	10,764	11,033	11,309
2nd Decile	16,468	16,913	17,370	17,804	18,249	18,705
3rd Decile	23,661	24,299	24,956	25,579	26,219	26,874
4th Decile	30,150	30,964	31,800	32,595	33,410	34,245
5th Decile	36,895	37,891	38,914	39,887	40,884	41,906
6th Decile	43,966	45,153	46,372	47,532	48,720	49,938
7th Decile	51,885	53,286	54,724	56,093	57,495	58,932
8th Decile	61,088	62,737	64,431	66,042	67,693	69,386
9th Decile	73,650	75,639	77,681	79,623	81,613	83,654
10th Decile	94,358	96,905	99,522	102,010	104,560	107,174

Given the context provided and information as outlined above (i.e. Calculation of Average Annual Household Disposable Income Distribution), the incomes have been scaled to provide the monthly (rather than annual) estimates of disposable income per household in each decile as described in Table 4.8.

Table 4.8: Average Monthly Household Disposable Incomes per decile in County Longford

Year	2022	2023	2024	2025	2026	2027
% Growth	2.8%	2.7%	2.7%	2.5%	2.5%	2.5%
1st Decile	830	852	875	897	919	942
2nd Decile	1,372	1,409	1,447	1,484	1,521	1,559
3rd Decile	1,972	2,025	2,080	2,132	2,185	2,240
4th Decile	2,512	2,580	2,650	2,716	2,784	2,854
5th Decile	3,075	3,158	3,243	3,324	3,407	3,492
6th Decile	3,664	3,763	3,864	3,961	4,060	4,162
7th Decile	4,324	4,440	4,560	4,674	4,791	4,911
8th Decile	5,091	5,228	5,369	5,504	5,641	5,782
9th Decile	6,138	6,303	6,473	6,635	6,801	6,971
10th Decile	7,863	8,075	8,293	8,501	8,713	8,931

4.2.4 Economic Outlook

The local and regional economy is a critical part of the housing market needs and incomes which can impact on demand and supply. In order to understand the longer-term economic outlook for County Longford, particularly in relation to how household incomes may change over time forecasted growth rates in relation to Gross Domestic Product (GDP) have been considered as described in detail in Appendix 4.

Further, it should be noted that this Strategy has been prepared during the COVID-19 pandemic which is ongoing at the time of writing and publication. As such, prioritisation in relation to future forecasted GDP growth has been given to those data sources that are reflective of emerging consensus on economic outlook. The following GDP growth rates have therefore been applied herein for those reasons as set out in Appendix 4:

- **2020:** -9.4% GDP growth (i.e. contraction of the economy) which is the average of the economic forecasts that have been determined from the average of those forecasts from Davys, the ESRI, Central Bank, Department of Finance and European Union that reflect the ongoing COVID-19 pandemic.
- **2021:** 6.4% GDP growth which aligns with the latest Davys, Department of Finance and European Union forecasts (i.e. the only datasets for next year that reflects the ongoing COVID-19 pandemic).
- **2022:** 2.8% GDP growth which aligns with the Department of Finance forecast¹⁸
- **2023 - 2024:** 2.7% GDP growth which aligns with the Department of Finance forecast¹⁸
- **2025 onwards:** 2.5% GDP growth which aligns with the Department of Finance forecast¹⁸.

¹⁸ This forecast was issued by the Department of Finance in advance of the COVID-19 pandemic, however it is considered reflective of their anticipated return to pre-pandemic levels of output as set out in the April 2020 document from the Department of Finance.

4.2.5 Central Bank Rules and Mortgage Capacity

The Central Bank have put measures in place that set limits on size of mortgages that consumers can borrow to purchase a home. These measures have been set through the use of loan-to-value (LTV)¹⁹ and loan-to-income (LTI)²⁰ limits. An assumed preference for home ownership over rental has been applied as part of this model. It has therefore been analysed whether households could qualify for a mortgage that would enable them to purchase a house in the lowest price band under these rules. The key variables used to determine whether households in a decile can qualify for a mortgage are therefore:

- LTV ratio of 0.90
- a maximum LTI ratio of 3.5; and
- the upper value of the first house price band for that year (as set out in Section 4.2.5).

As such if a household does not have sufficient income to meet the Central Bank rules (i.e. 3.5 times their gross income is less than 90% of the value of purchase a house in the lowest projected price band for that year), they do not qualify for a mortgage that would enable them to purchase a home. Table 4-9 describes the mortgage capacity of households on that basis and further detail is provided in Appendix 2.

Table 4.9: Mortgage Capacity of Households per decile (euro) in County Longford based on Central Bank Rules

Year	2022	2023	2024	2025	2026	2027
1st Decile	32,797	33,682	34,591	35,456	36,343	37,251
2nd Decile	54,866	56,347	57,869	59,315	60,798	62,318
3rd Decile	79,591	81,740	83,946	86,045	88,196	90,401
4th Decile	104,151	106,963	109,851	112,597	115,412	118,297
5th Decile	132,383	135,957	139,628	143,118	146,696	150,364
6th Decile	163,673	168,092	172,631	176,946	181,370	185,904
7th Decile	199,945	205,344	210,888	216,160	221,564	227,103
8th Decile	243,819	250,403	257,163	263,593	270,182	276,937
9th Decile	310,973	319,370	327,993	336,192	344,597	353,212
10th Decile	509,561	523,319	537,449	550,885	564,657	578,774

Table 4.9 outlines that during the plan period, the first decile (throughout the entire plan period) does not have sufficient gross household income to meet the requirements of the Central Bank rules. Specifically, 3.5 times their gross income is less than 90% of the value of purchase a house in the lowest projected price band and hence they do not qualify for a mortgage and progress to private rental. Those households that can qualify for a mortgage progress to the need's assessment for ownership.

¹⁹ The LTV limit requires one to have a minimum deposit before you can get a mortgage. First-time buyers are allowed up to 90% LTV, meaning they're required to provide a minimum deposit of 10% upfront for any property.

²⁰ The LTI limit restricts the amount of money one can borrow to a maximum of 3.5 times your gross income.

4.2.6 Analysis of Historic Ownership Market

This section sets out background information on house price trends in the current market within County Longford. To ensure the most up to date market context, 2019 has been selected as the baseline year and property transactions as recorded on the Residential Property Price Register during that year have been considered representative to understand house prices and the distribution of housing units per price band. Table 4.10 sets out the 385 transactions that occurred in County Longford across the eight price bands during 2019.

Table 4.10: House Sales²¹ in County Longford in 2019

Price Band	Number of Transaction	Percent of Transactions
0-50,000	40	10.4%
50,000-75,000	53	13.8%
75,000-100,000	81	21.0%
100,000-150,000	105	27.3%
150,000-200,000	52	13.5%
200,000-250,000	32	8.3%
250,000-300,000	12	3.1%
300,000+	10	2.6%
Total	385	100.0%

It is important to consider how house prices may change over time, particularly fluctuations during the plan period. Specifically, the distribution of the price of units in the housing market during 2010 – 2019 have been reviewed for County Longford. The distribution of price bands in 2019 has been held fixed during the plan period because the selection of the nominated price bands and associated distribution of houses within those price bands in 2019 was considered reflective of a functioning, typical housing market for the area following review of information from Daft²² and the CSO²³ which further contextualised the historic market in County Longford. Table 4.11 sets out the historic information on the housing market in County Longford for context.

²¹ It should be noted that this relates to House Sales that are inclusive of VAT

²² <https://www.daft.ie/report/ronan-lyons-2019q4-dafthouseprice>

²³ <https://www.cso.ie/en/statistics/prices/residentialpropertypriceindex/>

Table 4.11 Historic House Price Metrics in County Longford

Year	RPPR	CSO HPA02	CSO HPM02	CSO HPA06	Daft
2011	-26.0%	-33.0%	-32.62%	-24.90%	-57.4%
2012	-17.6%	-14.1%	-16.11%	-16.50%	9.9%
2013	-19.6%	-12.4%	-10.37%	-10.50%	-4.1%
2014	2.9%	16.5%	15.88%	5.80%	12.2%
2015	5.0%	2.3%	4.37%	14.00%	-20.7%
2016	15.5%	17.5%	15.96%	15.30%	9.8%
2017	15.2%	6.1%	5.48%	12.10%	19.5%
2018	9.3%	8.2%	7.25%	12.60%	6.5%
2019	17.3%	21.8%	21.68%	6.30%	-3.1%

Given the context of the recent recession and subsequent periods of growth, the average house price change over the past five years has been used as a basis for future changes in average house price from 2021 onwards (i.e. future baseline). Given the volatile nature of County Longford's property sales as illustrated in Table 4.11, an average of the five-year historic data recorded by the PPR, CSO (HPA02, HPM02 and HPA06) and Daft.ie reported statistics was applied. Overall, these future estimations for the housing market in County Longford are considered reflective of economic conditions and housing supply generally improving and its associated positive influence on the housing market.

It should be noted that the COVID-19 pandemic is also likely to impact on the housing market in terms of house prices and market rental rates as identified in Section 4.2.4. This macroeconomic outlook has therefore been considered in addition to the historic information that has been set out above. As such, an adjusted rate of reduction has been applied in addition to relevant data in relation to the impacts of the COVID-19 pandemic on the housing market.

Recent research²⁴ estimates how the COVID-19 pandemic may impact on the housing market from 2020 and 2022. For the purpose of this analysis, the 'sluggish' recovery scenario set out by ESRI has been adopted and this indicates a -7%, -17%, -12% dip below the baseline in 2020, 2021 and 2022. These impacts have been factored into the estimated change in average house price growth during those years and it is anticipated therefore that the average house prices within County Longford may change over time as described in Table 4-12. Further information in relation to the projected house price bands per year is provided in Appendix 3.

Table 4.12: Actual and Anticipated Change in Average Prices in the Housing Market

2015 (Actual)	2016 (Actual)	2017 (Actual)	2018 (Actual)	2019 (Actual)	2020	2021	2022	2023	2024	2025	2026	2027
1.0%	14.8%	11.7%	8.8%	12.8%	2.8%	-7.2%	-2.2%	9.8%	8.0%	6.0%	6.0%	4.0%

²⁴<https://www.esri.ie/publications/property-prices-and-covid-19-related-administrative-closures-what-are-the-implications>

This information has supported the estimation of projected house price bands based on the percentage split of the 8 price bands as outlined in Table 4.11. The following is therefore considered to reflect market changes to the end of the plan period including:

- Annual short-term decline in growth from 2020 at 2.8%, down 10% from 2019.
- Decline in projected band prices in 2021 with -7.2% change with a rebound to -2.2% by 2022
- Return to growth somewhat in line with historic growth at 9.8% with gradual conservative reduction applied thereafter.

Based on the above, the projected house prices during the plan period have been determined as set out in Table 4.14.

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Table 4.14: Calculation of projected house price bands during the plan period

Year	Average Price Change	1st Band	2nd Band		3rd Band		4th Band		5th Band		6th Band		7th Band		8th Band
2019	12.8%	50,000	50,001	75,000	75,001	100,000	100,001	150,000	150,001	200,000	200,001	250,000	250,001	300,000	300,001
2020	2.8%	51,403	51,404	77,105	77,106	102,807	102,808	154,210	154,211	205,613	205,614	257,017	257,018	308,420	308,421
2021	-7.2%	47,706	47,707	71,559	71,560	95,411	95,412	143,117	143,118	190,823	190,824	238,529	238,530	286,234	286,235
2022	-2.2%	46,659	46,660	69,989	69,990	93,319	93,320	139,978	139,979	186,638	186,639	233,297	233,298	279,957	279,957
2023	9.8%	51,235	51,236	76,853	76,854	102,470	102,471	153,705	153,707	204,941	204,942	256,176	256,177	307,411	307,412
2024	8.0%	55,334	55,335	83,001	83,002	110,668	110,669	166,002	166,003	221,336	221,337	276,670	276,671	332,004	332,005
2025	6.0%	58,654	58,655	87,981	87,982	117,308	117,309	175,962	175,963	234,616	234,617	293,270	293,271	351,924	351,925
2026	6.0%	62,173	62,175	93,260	93,261	124,347	124,348	186,520	186,521	248,693	248,694	310,866	310,868	373,040	373,041
2027	4.0%	64,660	64,661	96,990	96,992	129,320	129,322	193,981	193,982	258,641	258,642	323,301	323,302	387,961	387,962

4.2.7 Analysis of Historic Private Rental Market

This section sets out background information on rental price and demand by unit type within the current rental market in County Longford. To ensure the most up to date market context, 2019 has been selected as the baseline year and rental information as recorded by the Residential Tenancies Board during that year have been considered representative.

An overview of the market rents for County Longford during 2019 is provided in Table 4-15 with further historic information in relation to the rental prices by unit type provided in Appendix 3.

Table 4.15: Private Rental Market Price in 2019

RTB Data for Longford County 2019					
One bed	Two bed	Three bed	Four plus bed	All bedrooms	YOY change (All)
461	559	599	683	587	7.7%

It should be noted that historic demand by unit type was extracted and analysed to understand specific demand in the private rental market over time. Table 4.16 sets out the varying demand for individual unit types during 2011 – 2019 which is considered reflective of the typical demand for an individual unit type within County Longford. As such, this demand by unit type has been held fixed to understand future demand per unit type throughout the plan period.

Table 4.16: Projected Demand by Unit Type in the Private Rental Market

RTB Demand %	
1 Bed	10.8%
2 Bed	30.6%
3 Bed	44.0%
4+ Bed	14.6%
Total	100.0%

Similar to the house prices, historic information has been considered to forecast future changes in market rents by unit type going forward. Specifically, analysis of the change in average rental price for all bedroom units over the past four years (i.e. 2016 – 2019) has been used as a baseline. Additionally as set out in Section 4.2.4 and 4.2.5 and in the absence of any rental market specific analysis, the impact and recovery from the COVID pandemic under the ‘sluggish scenario’ as outlined by ESRI²⁵ has also been factored into the analysis of future market rental prices (i.e. in the same manner as the house prices as described in Section 4.2.5).

The changes in rental prices are therefore anticipated to be 1.5% growth in 2020, 8.5% decline in 2021 and 3.5% decline in 2022 with growth of 8.5% onwards with a conservative tapering over the plan period. Table 4.17 sets out the projected rental prices by unit type on this basis.

²⁵ Under the assumption that the nature of COVID-19s impact on the housing market effects the rental market alike

Table 4.17: Projected Rental Prices by Unit Type in County Longford

Year	Annual Change	One bed	Two bed	Three bed	Four plus bed
2021	1.5%	428	519	556	634
2022	-8.5%	413	501	537	612
2023	-3.5%	448	544	582	664
2024	8.5%	484	587	629	717
2025	8.0%	523	634	679	775
2026	8.0%	565	685	734	837
2027	5.0%	593	719	770	878

4.3 Assessment of Needs

4.3.1 Ownership

Housing Affordability is associated with disposable income available to a household which has been determined as described in detail in Section 4.2.3.

Section 93 of the Planning and Development Act 2000, defines affordability by setting the parameters for an 'eligible person' as "a person who is in need of accommodation and whose income would not be adequate to meet the payments of a mortgage for the purchase of a house to meet his or her accommodation needs because the payments calculated over the course of a year would exceed 35% of that person's annual income net of income tax and pay related social insurance...". It therefore is generally accepted that if housing costs exceed 35 per cent of a household's disposable income, the housing is unaffordable and housing costs consume a disproportionately high amount of household income. Based on this information, we have calculated the number of households not meeting the "Affordability Criteria".

The projections for household income during the plan period are applied to the DoECLG Model Housing Strategy annuity formula as set out in Table 4.18. This formula determines the maximum affordable house price for each of the ten income deciles based on a number of evidence-based variables that have been established through analysis of historic mortgage data from the Central Bank of Ireland. The key variables used in the annuity formula include an affordability threshold of a maximum of 35% expenditure of household income on mortgage costs, a loan to value ratio of 0.90, an annual interest rate (APR) of 3%, and a loan term of 29 years.

Table 4.18: Approximate Affordable House Price per decile in Longford County

Year	2022	2023	2024	2025	2026	2027
1st Decile	74,933	76,956	79,034	81,010	83,035	85,111
2nd Decile	123,944	127,290	130,727	133,995	137,345	140,779
3rd Decile	178,075	182,883	187,821	192,516	197,329	202,262
4th Decile	226,915	233,041	239,333	245,317	251,450	257,736
5th Decile	277,677	285,174	292,874	300,196	307,701	315,393
6th Decile	330,899	339,833	349,008	357,734	366,677	375,844
7th Decile	390,496	401,040	411,868	422,164	432,718	443,536
8th Decile	459,762	472,175	484,924	497,047	509,473	522,210
9th Decile	554,306	569,272	584,642	599,258	614,240	629,596
10th Decile	710,156	729,330	749,022	767,747	786,941	806,614

Based on the determination of additional households required (Refer to Section 4.2.2), the projected house price bands (i.e. Table 4.14), the determination of households that can qualify for a mortgage (Refer to Section 4.2.5) and the calculation of housing affordability (Refer to Table 4.18), the housing surplus/deficit per price band has been determined as set out in Table 4.19.

A surplus within a price band has been identified where the number of housing units anticipated is greater than the number of households that qualify for a mortgage and have the ability to purchase a home at the upper value of that house price band. A deficit has been identified within a price band where there is a fewer households anticipated compared to the number of households that qualify for a mortgage and have the ability to purchase a home at the upper value of that house price band.

Throughout the plan period, there is generally a housing surplus in the lower price bands and housing deficit in the higher price bands as identified in Table 4.19. A sufficient number of houses are anticipated overall as households in the upper price bands can purchase a house in a lower price band.

Additionally, the first decile (throughout the plan period) will not qualify for a mortgage (due to the current Central Bank rules), therefore there will be sufficient number of houses within County Longford to those households that qualify for a mortgage and have the ability to purchase a home at the upper value of the lowest house price band.

Table 4.19: Determination of Purchase Affordability for Households Qualifying for Mortgage in County Longford for the plan period

Year	Range	No. of Additional Anticipated Households That Qualify for a Mortgage	Running Total	Affordability Threshold	Household Price Band(s)	Upper Value of Price Band	No. of Households That Qualify for a Mortgage Able to Purchase at Upper Value	% of Housing Units Anticipated per Price Band	No. Housing Units Anticipated per Price Band	Housing Surplus (+) or Deficit (-) per Price Band
2022	1st Decile	0	0	74,933	1 st , 2 nd and 3 rd Bands	93,319	34	45.2%	174	140
	2nd Decile	45	45	123,944	4th Band	139,978	37	27.3%	105	69
	3rd Decile	45	90	178,075	5th Band	186,638	40	13.5%	52	12
	4th Decile	45	135	226,915	6th Band	233,297	39	8.3%	32	-7
	5th Decile	44	179	277,677	7th Band	279,957	37	3.1%	12	-25
	6th Decile	43	221	330,899	8th Band	None	None	2.6%	10	-
	7th Decile	41	262	390,496						
	8th Decile	41	304	459,762						
	9th Decile	41	345	554,306						
	10th Decile	41	386	710,156						
		386 (of 428)						100.00%	386	
2023	1st Decile	0	0	76,956	1 st , 2 nd and 3 rd Bands	102,470	36	45.2%	174	138
	2nd Decile	45	45	127,290	4th Band	153,705	39	27.3%	105	66
	3rd Decile	45	90	182,883	5th Band	204,941	43	13.5%	52	9
	4th Decile	45	135	233,041	6th Band	256,176	42	8.3%	32	-10
	5th Decile	44	179	285,174	7th Band	307,411	41	3.1%	12	-29
	6th Decile	43	221	339,833	8th Band	None	None	2.6%	10	-
	7th Decile	41	262	401,040						
	8th Decile	41	304	472,175						
	9th Decile	41	345	569,272						
	10th Decile	41	386	729,330						
		386 (of 428)						100.00%	386 (of 428)	

Year	Range	No. of Additional Anticipated Households That Qualify for a Mortgage	Running Total	Affordability Threshold	Household Price Band(s)	Upper Value of Price Band	No. of Households That Qualify for a Mortgage Able to Purchase at Upper Value	% of Housing Units Anticipated per Price Band	No. Housing Units Anticipated per Price Band	Housing Surplus (+) or Deficit (-) per Price Band
2024	1st Decile	0	0	79,034	1 st and 2 nd Bands	83,001	29	24.2%	93	65
	2nd Decile	45	45	130,727	3 rd and 4 th Bands	166,002	51	48.3%	186	136
	3rd Decile	45	90	187,821	5th Band	221,336	45	13.5%	52	7
	4th Decile	45	135	239,333	6th Band	276,670	44	8.3%	32	-12
	5th Decile	44	179	292,874	7th Band	332,004	42	3.1%	12	-30
	6th Decile	43	221	349,008	8th Band	None	None	2.6%	10	-
	7th Decile	41	262	411,868						
	8th Decile	41	304	484,924						
	9th Decile	41	345	584,642						
	10th Decile	41	386	749,022						
		386 (of 428)						100.00%	386 (of 428)	
2025	1st Decile	0	0	81,010	1 st and 2 nd Bands	87,981	30	24.2%	93	64
	2nd Decile	45	45	133,995	3 rd and 4 th Bands	175,962	53	48.3%	186	134
	3rd Decile	45	90	192,516	5th Band	234,616	47	13.5%	52	6
	4th Decile	45	135	245,317	6th Band	293,270	46	8.3%	32	-14
	5th Decile	44	179	300,196	7th Band	351,924	43	3.1%	12	-31
	6th Decile	43	221	357,734	8th Band	None	None	2.6%	10	-
	7th Decile	41	262	422,164						
	8th Decile	41	304	497,047						
	9th Decile	41	345	599,258						
	10th Decile	41	386	767,747						
		386 (of 428)						100.00%	386 (of 428)	

Year	Range	No. of Additional Anticipated Households That Qualify for a Mortgage	Running Total	Affordability Threshold	Household Price Band(s)	Upper Value of Price Band	No. of Households That Qualify for a Mortgage Able to Purchase at Upper Value	% of Housing Units Anticipated per Price Band	No. Housing Units Anticipated per Price Band	Housing Surplus (+) or Deficit (-) per Price Band
2026	1st Decile	0	0	83,035	1 st and 2 nd Bands	93,260	31	24.2%	93	63
	2nd Decile	45	45	137,345	3 rd and 4 th Bands	186,520	54	48.3%	186	132
	3rd Decile	45	90	197,329	5th Band	248,693	48	13.5%	52	4
	4th Decile	45	135	251,450	6th Band	310,866	54	8.3%	32	-22
	5th Decile	44	179	307,701						
	6th Decile	43	221	366,677	7th Band	373,040	39	3.1%	12	-27
	7th Decile	41	262	432,718	8th Band	None	None	2.6%	10	-
	8th Decile	41	304	509,473						
	9th Decile	41	345	614,240						
	10th Decile	41	386	786,941						
		386 (of 428)						100.00%	386 (of 428)	
2027	1st Decile	0	0	85,111	1 st and 2 nd Bands	96,990	31	24.2%	93	62
	2nd Decile	45	45	140,779	3 rd and 4 th Bands	193,981	55	48.3%	186	131
	3rd Decile	45	90	202,262	5th Band	258,641	60	13.5%	52	-8
	4th Decile	45	135	257,736						
	5th Decile	44	179	315,393	6th Band	323,301	44	8.3%	32	12
	6th Decile	43	221	375,844	7th Band	387,961	39	3.1%	12	27
	7th Decile	41	262	443,536	8th Band	None	None	2.6%	10	-
	8th Decile	41	304	522,210						
	9th Decile	41	345	629,596						
	10th Decile	41	386	806,614						
		386 (of 428)						100.00%	386 (of 428)	

4.3.2 Private Rental

Analysis of affordability in relation to private rental has been undertaken in order to ensure a comprehensive understanding of the housing market. The key variables used to determine whether households in a decile can qualify for a private rental for a specific unit are:

- Disposable income per decile throughout the plan period as described in Section 4.2.3;
- Projected market rents per unit type as set out in Section 4.2.6;
- Additionally, the demand for a particular unit type (as set out in Section 4.2.6) has been factored to estimate what type of unit the additional anticipated households are more likely to prefer to rent.

As such if a household does not have sufficient income to meet the private rental rates for a unit in a given year (i.e. 35% of their disposable income is less than average market rent), they cannot afford the rent by themselves. An overview of those that cannot afford private rental is provided in Table 4.20, with further information per decile per unit provided in Appendix 3.

Table 4.20: Number of additional anticipated households that do not qualify for a mortgage and cannot afford private rental (based on RTB Demand allocation by Unit Type)

Year	2022	2023	2024	2025	2026	2027
1 Bed	5	5	5	5	5	5
2 Bed	13	13	13	13	13	13
3 Bed	18	18	18	18	18	18
4+ Bed	6	6	6	6	6	6
Total	42	42	42	42	42	42

4.3.3 Summary of Projected Needs during the Plan Period

This section summarises the overall housing requirements for County Longford having regard to the analysis that has been undertaken as described in detail in Section 4.2 and 4.3.

Between Q1 2022 and Q4 2027, a population increase of 2,614 people is projected for County Longford. This indicates that the total population in County Longford will be 45,800 people by the end of 2027 as set out in Section 4.2.1 and described in detail in the Core Strategy.

The population targets for this plan period establish a total housing target of 2,568 additional anticipated households. This is the equivalent of an average of 428 units per annum across County Longford during the plan period. This will result in a total of 18,207 households in County Longford by Q4 2027 as set out in Section 4.2.2 and described in detail in the Core Strategy.

The anticipated social housing need for Longford County Council as set out in the preceding steps, reflects the assessments for mortgage qualification and the affordability for ownership and private rental. The social (and affordable) housing requirement within County Longford throughout the plan period is equivalent to those that do not qualify for a mortgage and those that cannot afford private rental, which is equivalent to 9.8% of the total of additional households in County Longford during Q1 2022 – Q4 2027. This is the **identified social (and affordable) housing requirement of 252 households** for the plan period which has been summarised in Table 4.21 and Figure 4.1.

Table 4.21: Summary of Anticipated Additional Households and Requirements for the Plan Period

		2022	2023	2024	2025	2026	2027	2021-2027
Additional Anticipated Households	Total	428	428	428	428	428	428	2,568
No. of Additional Households That Do Not Qualify for a Mortgage	Subset of Above	42	42	42	42	42	42	252
No. of Additional Anticipated Households That Do Not Qualify for a Mortgage <u>AND</u> Cannot Afford Private Rental	Subset of Above	42	42	42	42	42	42	252
Housing Shortfall (%)	Of Total	9.8%	9.8%	9.8%	9.8%	9.8%	9.8%	9.8%

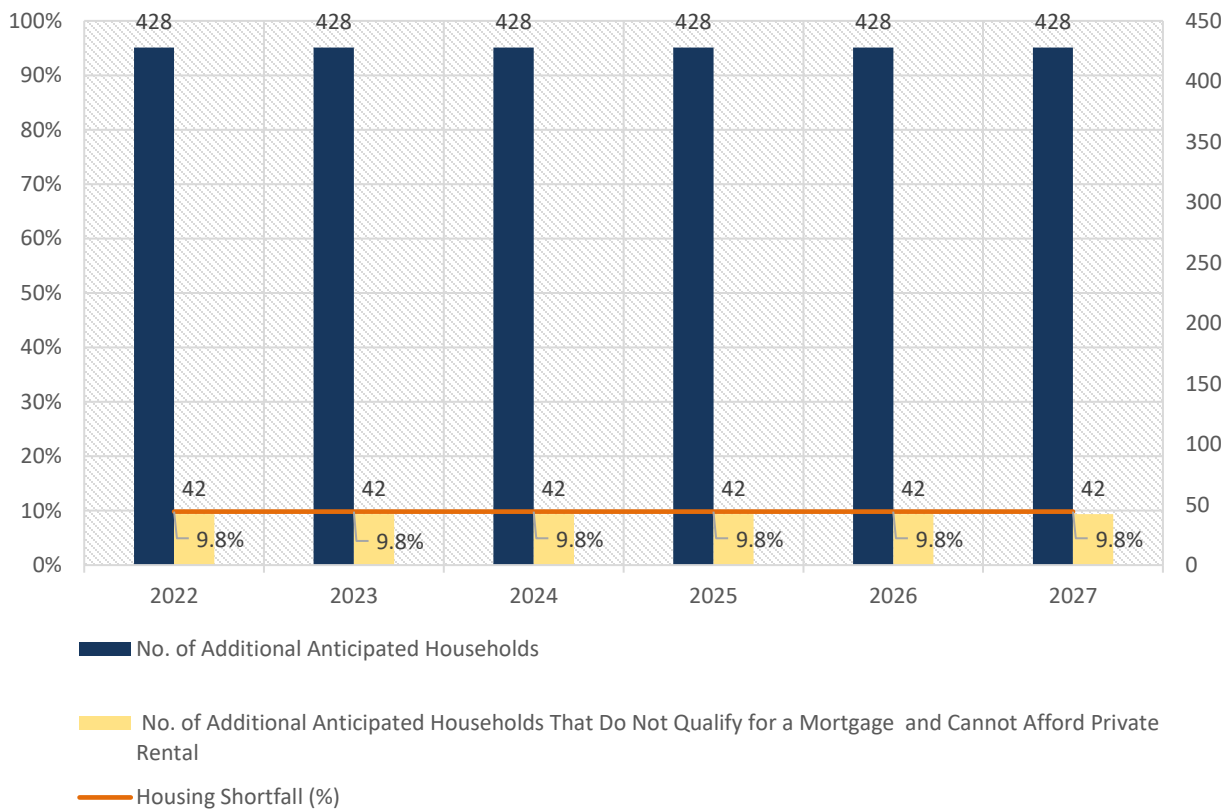


Figure 4.1: Summary of Longford County Social (and Affordable) Housing Needs throughout the plan period

4.4 HNDA Components

4.4.1 Household Composition

As set out in Section 6.6 of the NPF, information on household composition and projections in relation to household size are informative evidence inputs that can assist with understanding stock profile pressures. Analysis of the historic household sizes (specifically the household size cohort per household) has therefore been undertaken to help discern and forecast how the composition of households may change during the plan period.

Analysis of historic information (i.e. during the 2002, 2006, 2011 and 2016 Census) in relation to the composition of households has been undertaken at the County level to understand these dynamics and estimate how they may change over time. Specifically, the intercensal average has been used to determine a trended annual average change in household composition and this indicates the following changes can be anticipated during the plan period:

- 1 person households will increase by an average of 0.19% annually
- 2 person households will increase by an average of 0.18% annually
- 3 person households will increase by an average of -0.03% annually
- 4 person households will increase by an average of -0.05% annually
- 5+ person households will increase by an average of -0.28% annually

Figure 4.2 and Table 4.22 indicates the estimated proportion and number of households by size during the plan period.

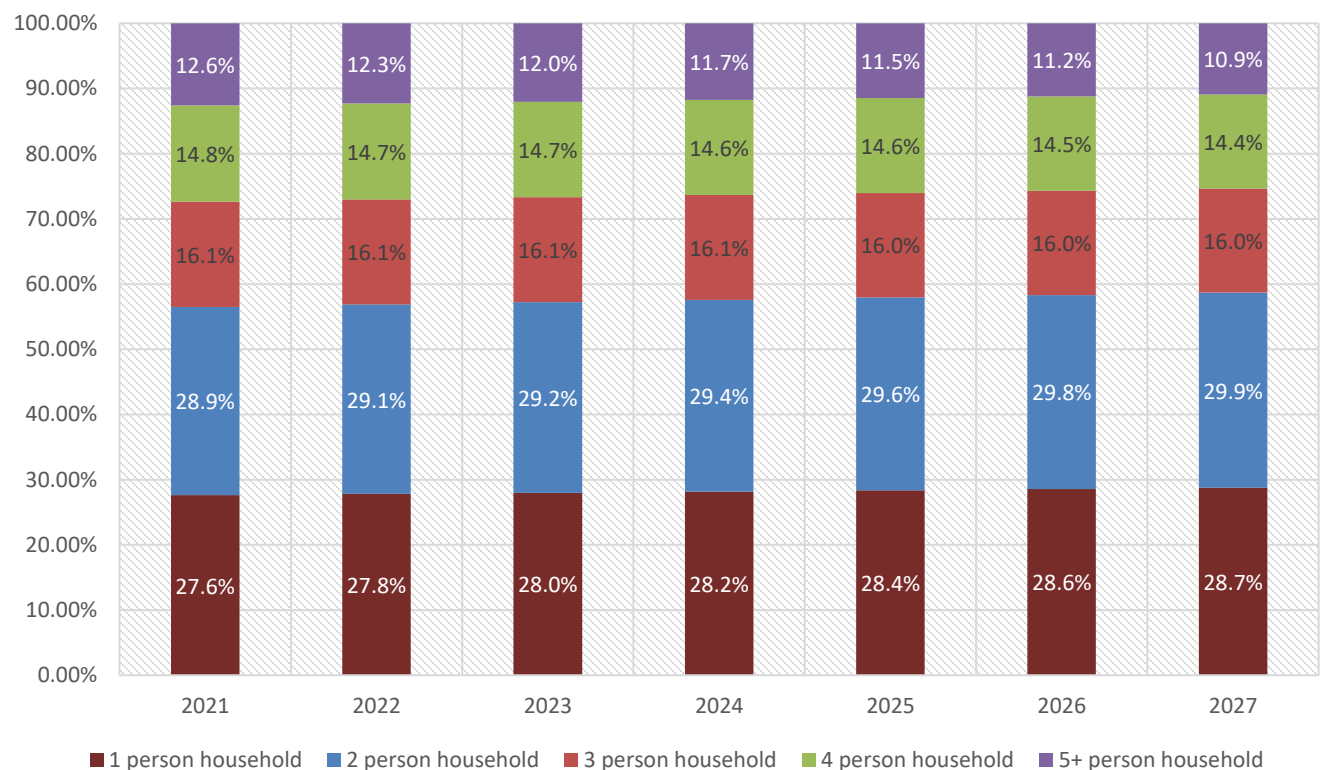


Figure 4.2: Forecasted Household Size Cohort in County Longford during the plan period

Table 4.22: Household Size Cohort Forecasts for Additional Anticipated Households in County Longford during the plan period

Additional Anticipated Households	2022	2023	2024	2025	2026	2027	2028
1 Person Household	119	120	121	121	122	123	726
2 Person Household	124	125	126	127	127	128	758
3 Person Household	69	69	69	69	68	68	412
4 Person Household	63	63	63	62	62	62	374
5 + Person Household	53	51	50	49	48	47	298
Total Additional Anticipated Households	428	428	428	428	428	428	2,568

4.4.2 Household Tenure

Tenure is another important consideration for the delivery of housing and Section 6.6 of the NPF identifies the need to estimate the demand for different tenure types. Analysis of the historic tenure split has therefore been undertaken to help discern and forecast how the household tenure may change during the plan period.

Analysis of historic information for County Longford (i.e. during the 2002, 2006, 2011 and 2016 Census) in relation to the household tenure has been to understand these dynamics and estimate how they may change over time. Specifically, the intercensal average has been used to determine a trended annual average change in household tenure.

Historic data indicates the intercensal observed change between 2002-2016 and an annual average change applied forward for the plan period as a continuation of trends was applied. The following changes can be anticipated during the plan period:

- Annual average change of -1.02% observed in owner occupied households (average intercensal change of -5.1%)
- Annual average change of 0.7% observed in privately rented households (average intercensal change of -3.5%)
- Annual average change of 0.33% observed in other rented households (average intercensal change of -1.6%)

The applied changes for the additional anticipated households are indicated in Table 4.23 and Figure 4.3.

Table 4.23: Household Tenure Forecasts for Additional Anticipated Households in County Longford during plan period

Additional Anticipated Households	2022	2023	2024	2025	2026	2027	Total
Owner occupied	254	250	245	241	236	232	1,458
Private Rental	94	97	100	103	106	109	610
Other Rental	80	81	83	84	85	87	500
No. of Additional Anticipated Households	428	428	428	428	428	428	2,568

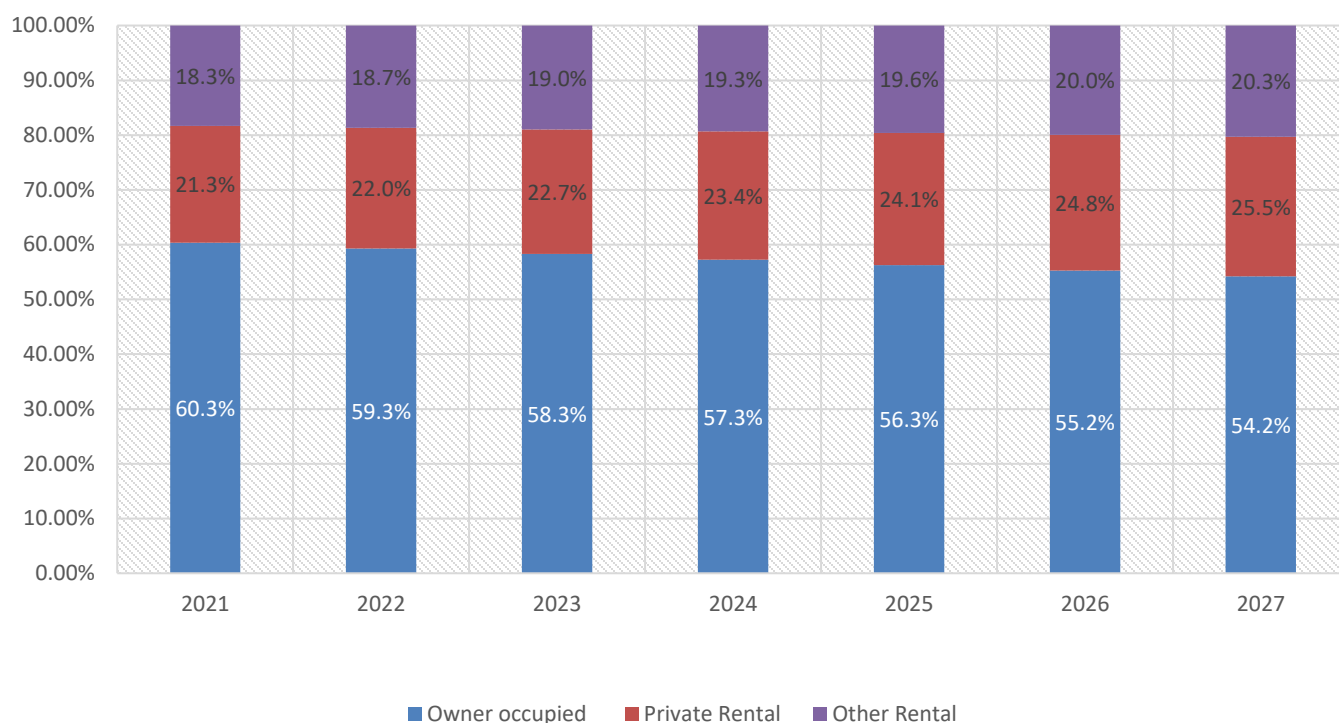


Figure 4.3: Household Tenure Forecasts for Households in County Longford during plan period

4.4.3 Single Rural Dwellings

Analysis of historic information (i.e. during 2006 – 2020) on granted planning applications (by number of units) in County Longford has been undertaken. This helps understand the proportion of housing units that are single rural dwellings that have been approved during that period and provides an indication of the dynamics between the urban and rural housing market within the county. This data classifies new housing units as either apartments/flats, houses built as part of a scheme, and single or one-off houses (which are predominately rural, although inclusive of some homes built within settlements).

As outlined in Table 4.24, approximately 40.4% of granted units during that period were for one-off houses. This equates to an average 63% per year, however large fluctuations were evident throughout the years as illustrated in Figure 4.4. Therefore, the trajectory for future applications should be moderated with this in mind. It should be noted that whilst these are granted planning applications (by unit), **this does not equate to a housing unit which has been built.**

These fluctuations may be associated with the wider economic context, associated demands for particular dwelling type or locational preferences within the housing market as well as variables such as land availability, resource availability and/or demands in any given year. Generally, it is recognised that a single rural dwelling is sized according to what the applicants can afford to build along with their actual requirements. Analysis has determined that the average floor size for one-off houses has also been analysed for context as set out in Table 4.25 and determined to be 267.16 m² during that period.

Data on new homes completed between 2011 and 2020 is also available from the CSO.²⁶ This shows that the number of one-off homes completed in County Longford has also fluctuated greatly over the past decade but has also seen a notable decline, from a high of 89% in 2013 to a low of 35% in 2019. Overall, 58% of homes completed over the period were classed as one-off houses. The proportion of one-off houses built increased to 58% in 2020. However, this may reflect the impact of the COVID-19 pandemic, with multi-unit developments potentially more subject to disruption than one-off homes. Completions also represent a lag compared to planning permissions, due to the time taken to construct new homes and scheme homes in particular. As such, recent data on permissions can indicate potential delivery in the medium term as permissions move to completions. It therefore can represent a more robust basis for considering potential future trajectory.

As detailed previously, Longford County has a total housing target of 2,568 units over the plan period. If the total proportion of historic one-off granted planning permissions (40.4% of all granted units between 2006 and 2020) were applied to this target, this **would equate to 1,036 units delivered as one-off houses**.

However, it must be noted that this is a projection based on historic trends and the baseline conditions and factors that have enabled recent single rural dwelling delivery. It is a 'policy-off' forecast that may not reflect future policy decisions at national and local level or future market conditions. It is also based on data from some years when the housing market was frequently operating abnormally and following unsustainable cycles of boom and bust. Absolute numbers of one-off homes delivered since 2011 have remained relatively stable, while proportions have tended to decline as overall housing delivery increases. This may be the case over the plan period 2021-2027 if overall housing delivery meets targets and delivers greater housing affordability and housing options for rural communities within towns and villages.

Furthermore, there is now a clear impetus in planning policy through the NPF to direct more housing delivery towards existing settlements with a target of delivering at least 30% of all new homes in County Longford delivered within the built-up footprint of existing settlements. It therefore will be appropriate for the Longford County Development Plan 2021-2027 to balance potential demand for single rural dwellings (as informed by historic trends) against broader planning goals in allocating new housing for rural areas through the Core Strategy.

²⁶ This data is based on ESB electricity connections. It is also classified in terms of single houses, scheme houses, and apartments/flats. At local authority level, data on single houses completed also includes houses built within settlements. However, the [CSO has indicated](#) that at national level over 80% of these single houses are rural, and the proportion is likely to be higher in a rural county such as Longford.

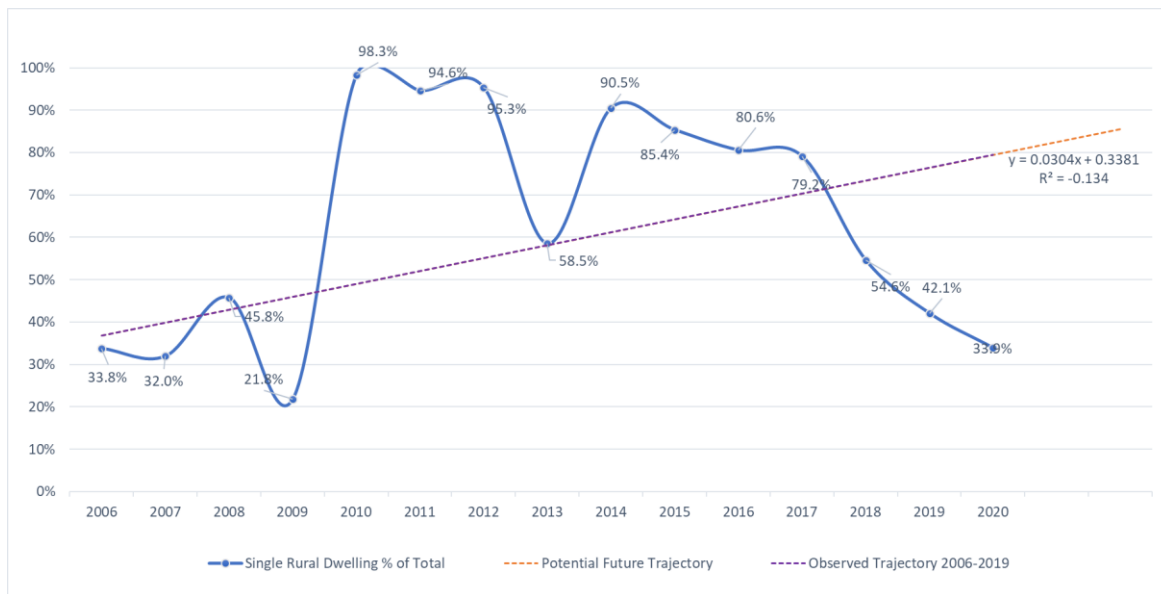


Figure 4.4 Analysis of Historic Granted Planning Applications (in Units) for One-Off Houses in County Longford

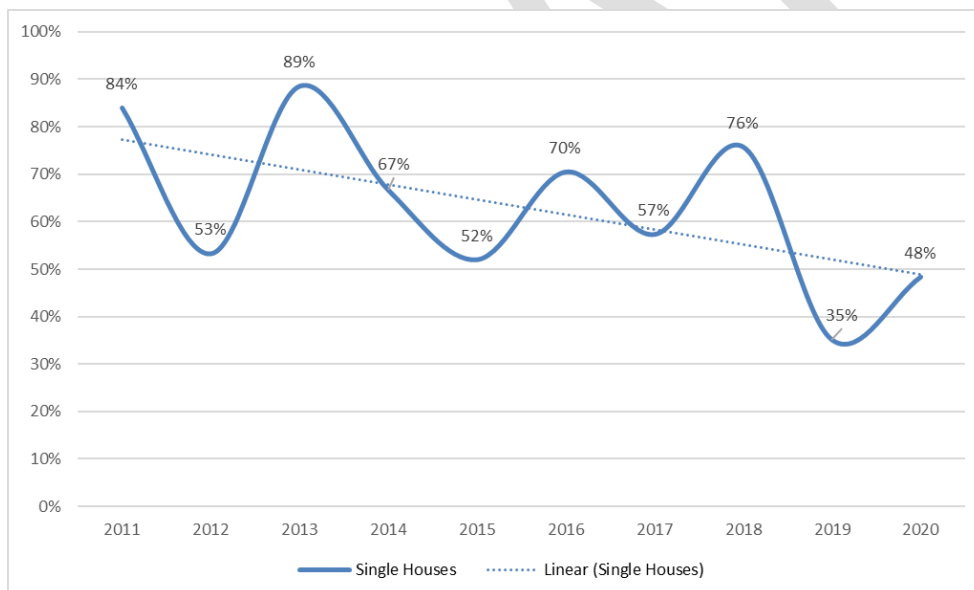


Figure 4.5 Analysis of Historic Completions (in Units) for One-Off Houses in County Longford

Table 4.24: Analysis of Historic Granted Planning Applications (in Units) for One-Off Houses in County Longford

Granted Planning Applications	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Houses and Apartments #	515	658	245	309	1	2	2	17	2	6	13	20	44	110	144	2,088
One-Off House #	263	309	207	86	57	35	41	24	19	35	54	76	53	80	74	1,413
Houses and Apartments %	66.2%	68.0%	54.2%	78.2%	1.7%	5.4%	4.7%	41.5%	9.5%	14.6%	19.4%	20.8%	45.4%	57.9%	66.1%	59.6%
One-Off House %	33.8%	32.0%	45.8%	21.8%	98.3%	94.6%	95.3%	58.5%	90.5%	85.4%	80.6%	79.2%	54.6%	42.1%	33.9%	40.4%
Total	778	967	452	395	58	37	43	41	21	41	67	96	97	190	218	3,501

Table 4.25: Analysis of Floor Size of Granted Planning Applications for One-Off Houses in County Longford

Granted Planning Applications	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Average
Average floor size of SRD (m ²)	235.73	245.70	268.68	301.50	312.23	281.03	278.80	288.28	252.95	275.03	243.25	255.73	253.80	247.60	269	267.29

Table 4.26: Analysis of Historic Housing Completions (in Units) for One-Off Houses in County Longford

Housing Completions	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Houses and Apartments #	8	36	4	18	24	18	32	16	85	63	304
One-Off House #	42	41	31	36	26	43	43	50	46	59	417
Houses and Apartments %	16%	47%	11%	33%	48%	30%	43%	24%	65%	52%	42%
One-Off House %	84%	53%	89%	67%	52%	70%	57%	76%	35%	48%	58%
Total	50	77	35	54	50	61	75	66	131	122	721

4.5 Conclusion

Between 2021 and 2027, this Strategy forecasts a population increase of 3,076 in County Longford. This in turn indicates a total population of 45,800 in 2027 and a total housing target for Longford of 2,568 units over the plan period 2021-2027, the equivalent of 167 units per annum.

It has been determined that 252 of the 2,568 additional anticipated households will not qualify for a mortgage during the plan period. Additionally, these 252 households will not meet the affordability criteria for private rental. Households which are identified as not qualifying for a mortgage and not being able to meet the 'Affordability Criteria' over the plan period are therefore considered to require social (and affordable) housing. This equates to an average of 9.8% of the additional anticipated households or the identified social requirement throughout the plan period is **252 units**.

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5 Meeting Housing Requirements in Longford

5.1 Overview

This chapter set out specific information summarising the existing situation about how social housing support is administered by Longford County Council, with the latest existing data, delivery methods and targets set out herein. There are several means available to Longford County Council to meet need for social housing. An overview of how social housing support is currently administered by Longford County Council, including the existing delivery methods and progress against targets is set out in Section 5.5.3.

These mechanisms to deliver social housing will help form the basis of meeting identified social housing need over the plan period. This information therefore informs the development of policy objectives for this Housing Strategy that have been presented in Section 6 as it sets out the existing situation in advance of the implementation of the policy objectives as well the overview of the projected future requirements in relation to housing in County Longford (which have been set out in Section 4.5).

5.2 Social Housing Supply and Demand

5.2.1 Existing Social Housing Needs

The Social Housing Support Need Analysis identifies the latest situation (as of March 2020) in relation to the existing social housing need of County Longford. In March 2020, 933 households were on the social housing waiting list in County Longford as set out in Table 5.1.

With respect to unit type requirements, the greatest demand is for three-bedroom properties which account for 56.5% of the need. This is followed by two-bedroom units (37.2%). The overall requirements and current demand by unit type as well as the specified location within County Longford are detailed in Table 5.1.

It should be noted that the assessed future housing need over the plan period of 252 units is in addition to the existing requirement for 933 households as recorded on the social housing waiting list in March 2020. It should also be noted that whilst 933 households are currently on the social housing waiting list, between 2018 and 2019, the social housing waiting list in County Longford reduced by 8.5%.

Table 5.1: Social Housing Need by Unit Type and Area (March 2020)

Area of Choice	1 Bed	2 Bed	3 Bed	4 Bed	Total Applicants
Ardagh	0	0	0	1	1
Aughnaccliffe	0	9	9	0	18
Ballinalee	0	17	16	0	33
Ballinamuck	0	3	5	1	9
Ballymahon	2	43	63	2	110
Clondra	0	1	1	0	2
Colehill	0	5	4	1	10
Drumlish	0	12	34	6	52
Edgeworthstown	0	35	46	2	83
Granard	0	9	17	2	28
Kenagh	0	14	14	0	28
Killashee	1	3	12	1	17
Killoe	0	1	0	0	1
Lanesboro	2	16	20	1	39
Legan	0	7	6	1	14
Longford	14	165	267	21	467
Newtowncashel	0	0	1	0	1
Newtownforbes	0	7	12	1	20
Longford County Total Number	19	347	527	40	933
Longford County Total %	2%	37.2%	56.5%	4.3%	100%

5.2.2 Meeting Social Housing Demand

5.2.2.1 Overview

Longford County Council will continue to meet their identified social housing provision requirements via a combination of the existing delivery schemes that are in place. Currently, social housing support is administered by the Housing Department within Longford County Council through those mechanisms summarised below and described in further detail thereafter:

- A social rented tenancy in a property owned and managed by the local authority and a tenancy in a property the local authority is managing or has leased from a private owner.
- A social rented tenancy in property owned and managed by an approved housing body (AHB).

- Longford County Council provides accommodation specifically for Travellers and for people with specific housing needs such as older persons, people with disabilities and the homeless etc.
- A tenancy where the local authority arranges short or long-term leases with private landlords for particular properties (i.e. people that are in receipt of rent supplement for 18 months or longer are eligible to apply for this type of accommodation).

5.2.2.2 Social Rental Tenancy from and/or via the Local Authority

This relates to a social rented tenancy in any property that owned and managed by Longford County Council or alternatively, this may relate to any tenancy in a property that Longford County Council is managing or has leased from a private property owner. These can include:

- Construction Projects – This is the construction of properties specifically by Longford County Council.
- Acquisitions - This is the purchase by Longford County Council of a second-hand house on the open market.
- Portfolio Acquisitions – This related to suitable portfolios of vacant properties which can be secured by Longford County Council from financial institutions and investors.
- Turnkeys - Longford County Council buy a new house(s) from a developer, that are ready for a tenant to move into.
- Provision of Social Housing under Part V of the Planning and Development Acts 2000 - While the provision of social housing via traditional Part V mechanism will continue to play a role in the delivery of social housing in County Longford, other delivery channels for social housing are likely to be more significant in terms of their potential to contribute to the social housing targets set out. The statutory context for the provision of social and affordable housing has changed under the Urban Regeneration and Housing Act 2015. The amendments include that there will be a requirement for up to 10% social housing in developments in excess of nine units. The use of cash payments in lieu of social housing provision is no longer allowed. Provision is made for the transfer of completed units on other land not subject to the planning permission to be provided. Provision is also made for the Part V obligation to be fulfilled by developers through long term leasing of properties and rental accommodation availability agreements.
- Buy and Renew - Under this scheme Longford County Council can buy sub-standard properties, which have been vacant for over a year, refurbish them and bring them back into use through the Council's housing stock. The purchase cost plus the cost of refurbishment can't exceed what a comparable property would attain on the private market. This initiative, which complements the Repair & Leasing Scheme, is designed to assist local authorities and AHBs (Approved Housing Bodies) to harness the accommodation potential that exists in certain vacant properties for social housing use.
- Tenant Purchase Scheme: In January 2016, a new scheme for the purchase of existing local authority houses came into effect – The Tenant (Incremental) Purchase Scheme 2016.

5.2.2.3 Social Rental Tenancy from an AHB

This relates to a social rented tenancy in any property that is owned and managed by an AHB. As set out in Section 3.3.5.1, AHBs provide social housing and are formed for the purpose of relieving housing need and the provision and management of housing. They are established by a voluntary management board to benefit the community in which they are based and are approved and funded by the Department of Housing, Planning and Local Government.

Such housing cooperatives (i.e. the AHBs) can provide both social rented housing and/or housing to purchase. AHBs are self-help and jointly owned member/user housing associations or societies. Projects undertaken by an AHB may be in response to the needs of specific communities such as the elderly, people with disabilities, homeless persons or families and single people on low incomes. Some AHBs have also been formed to specialise in meeting a particular housing need whilst others have been developed with broader aims. The specific housing services offered will depend on the aims or concerns of the members, the needs of tenants as well as the financial and other resources available for both capital costs and ongoing management running costs. As set out in Section 3.3.5.1, there are nine AHBs operating in County Longford.

5.2.2.4 Specialist Support Provided by Longford County Council

Longford County Council provides accommodation specifically for individual groups such as travellers and for people with specific housing needs such as people with disabilities and the homeless. The current delivery programmes responding to specific needs include the Refugee Resettlement Programme and the Traveller Accommodation Plan. Under the Refugee Resettlement refugees are being allocated social housing in Longford. The families are part of approximately 4,000 people which the government has committed to receiving through the Irish Refugee Protection Programme. County Councils will continue to work with Central Government and relevant State Agencies Office in responding to its requirements to support refugees as they undergo their resettlement process in Co. Longford.

Under the provisions of the Housing Traveller Accommodation Act 1998, all Local Authorities are required to prepare, adopt and implement a Traveller Accommodation Programme (TAP) to meet the accommodation needs of the county's indigenous Traveller community. The current TAP for Longford County Council sets out the strategy for the provision of Traveller accommodation and support services during 2019-2024. An assessment of the accommodation need was carried out to inform the TAP. This statutory assessment of need assessed all applicants seeking assistance with accommodation. The number of approved Traveller families seeking accommodation is 23. Having regard to this it is considered that a total of 108 units of accommodation should be provided over the five-year programme to cater for the existing demand and projected demand as set out in Table 5.2. The following housing options will be utilised to accommodate this need throughout the plan period for the TAP (i.e. 2019 – 2024):

- Standard Local Authority Housing
- Traveller Voluntary Housing Bodies
- Group Housing
- Long Term Leasing
- Rental Accommodation Scheme
- Housing Assistance Payment Scheme
- Rebuilding Ireland Home Loan.

Table 5.2: Breakdown of Traveller Accommodation Targets in Longford 2019-2024 in Longford

Type	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Transient	0	0	0	0	0	0
Permanent Halting Site	0	0	0	0	0	0
Standard L.A Housing	12	12	12	12	12	60
HAP	6	5	5	4	4	24
RAS/Lease	2	2	2	2	2	10
Voluntary Housing Body	2	2	2	2	2	10
Group Housing	0	0	0	4	0	4
Total	22	21	21	24	20	108

5.2.2.5 Local Authority Support for Leases with Private Landlords

This relates to a tenancy where the local authority arranges short or long-term leases with private landlords for particular properties. Specifically, this applies to people that have been in receipt of rent supplement for 18 months or longer who are deemed eligible to apply for this type of accommodation from Longford County Council. They can receive this support by way of either the Housing Assistance Payment (HAP), the Rental Accommodation Scheme (RAS) or Repair and Lease.

HAP is a scheme under the Housing Miscellaneous Provisions Act 2014 for people who have a long-term housing need and who qualify for social housing support. It is administered by housing authorities and will eventually replace long-term rent supplement (i.e. RAS). The HAP scheme aims to allow all social housing supports to be accessed through the local authorities (i.e. Longford County Council in this instance) in order to enable people to take up full-time employment whilst maintaining their housing support. Under the HAP scheme, the applicant finds appropriate private rented accommodation (within specific caps) and the Local Authority then pays the landlord directly and the tenant pays a rent to the local authority based on the differential rent scheme.

The RAS is an initiative to cater for the accommodation needs of certain persons in receipt of rent supplement, (i.e. who are assessed as having a long-term housing need, normally for more than 18 months). Longford County Council pays rent directly to the accommodation providers on behalf of the tenant (which is a maximum of 92% of the market rent). Longford County Council makes use of the private and voluntary sector to engage in a contractual arrangement that secures medium-long term rented accommodation on behalf of the applicant/tenant.

The Rebuilding Ireland Action Plan for Housing and Homelessness introduced a new scheme, the Vacant Housing Repair and Leasing Initiative (i.e. Repair and Lease). This scheme specifically targets the delivery of social housing and seeks to ensure that existing housing stock is used to the maximum degree possible. The basis of the scheme is that repair and improvement works to suitable vacant properties are funded to bring them up to the standard for rented accommodation and the cost of the works is then deducted from lease payments over an agreed lease term.

5.5.3 Delivery Methods and Targets

It is anticipated that Longford County Council will continue to meet their social housing needs via a combination of these existing delivery schemes (as set out in Section 5.5.2) and through the introduction or greater emphasis of other either existing or recently established schemes and mechanisms. This section assesses different delivery channels available to County Longford and their progress to date in achieving the recent targets in relation to social housing (i.e. as set out in the Rebuilding Ireland: Action Plan for Housing and Homelessness) has been examined.

As set out in Section 2.1.11, Rebuilding Ireland recognises issues around supply and affordability in Ireland's housing sector and provides a multi-stranded approach to achieve key housing objectives up to 2021. A national commitment to deliver 138,000 additional social housing units during 2016-2021 which equates to 83,760 HAP homes, 3,800 RAS homes and over 50,000 new homes (broken down into 33,617 builds, 6,830 acquisitions and 10,036 leases).

Within County Longford, a target of delivering 309 properties during 2018 – 2021 was set out by Rebuilding Ireland. Additionally, a target of delivering 257 units across all social housing delivery streams was set for 2019 as illustrated in Table 5.3.

Table 5.3: Social Housing Targets for County Longford that have been set out under Rebuilding Ireland

Targets 2018-2021	Targets 2019
-------------------	--------------

Build, Acquisition and Leasing	Build	Acquisition	Leasing	HAP and RAS	All social housing streams
309	76	7	15	159	257

Progress on the delivery of social housing units is documented as part of quarterly updates by the Department of Housing, Planning and Local Government. The most recently available progress update is the annual summary data to the end of 2019 and is documented in Table 5.4. This demonstrates that the total output in County Longford in 2019 was 308 units, which indicates that Longford County Council achieved 120% of its Rebuilding Ireland Target to 2019. This follows 2018 when Longford County Council also exceeded the target by delivering 326 units or 148% of its requirements ²⁷. In total between 2018-2021, 309 units were targeted to be delivered by way of 'building, acquisition and leasing'. Through 2018-2019, Longford County Council have already delivered 261 units through these mechanisms. Thus, over the course of 2020-2021 only 48 additional units are required to be delivered through 'building, acquisition and leasing' mechanisms in order to meet the Rebuilding Ireland targets. This is an encouraging indicator as to Longford County Council's ability to provide its social housing requirements in line with the aspirations of Rebuilding Ireland.

Table 5.4: Progress on Rebuilding Ireland Social Housing Targets 2019

County Longford to the end of 2019	Total #
All Build Total	87
Acquisition Total	49
Leasing	8
RAS ^[2] & HAP ^[3]	164
Total Output 2019 under Rebuilding Ireland	308 Units Delivered (120% of target)

1. New leasing units operational are defined as the number of new leasing units delivered under this scheme in the given period. This program was previously known as long term leasing until 2014.
2. RAS - New transfers is defined as the number of households which have moved from Rent Supplement to RAS in that specific year. It includes households who remained in their existing accommodation and those for whom the LA had to source new properties.
3. HAP - New Households Supported refers to the number of qualified households with an established housing need who are being accommodated under the HAP scheme for that year.

²⁷ Department of Housing, Planning and Local Government, 'Details of social housing delivery on a local authority basis for 2019'. Online: <https://rebuildingireland.ie/news/details-of-social-housing-delivery-on-a-local-authority-basis-for-2019/>

6 Policy Objectives to Deliver the Housing Strategy

This section builds on the analysis of housing requirements presented in the HNDA and Housing Strategy. It sets out draft policy objectives below to guide and deliver new homes of appropriate type and tenure to meet Longford's housing requirements over the plan period.

Table 6.1: Policy objectives for the Longford Housing Strategy 2021-2027

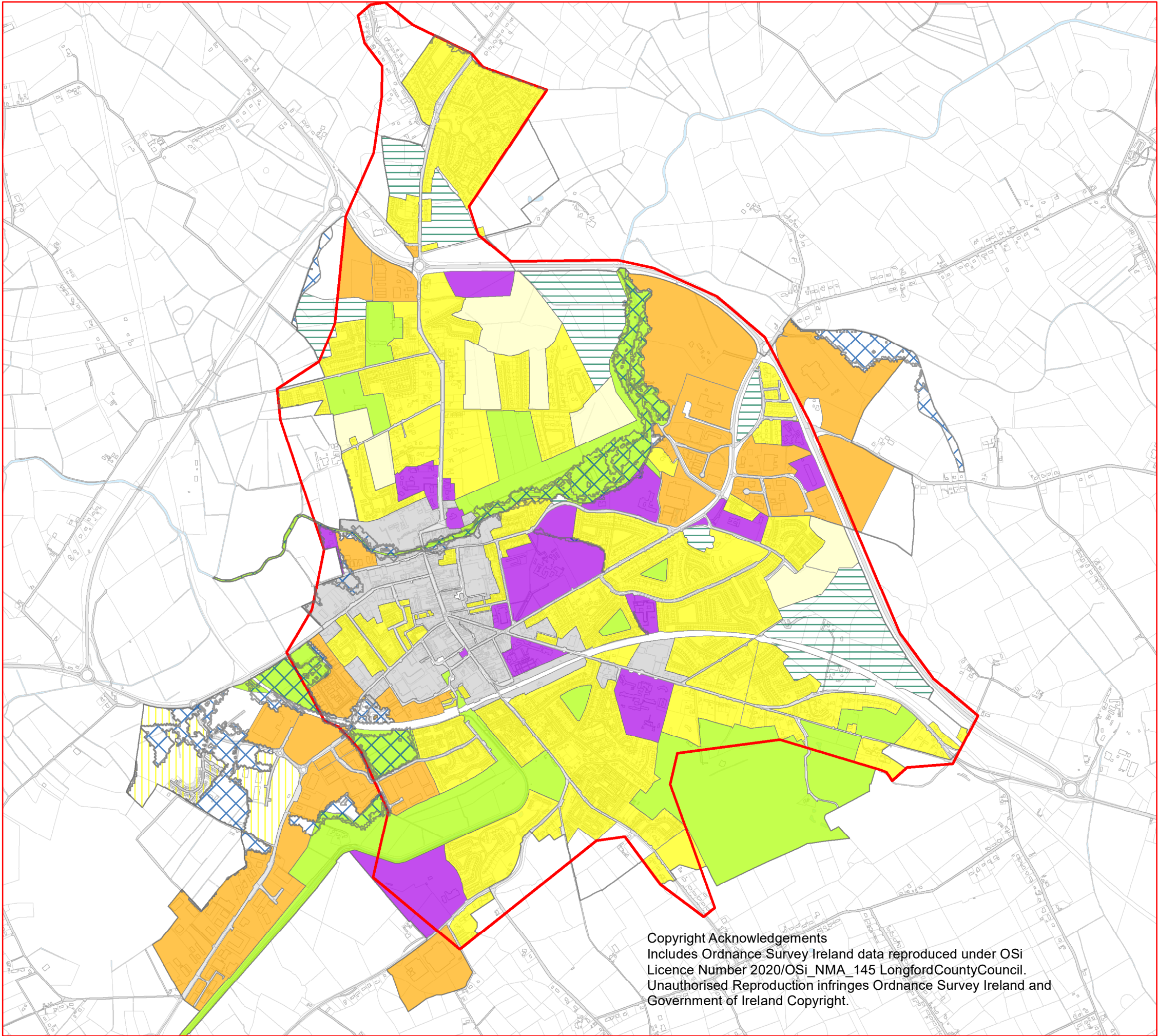
It is a policy of Longford County Council:	
HO1	To provide new homes to meet expected future housing requirements in the County as identified by the Housing Supply Target. A total of 2,568 new homes shall be provided over the plan period to meet requirements a result of forecast population growth. New homes shall be provided in a planned and coordinated manner in accordance with the aims and policies of the Core Strategy, the RSES, and the National Planning Framework.
HO2	To seek the provision of an appropriate mix of housing types and tenures to ensure homes for communities in towns, villages and rural areas and to meet the needs of people of all incomes and needs.
HO3	To provide for new housing in existing settlements to ensure that settlements grow in a manner that is sustainable, includes provision of sufficient social and economic infrastructure, and to a scale which aligns with the Settlement Hierarchy set out in the Core Strategy.
HO4	To provide new housing in rural areas including one-off homes in accordance with the Development Plan where it meets the social and economic needs of these areas, tackles isolation, and promotes social inclusion.
HO5	To provide housing appropriate to the needs of the elderly (in accordance with the Longford Age Friendly Strategy 2015-2020 and any subsequent strategies), persons with disabilities, lone parents, Travellers, and the homeless. The Council shall support and promote the use of Universal Design principles and life-long adaptability in new housing developments to meet the needs of diverse groups and an aging population.
HO6	To seek high quality of design in all housing development having due regard to Government policy relating to sustainable development, which aims to reduce the demand for travel within existing settlements, and the need to respect and reflect the established character of rural areas.
HO7	To provide social and affordable housing to meet forecast future housing need over the plan period as identified in the HNDA. The Council will endeavour to deliver a further 252 social and affordable housing units over the plan period to meet this forecasted need as resources allow. New units shall be delivered having regard to the aims and policies of the Core Strategy and the needs of

It is a policy of Longford County Council:	
	local communities, including the need to deliver sustainable development, social integration and an appropriate mix of housing types and tenures.
HO8	To make use of a range of delivery mechanisms to provide new social and affordable homes including new builds, acquisitions, renovations and acquisitions of vacant homes, leasing, and housing supports including RAS and HAP.
HO9	To require that 10% of lands zoned for residential use, or for a mixture of residential and other uses, be reserved for social and affordable housing in accordance with the Urban Regeneration and Housing Act 2015, the Planning and Development Act 2000 (as amended) and any future revised Guidance.
HO10	To tackle vacancy and to secure new homes, tackle dereliction and deliver regeneration by bringing vacant sites back into use. This shall be pursued through the application of the vacant site levy in accordance with the Urban Regeneration and Housing Act 2015. The Council shall also endeavour to bring about the timely re-use of vacant Council-owned housing stock.
HO11	To promote the regeneration of town centres through the retention of town centre residential units and through encouraging the reuse of upper floors above commercial premises for residential accommodation.
HO12	To provide appropriate accommodation to meet the needs of the Travelling Community and to secure the implementation of the Longford County Council Traveller Accommodation Programme 2019-2024.
HO13	To support the on-going monitoring and review of the HNDA in accordance with the forthcoming guidance on HNDA methodology to be issued by the Department of Housing, Local Government and Heritage.

Appendix 7: Revised Asset-Based Criteria Assessment

	Settlement	Population 2016	NEW growth allocation 2016-27	NEW Population Growth to 2027	Remaining Wastewater Capacity (P.E.)	Water capacity (IW submission)	WWTP Future Investment	Connectivity - Transport Infrastructure	Employment: Jobs to resident workers ratio	Green Infrastructure / Natural Capital	Education	Healthcare
Key Town (Density 35-40 units/ha)	Longford Town	10,008	25.0%	2502	3,804	Some headroom available		Very good - Train Station, bus services, national road network, inter-regional links	1.596	Good provision - Royal Canal Greenway, proposed active travel improvements	Six primary, two secondary, Gaelscoil Longfort building project proposed. Department indicate will be need for some additional places with draft Plan allocations which may be served in existing school expansion.	Good range of primary healthcare and specialist services
	Granard	1,096	25.0%	274	1,411	Some headroom available		Local bus services, Bus stops x2, national road network	2.350	Existing cycle trails, proposed Granard Urban Greenway project to provide improvements	Good provision - two primary, two secondary. No issues raised by Department.	One GP practice
Self-Sustaining Growth Town (25 units/ha)	Edgeworthstown	2,072	15.0%	311	201	Some headroom available	IW indicate WWTP upgrade planned post-2024	Very good - Train Station, bus services, national road network, inter-regional links	0.735	Proposed Edgeworthstown Urban Greenway project to provide improvements	Three primary, no secondary schools	One GP practice
	Ballymahon	1,877	15.0%	282	0	Some headroom available	IW indicate WWTP upgrade planned post-2024	Local bus services, national road network, good inter-regional links to Athlone, Mullingar	0.817	Good provision - Royal Canal Greenway, Centre Parks/woodland trails, cycle routes	Good provision - three primary, one secondary. No issues raised by Department.	One GP practice
	Lanesborough	757	20.0%	151	1,338	Some headroom available		Local bus services, national road network - proximity and links to Longford and Roscommon Town	0.640	Woodland/lakeside walks. Longford Peatland Trails, significant natural capital	Two primary, one secondary. Department indicate requirement for additional post-primary provision with draft plan allocation, potentially expansion to existing school.	One GP practice
Towns and Villages (20 units/ha)	Aughnacilfee	177	18.0%	32	c.250 (2018)	Some headroom available		Bus stop x1		Existing cycle trails, significant natural capital, proximity to lakes and woodlands	One primary	One GP practice
	Ballinaloe	347	18.0%	62	442 (2018)	Some headroom available		Limited - no public transport provision		Existing cycle trails	Two primary	One GP practice
	Drumlish	931	15.0%	140	150	Some headroom available	IW Indicate capacity of 150	Bus stop x1		Existing cycle trails	One primary	One GP practice
	Keenagh	581	18.0%	105	308 (2018)	Some headroom available		Bus stop x1		Very good provision - Royal Canal Greenway , cycle routes, woodland trails	None - served by neighbouring villages	None
	Legan	215	16.0%	34	808 (2018)	Some headroom available		Limited - no public transport provision		Limited	One primary	None
	Newtownforbes	778	18.0%	140	811 (2018)	Some headroom available		Bus stop x1, national road network, good links to Longford Town		Good - walking routes, significant natural capital, proposed walking link to Clondra	One primary	None
Serviced Rural Villages (15 units/ha)	Abbeyshrule	224	15%	34	215 (2018)	Some headroom available		Limited - no public transport provision		Very good provision - Royal Canal Greenway	None - served by neighbouring villages	None
	Ardagh	210	15%	32	392 (2018)	Some headroom available		Limited - no public transport provision		Good natural capital	One primary	None
	Ballinamuck	232	15%	35	446 (2018)	Some headroom available		Bus stop x1		Good - Edenmore Bog Walk	One primary	None
	Clondra	449	15%	67	442 (2018)	Some headroom available		Limited - no public transport provision		Very good provision - Royal Canal Greenway	One primary	None
Rural Settlement Clusters												
Open Countryside		20,919	3.5%	727								
Total		40,873	12%	4,927								

Appendix 8: Recommended Amendments to Land Use Zoning Maps



Longford Town Zoning Map

County Development Plan 2021-2027

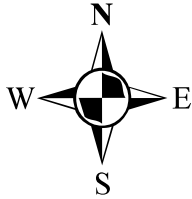


Legend

- Town Core
- Industrial/Commercial/Wareho...
- New Residential
- Recreational/Ammenity/Green Space
- Residential
- Site Resolution Objective
- Social/Community/Education
- Strategic Residential Reserve
- County_Longford_CSO_Settle...
- Areas of Constrained Use

Notes: Please note that every effort has been made to include the latest version of Ordnance Suroy mapping available.

Queries on the accuracy of boundaries may be discussed and addressed at pre-planning stage



Granard Zoning Map

County Development Plan 2021-2027



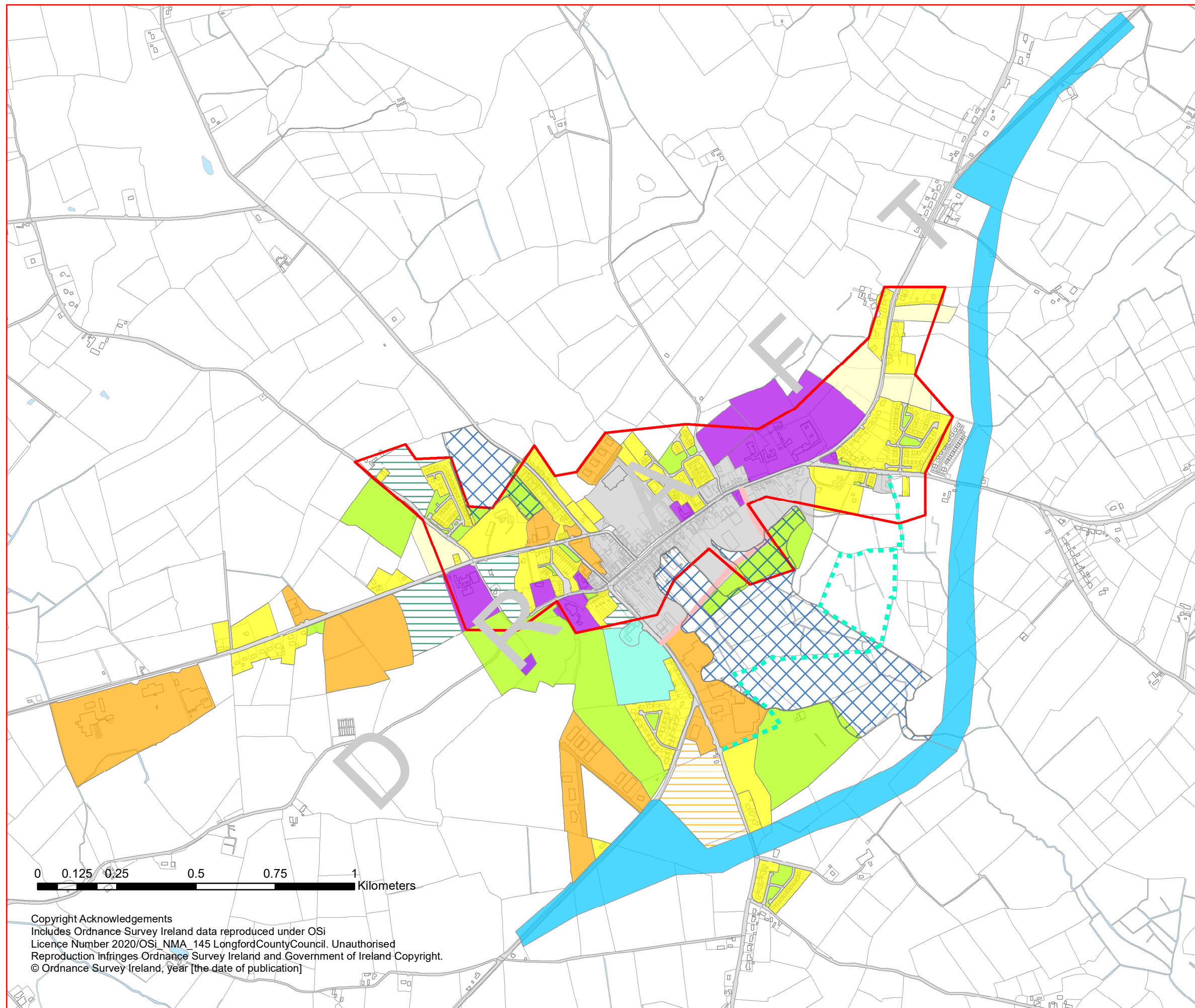
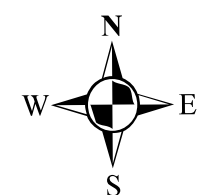
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Zoning

- Industrial/Commercial/Warehousing
- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education
- Strategic Industrial Reserve
- Strategic Residential Reserve
- Tourism
- Town Core
- Transport & Utility Objective
- Amenity Walkway
- Proposed Service Road Granard
- Areas of Constrained Use
- County_Longford_CSO_Settlements

Notes:
Please note that every effort has been made to include the latest version of Ordnance Survey mapping available.

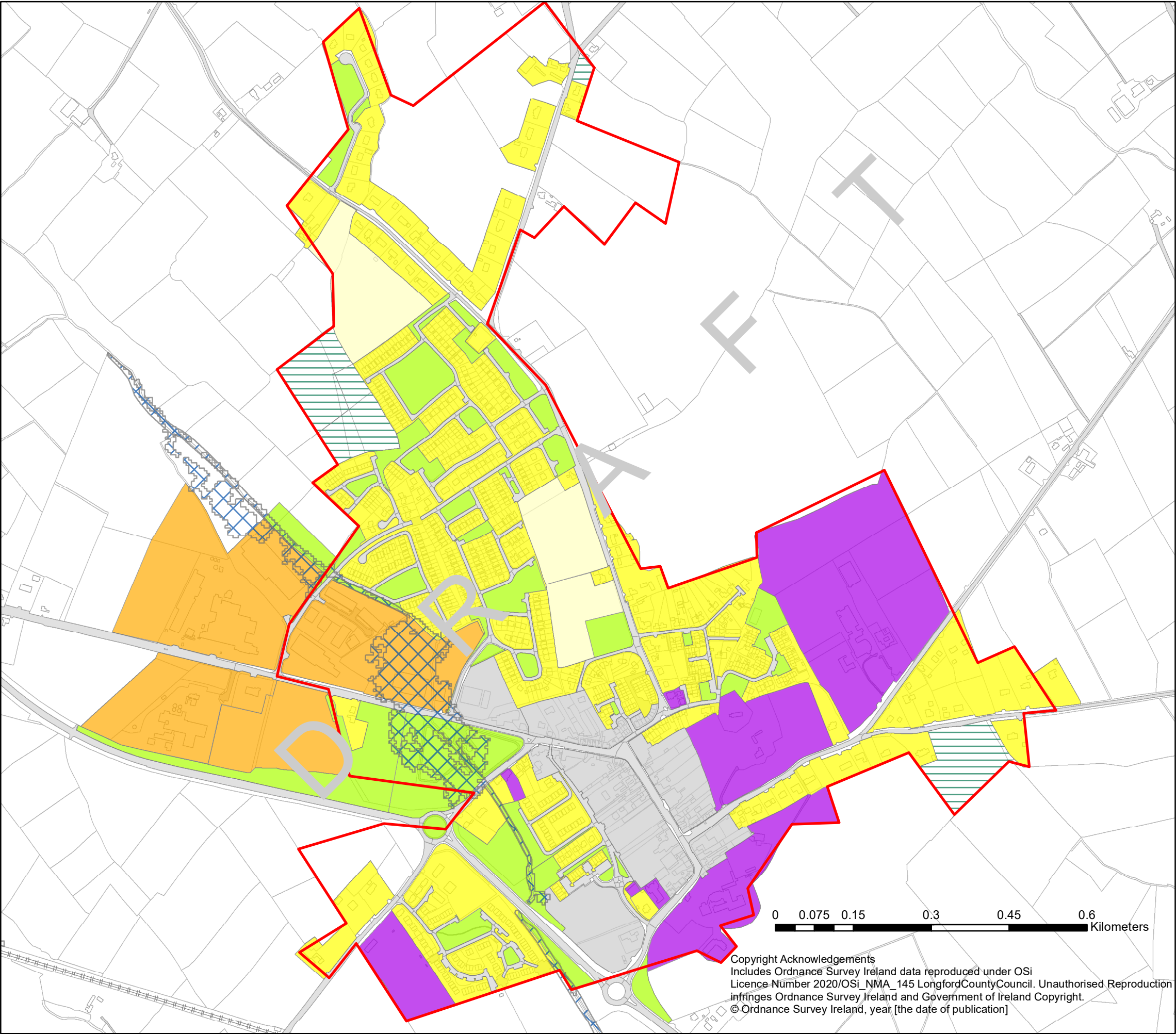
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Edgeworthstown Zoning Map

County Development Plan 2021-2027



Legend

Zoning

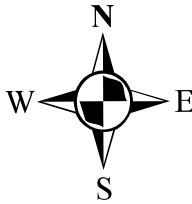
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- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education
- Strategic Residential Reserve
- Town Core
- County_Longford_CSO_Settlements
- Areas of Constrained Use

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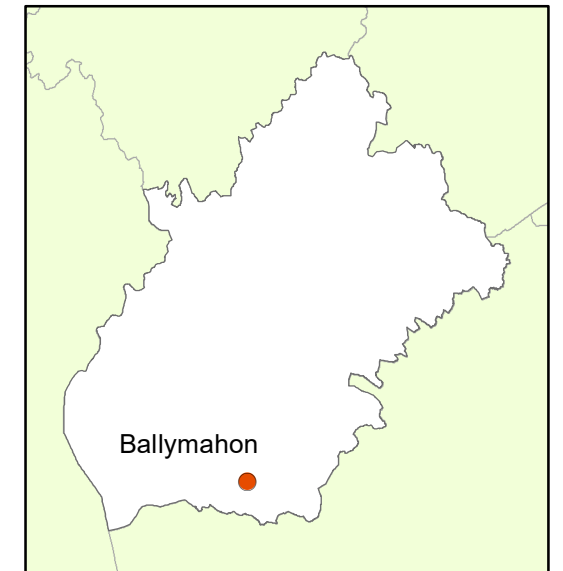
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Ballymahon Zoning Map

County Development Plan 2021-2027



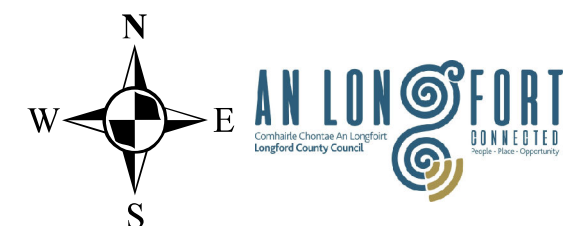
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Zoning

- Industrial/Commercial/Warehousing
- New Residential
- Recreation/Amenity & Green Space
- Residential
- Residential/Community Services/Medi Centre
- Social/Community/Public Utility
- Strategic Residential Reserve
- Town Core
- Proposed Roadway
- County_Longford_CSO_Settlements
- Areas of Constrained Use

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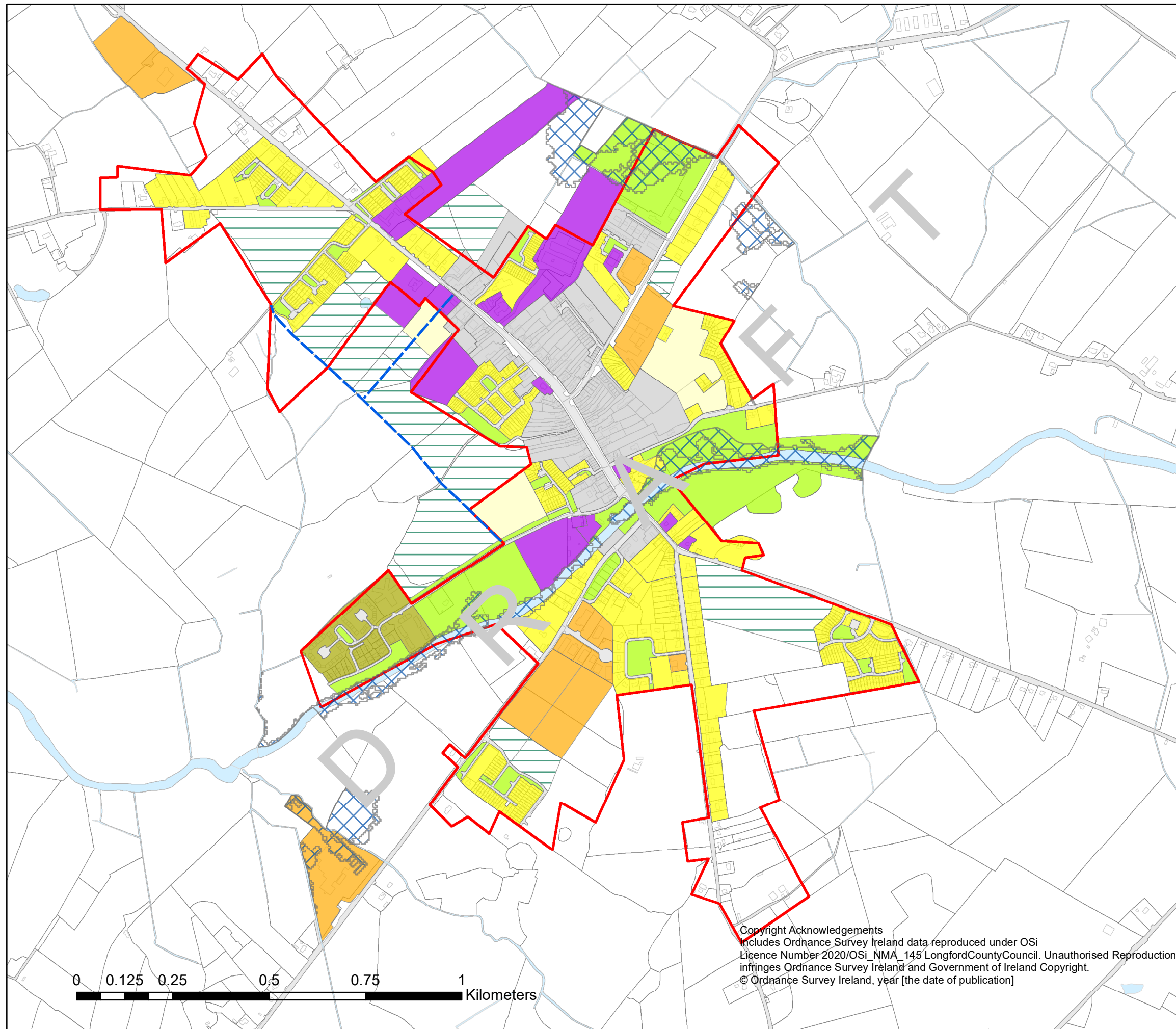
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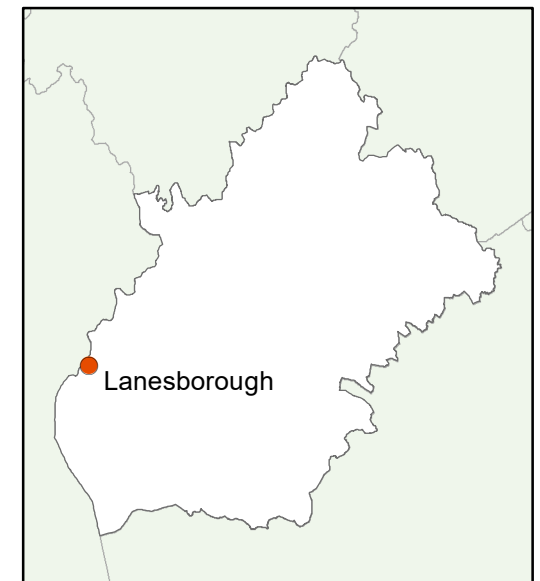
0 0.125 0.25 0.5 0.75 1 Kilometers

A horizontal scale bar with markings at 0, 0.125, 0.25, 0.5, 0.75, and 1 Kilometers.



Lanesborough Zoning Map

County Development Plan 2021-2027



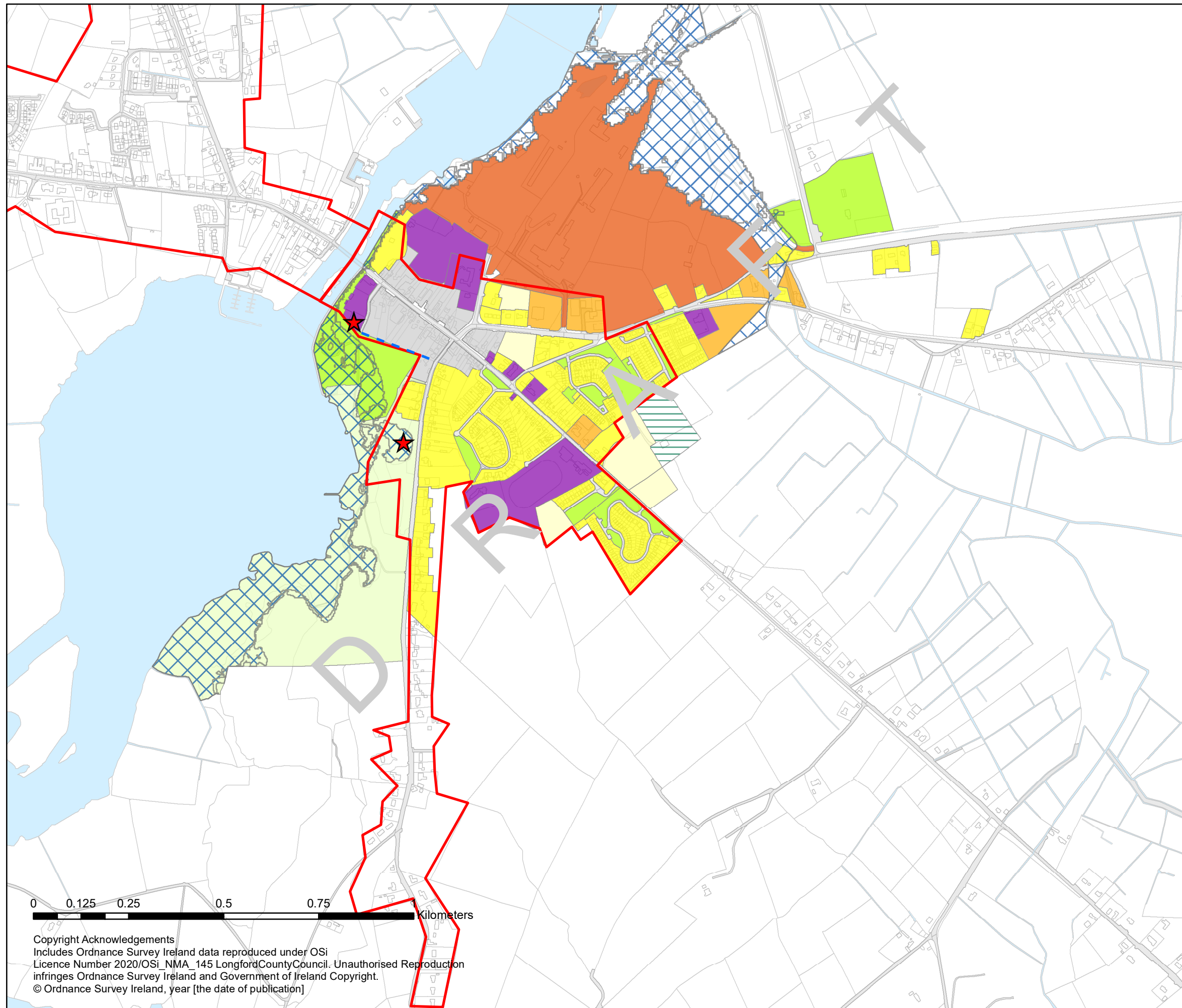
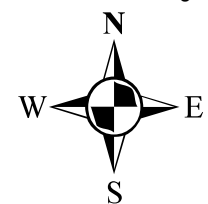
Legend

Zoning

- Industrial/Alternative Energy
- Industrial/Commercial/Wareho...
- New Residential
- Protected Area/Passive
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education/... Utility
- Strategic Residential Reserve
- Town Core
- Proposed Road
- Areas of Constrained Use
- County_Longford_CSO_Settl...
- Tourism Objective

Notes: Please noe that every effort has been madeto include the latest version of Ordnance Surey mapping available.

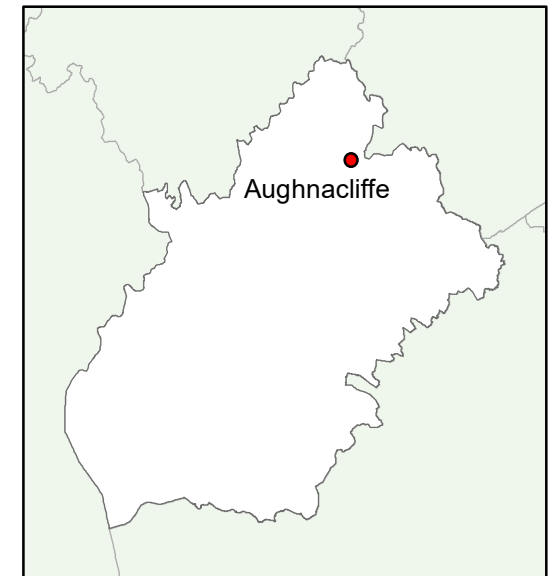
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Aughnaccliffe Zoning Map

County Development Plan 2021-2027



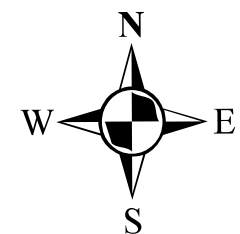
Legend

Zoning

- Industrial/Commercial/Warehousing
- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education
- Strategic Residential Reserve
- Town Core
- Areas of Constrained Use
- County_Longford_CSO_Settlements

Notes: Please note that every effort has been made to include the latest version of Ordnance Sure ymapping available.

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Leebeen Lough

0 0.05 0.1 0.2 0.3 0.4 Kilometers

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Ballinalee Zoning Map

County Development Plan 2021-2027



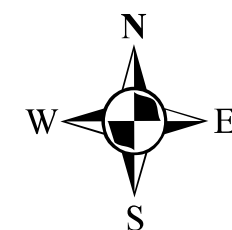
Legend

Zoning

- Light Industrial/Commercial/Service
- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education
- Strategic Residential Reserve
- Town Core
- Areas of Constrained Use
- County_Longford_CSO_Settlements

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Kilometers

Drumlish Zoning Map

County Development Plan 2021-2027



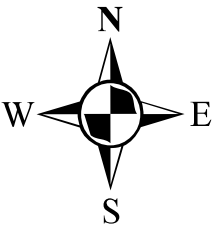
Legend

Zoning

- Industrial/Commercial/Warehousing
- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education
- Strategic Residential Reserve
- Town Core
- Areas of Constrained Use
- County_Longford_CSO_Settlements
- Village Walkway

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Keenagh Zoning Map

County Development Plan 2021-2027



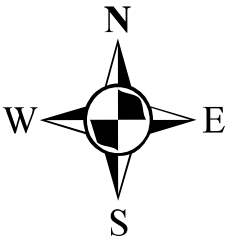
Legend

Zoning

- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education
- Strategic Residential Reserve
- Town Core
- County_Longford_CSO_Settlements
- Areas of Constrained Use

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0 10 20 40 60 80 Kilometers

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Legan Zoning Map

County Development Plan 2021-2027



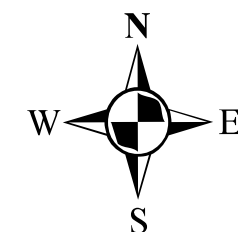
Legend

Zoning

- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education
- Town Core
- County_Longford_CSO_Settlements
- Area of Constrained Use

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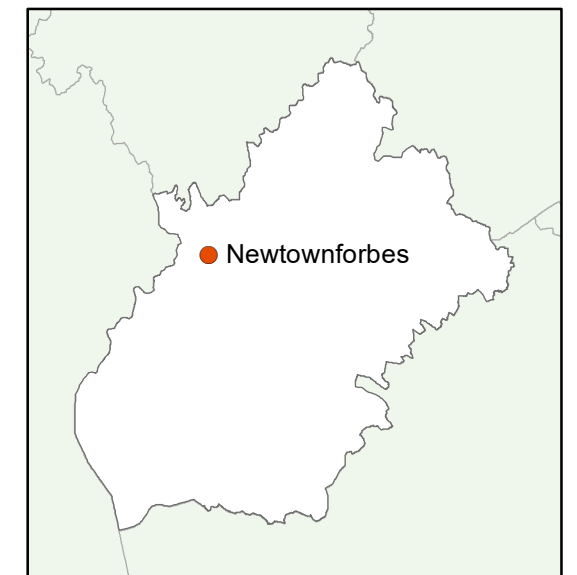


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Newtownforbes Zoning Map

County Development Plan 2021-2027



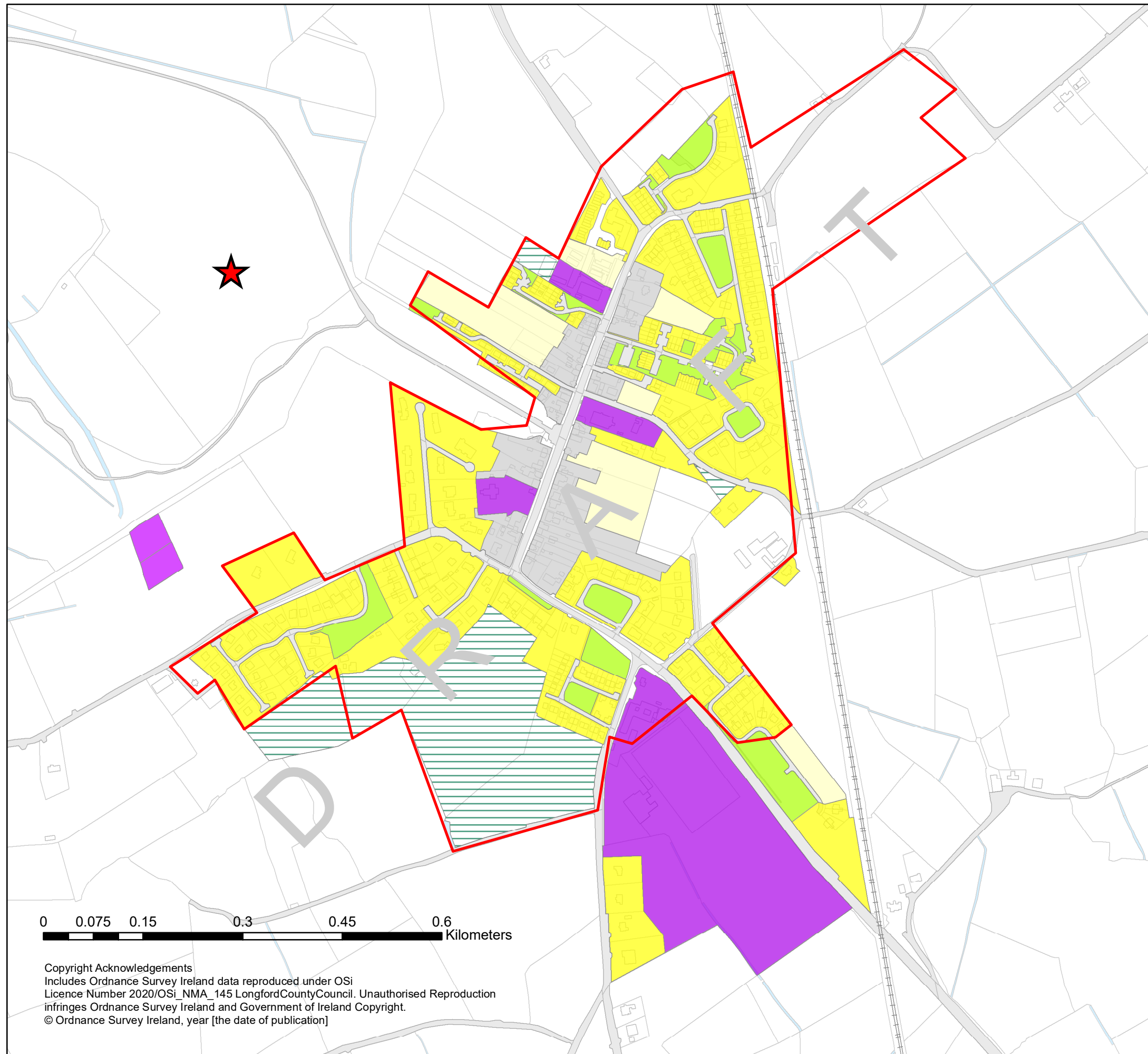
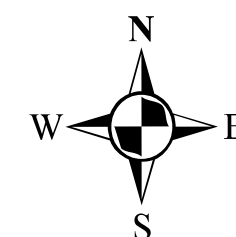
Legend

Zoning

- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community
- Social/Community/Education
- Strategic Residential Reserve
- Town Core
- Areas of Constrained Use
- County_Longford_CSO_Settlements
- Tourism & Events

Notes:
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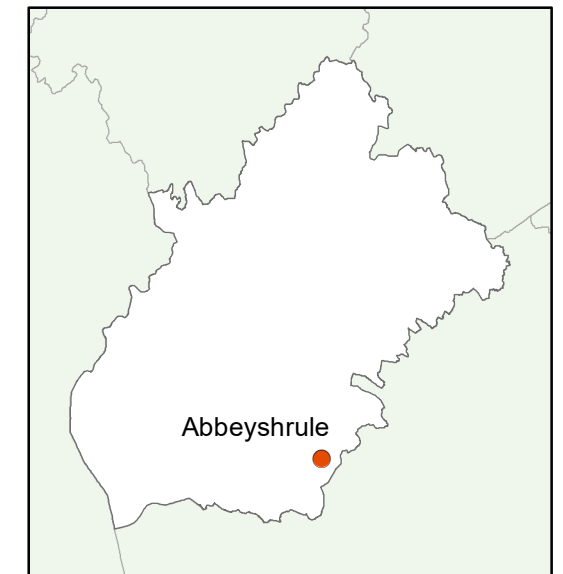
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Abbeyshrule Zoning Map

County Development Plan 2021-2027



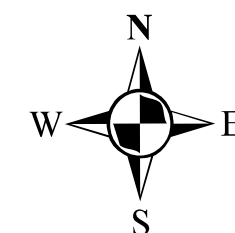
Legend

Zoning

- Airport Development Objective
- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education
- Strategic Residential Reserve
- Town Core
- Areas of Constrained Use
- County_Longford_CSO_Settlements

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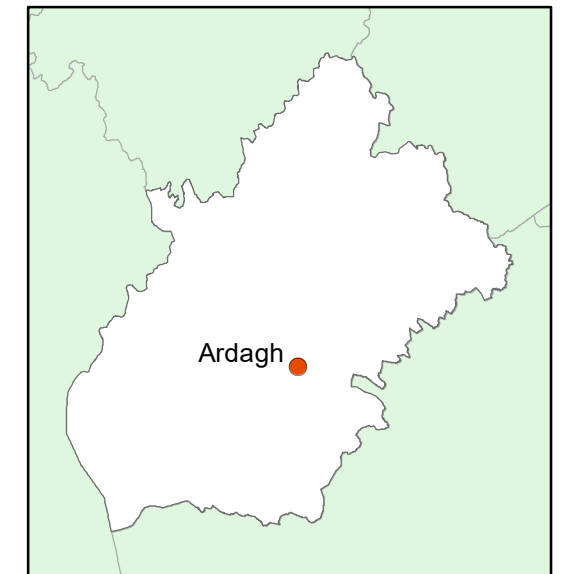


0 10 20 40 60 80 Kilometers

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Ardagh Zoning Map

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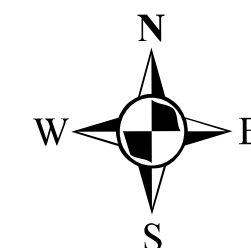
Legend

Zoning

- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education
- Town Core
- Areas of Constrained Use
- County_Longford_CSO_Settlements

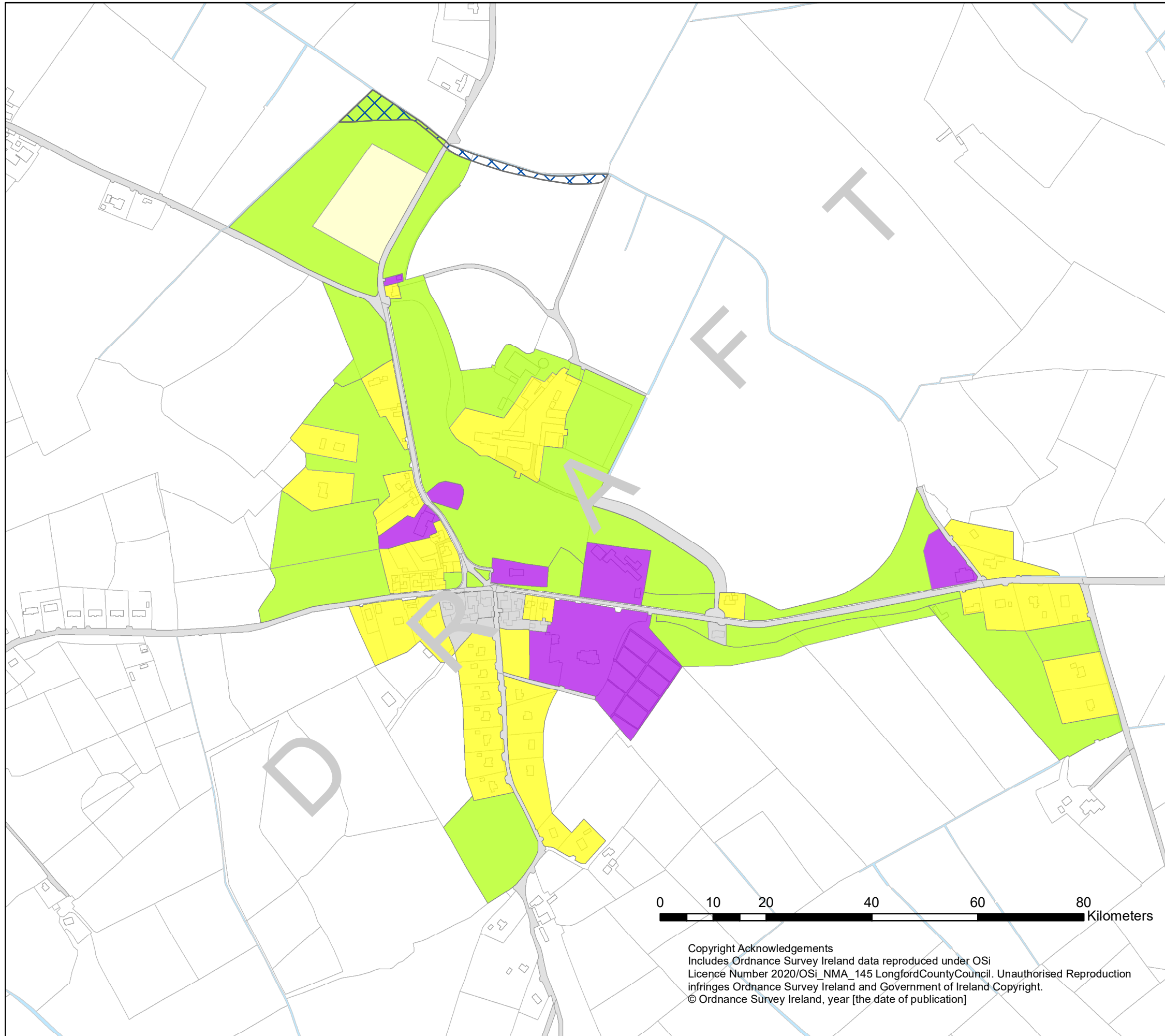
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Ballinamuck Zoning Map

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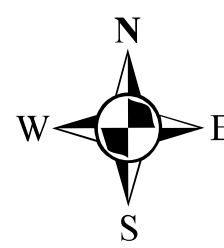
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Zoning

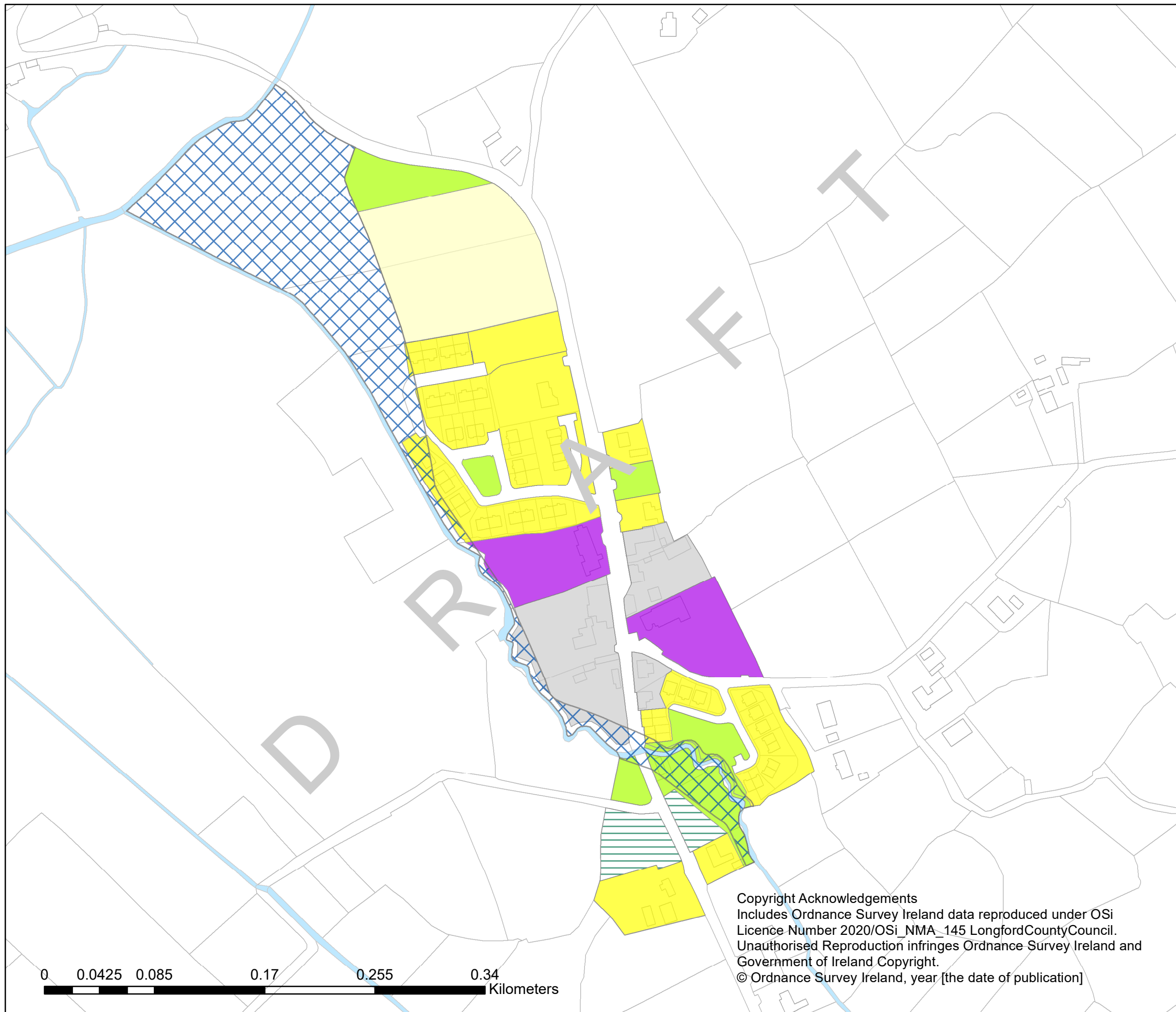
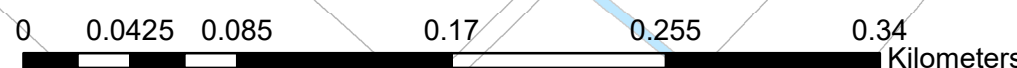
- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education
- Strategic Residential Reserve
- Town Core
- County_Longford_CSO_Settlements
- Areas of Constrained Use

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Clondra Zoning Map

County Development Plan 2021-2027




Legend

 Areas of Constrained Use


Zoning

 Canal Redevelopment Area


 New Residential

 Recreation/Amenity & Green Space

 Residential

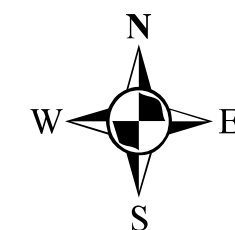
 Social/Community/Education

 Town Core

 County_Longford_CSO_Settlements

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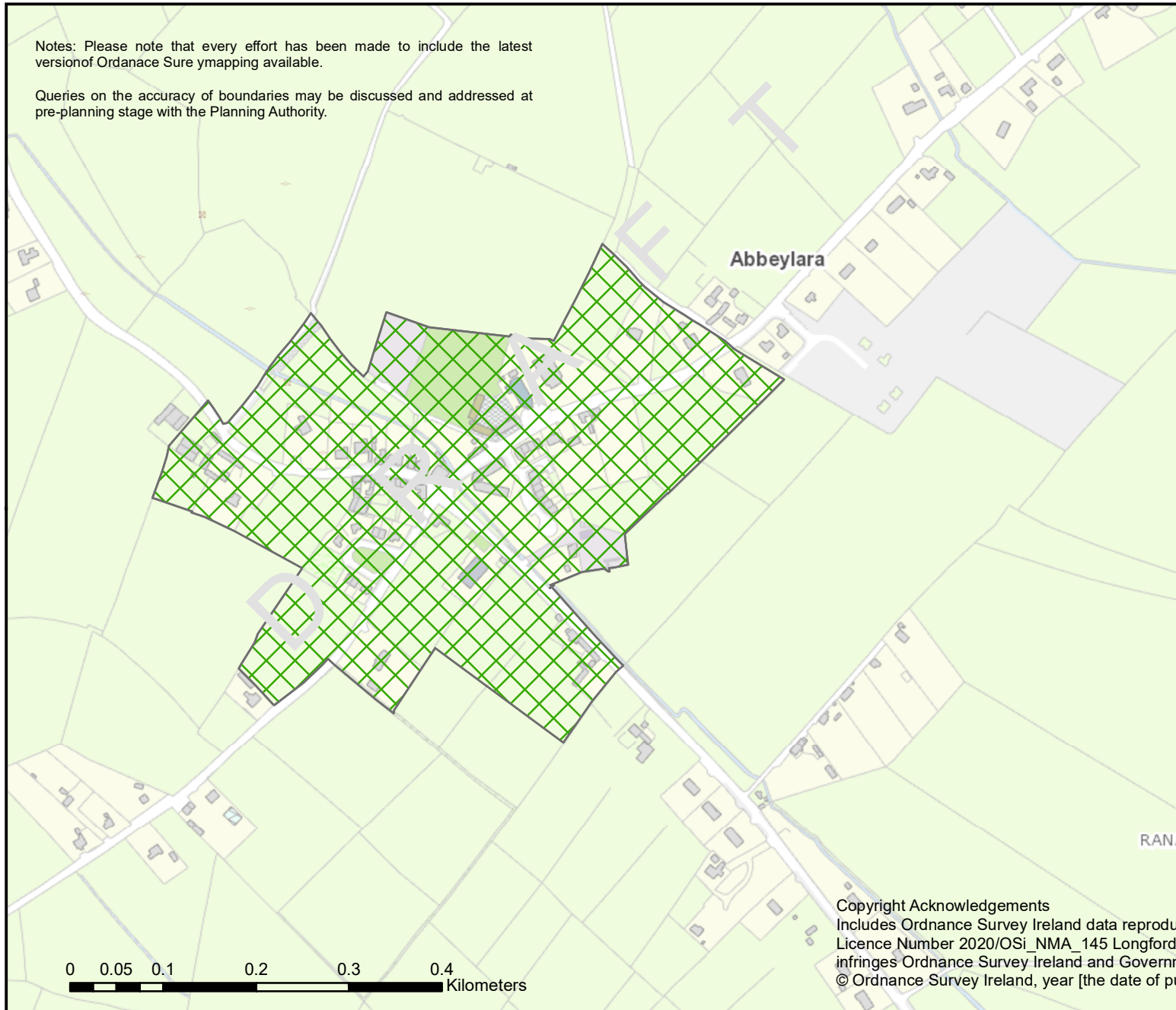


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0 0.05 0.1 0.2 0.3 0.4 Kilometers

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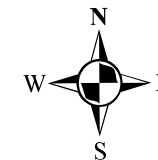


Abbeylara-Rural Settlement

County Development Plan 2021 - 2027

Legend

 Abbeylara



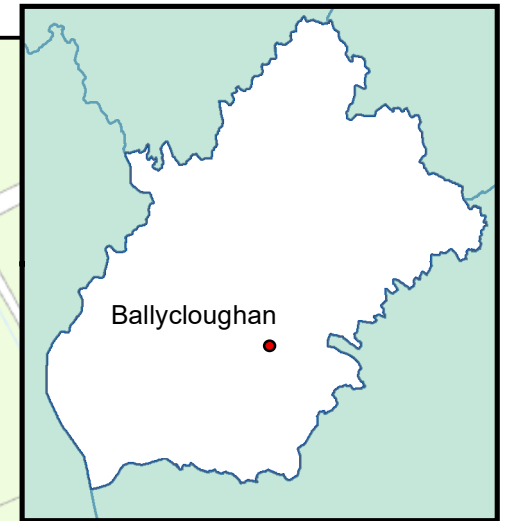
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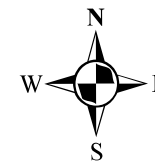


Ballycloghan-Rural Settlement

County Development Plan 2021 - 2027

Legend

 Ballycloghan



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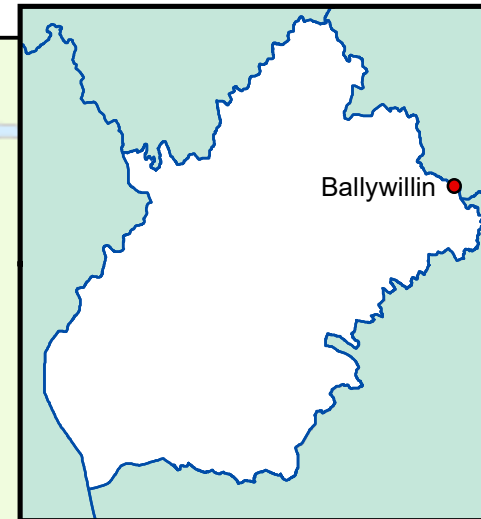
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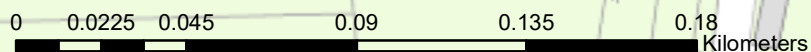
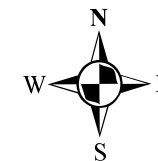
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Ballywillin-Rural Settlement
County Development Plan 2021 - 2027

Legend

 Ballywillin

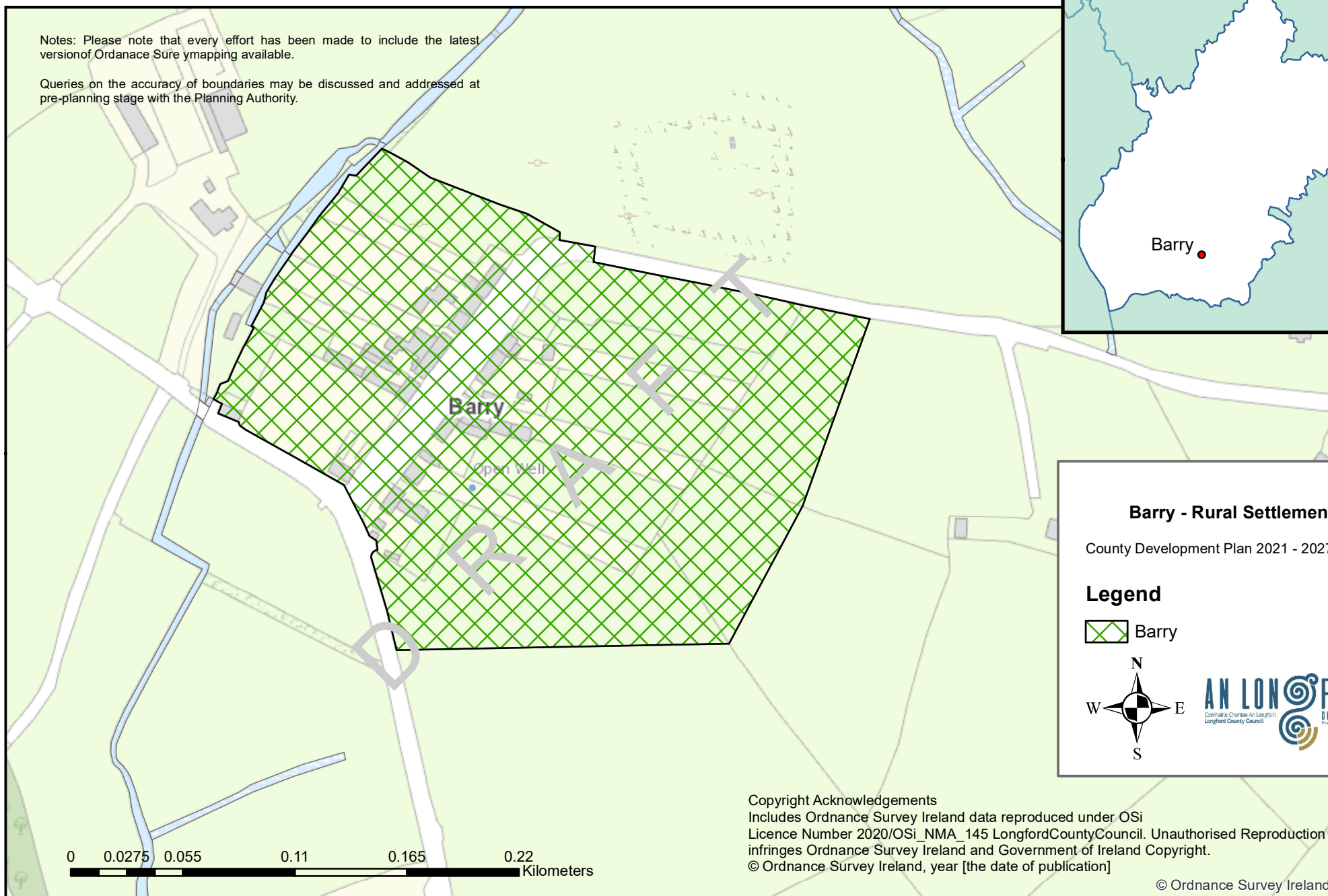
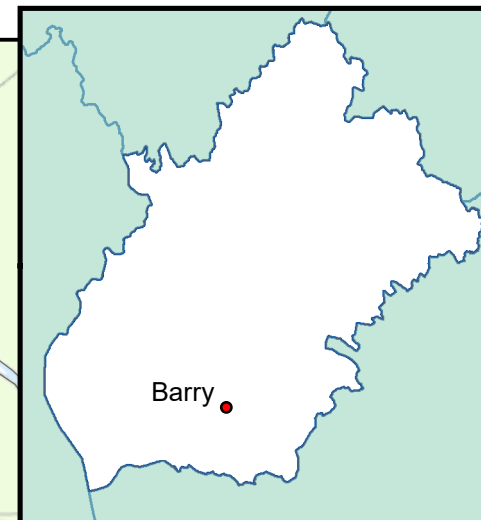


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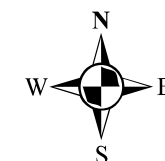
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Barry - Rural Settlement

County Development Plan 2021 - 2027

Legend



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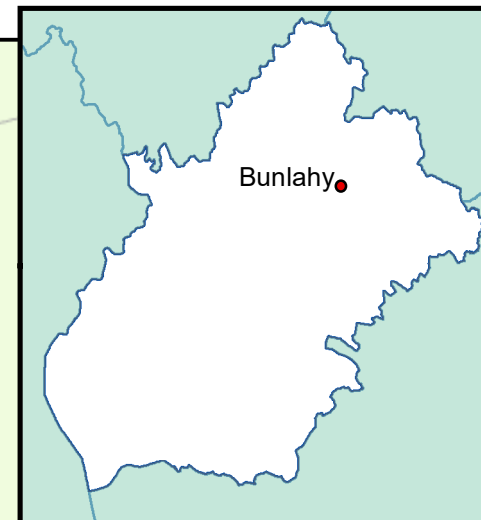
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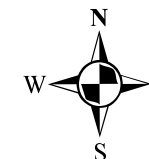


Bunlahy- Rural Settlement

County Development Plan 2021 - 2027

Legend

 Bunlahy



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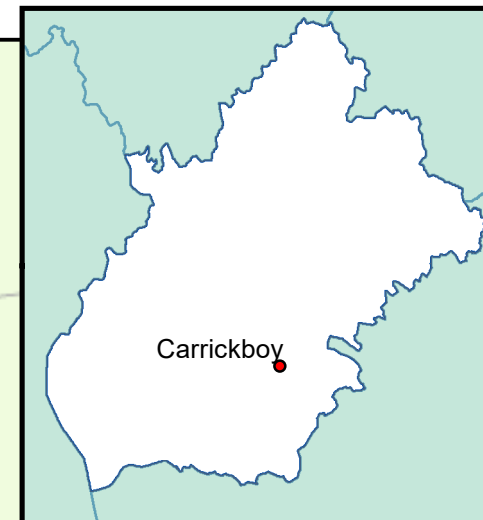
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0 0.0275 0.055 0.11 0.165 0.22 Kilometers

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Carrickboy - Rural Settlement

County Development Plan 2021 - 2027

Legend

 Carrickboy



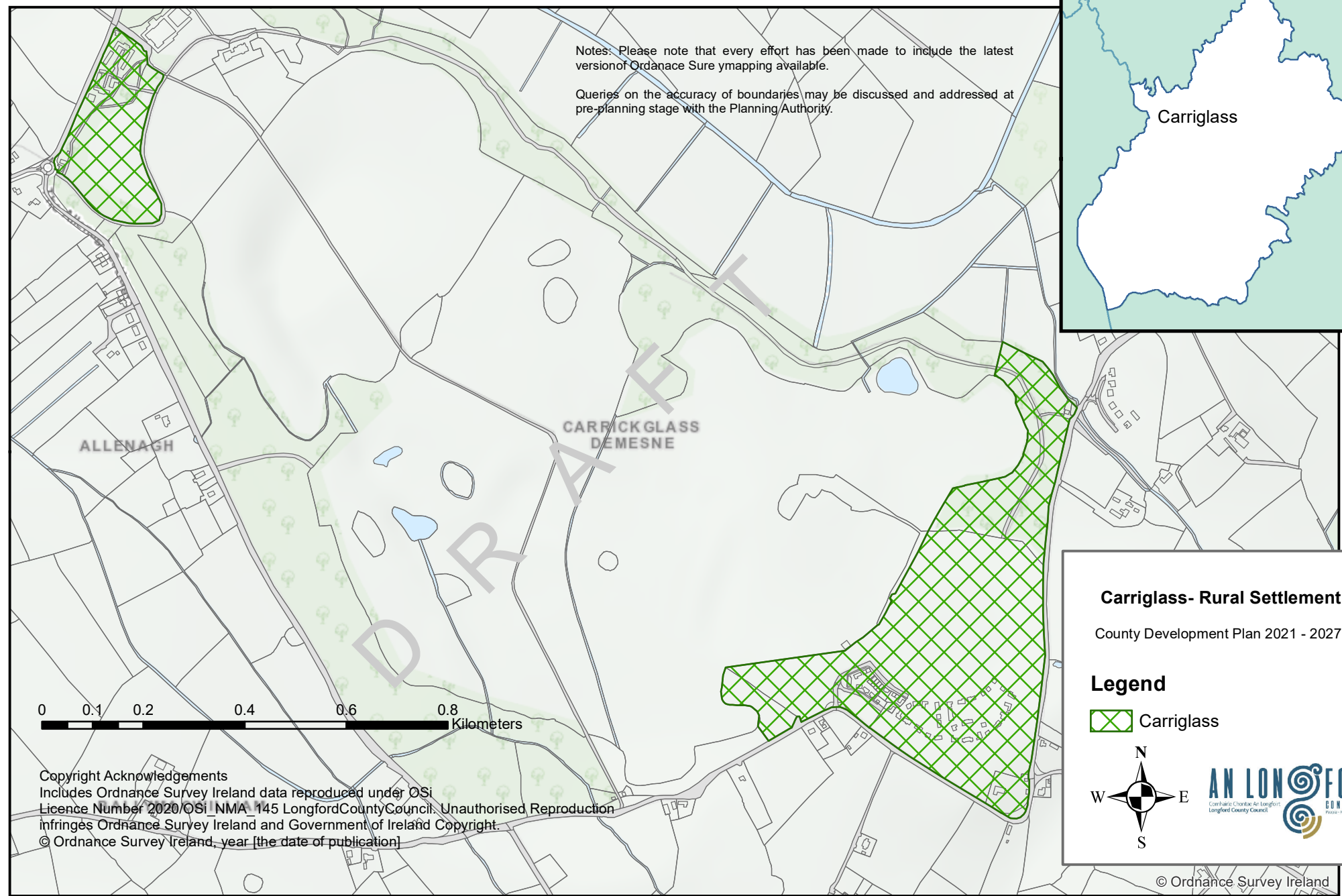
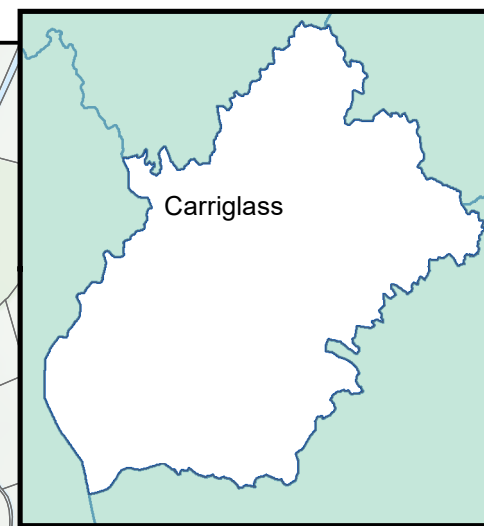
0 0.0225 0.045 0.09 0.135 0.18 Kilometers

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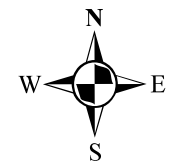
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Carriglass- Rural Settlement

County Development Plan 2021 - 2027

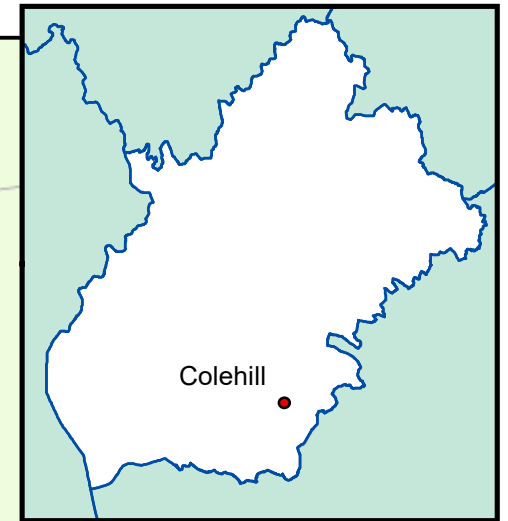
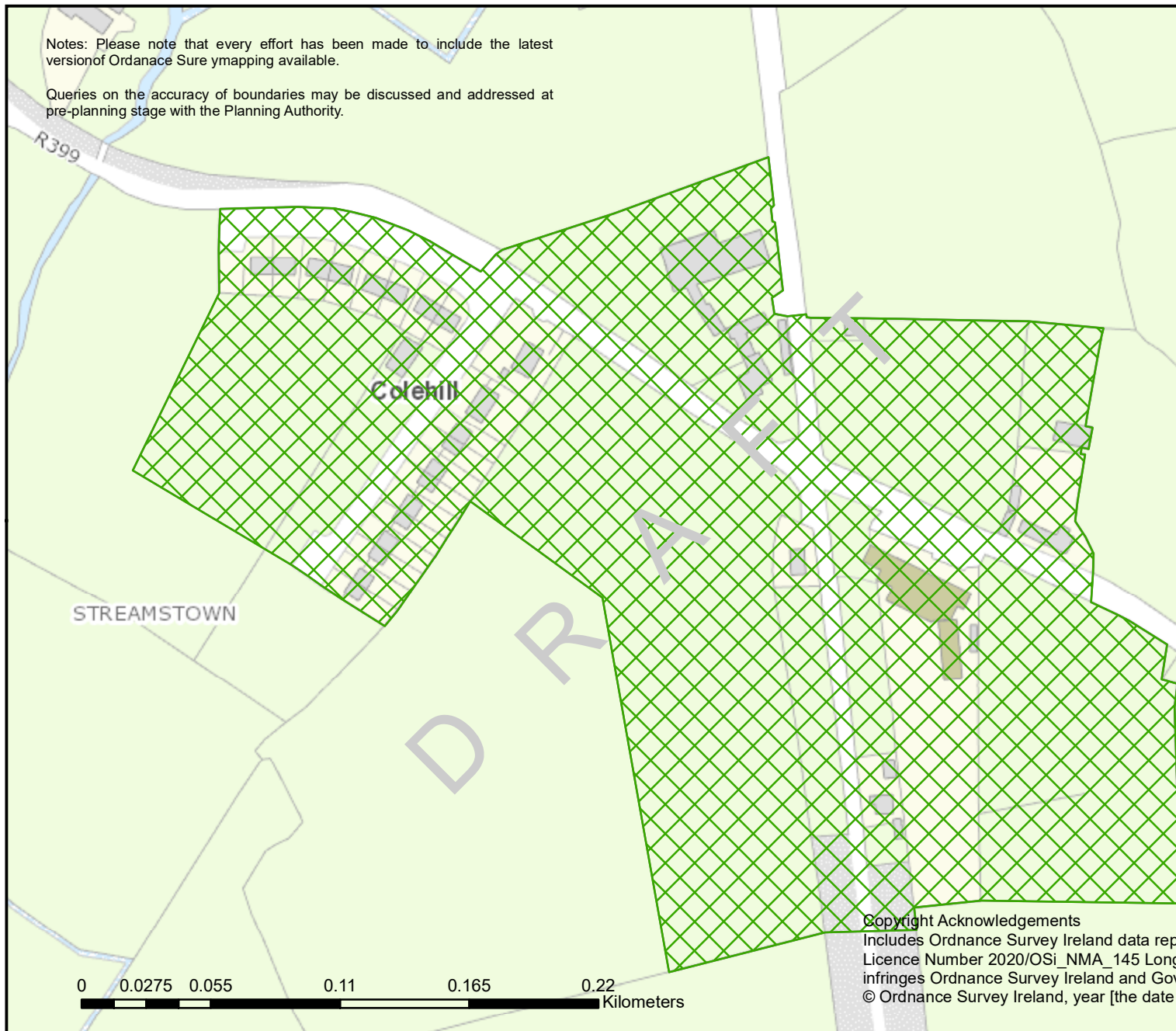
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 Carriglass



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Colehill - Rural Settlement

County Development Plan 2021 - 2027

Legend



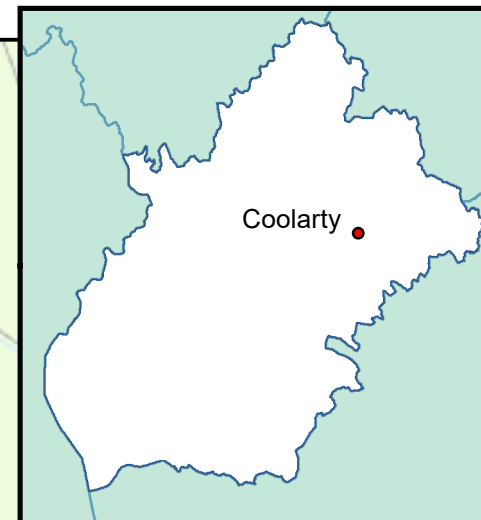
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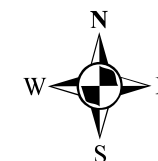
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Coolarty - Rural Settlement

County Development Plan 2021 - 2027

Legend



Comhairle Chontae An Longford
Longford County Council

Greater Than Opportunity

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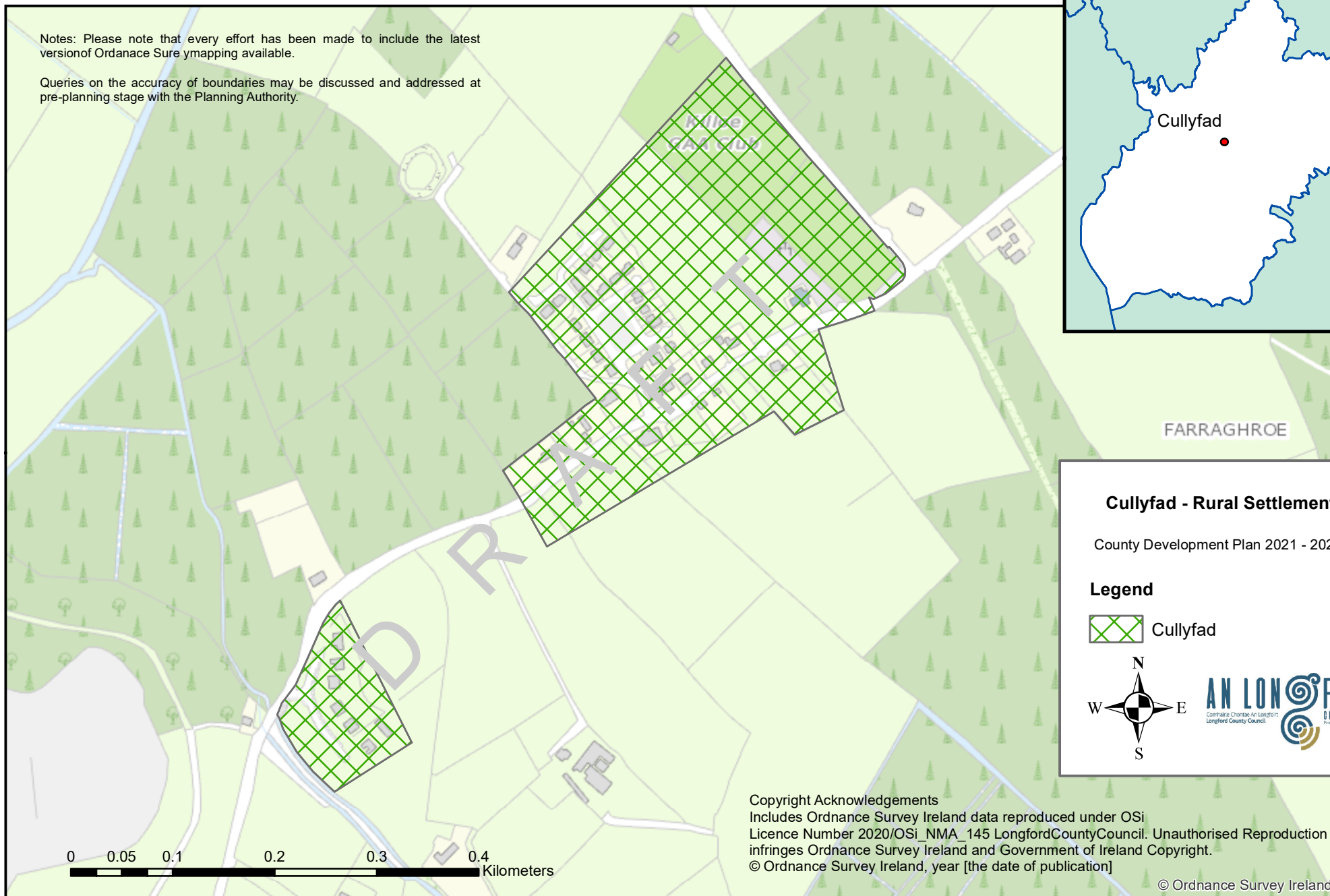
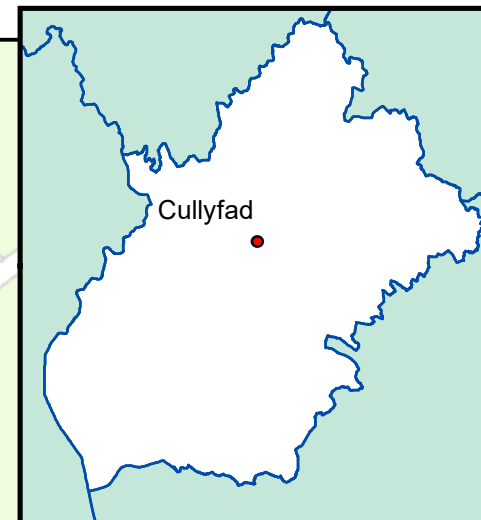
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0 0.0225 0.045 0.09 0.135 0.18 Kilometers

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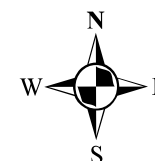


FARRAGHROE

Cullyfad - Rural Settlement

County Development Plan 2021 - 2027

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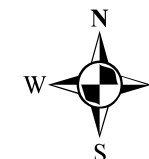


Derraghan - Rural Settlement

County Development Plan 2021 - 2027

Legend

 Derraghan



0 0.0225 0.045 0.09 0.135 0.18 Kilometers

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DRAFT

BALLINULTY LOWER

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0 0.05 0.1 0.2 0.3 0.4 Kilometers

Dring - Rural Settlement

County Development Plan 2021 - 2027

Legend

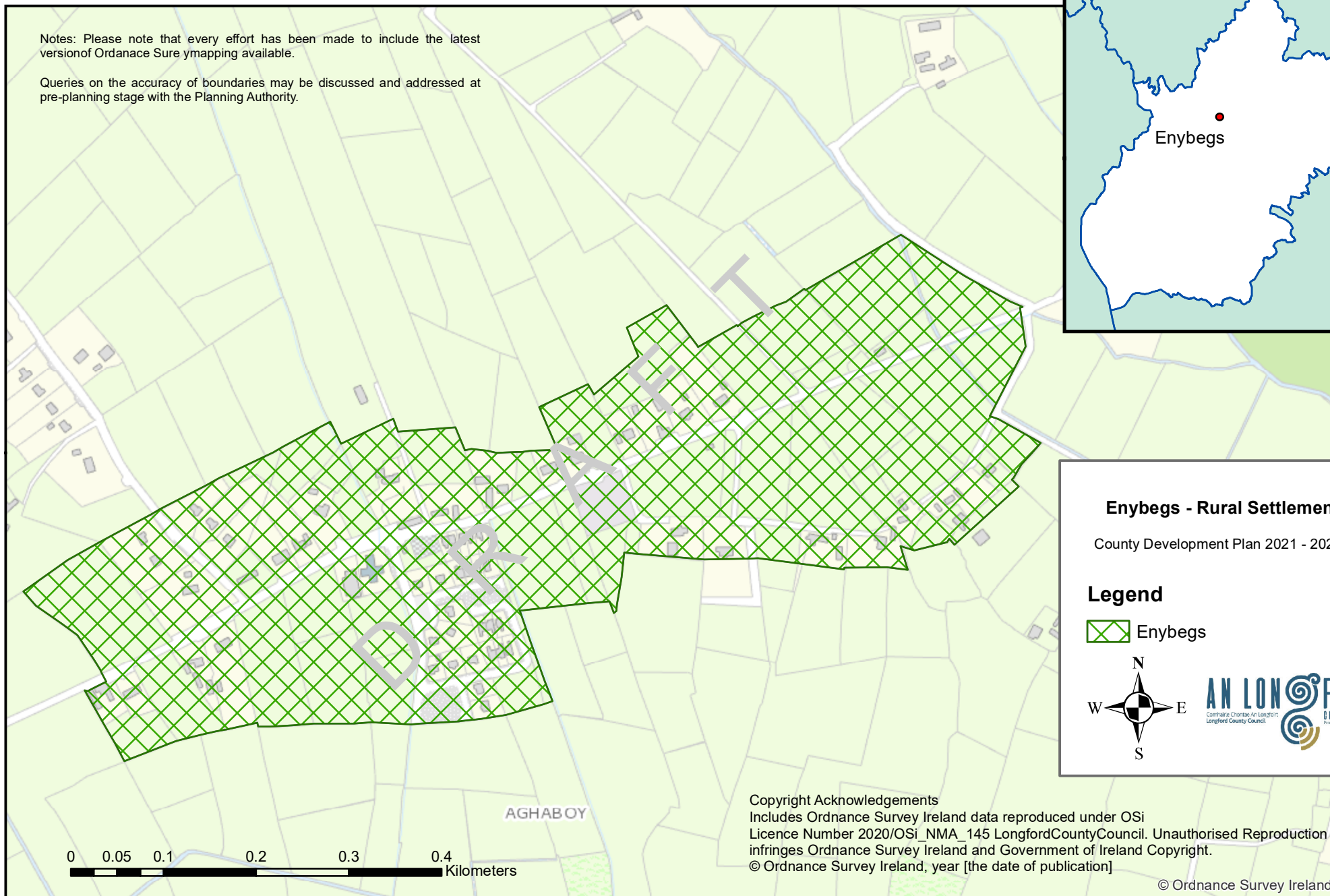
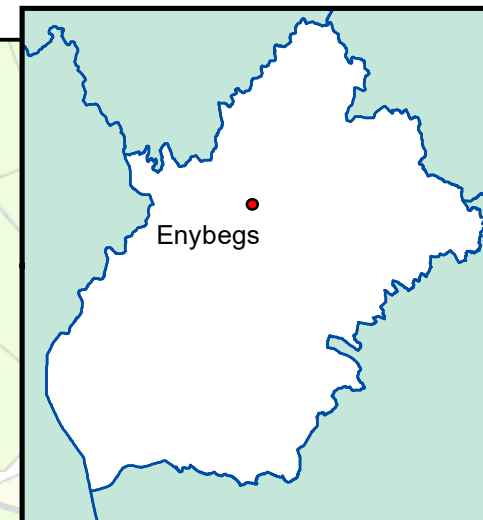
 Dring



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Enybegs - Rural Settlement

County Development Plan 2021 - 2027

Legend

 Enybegs



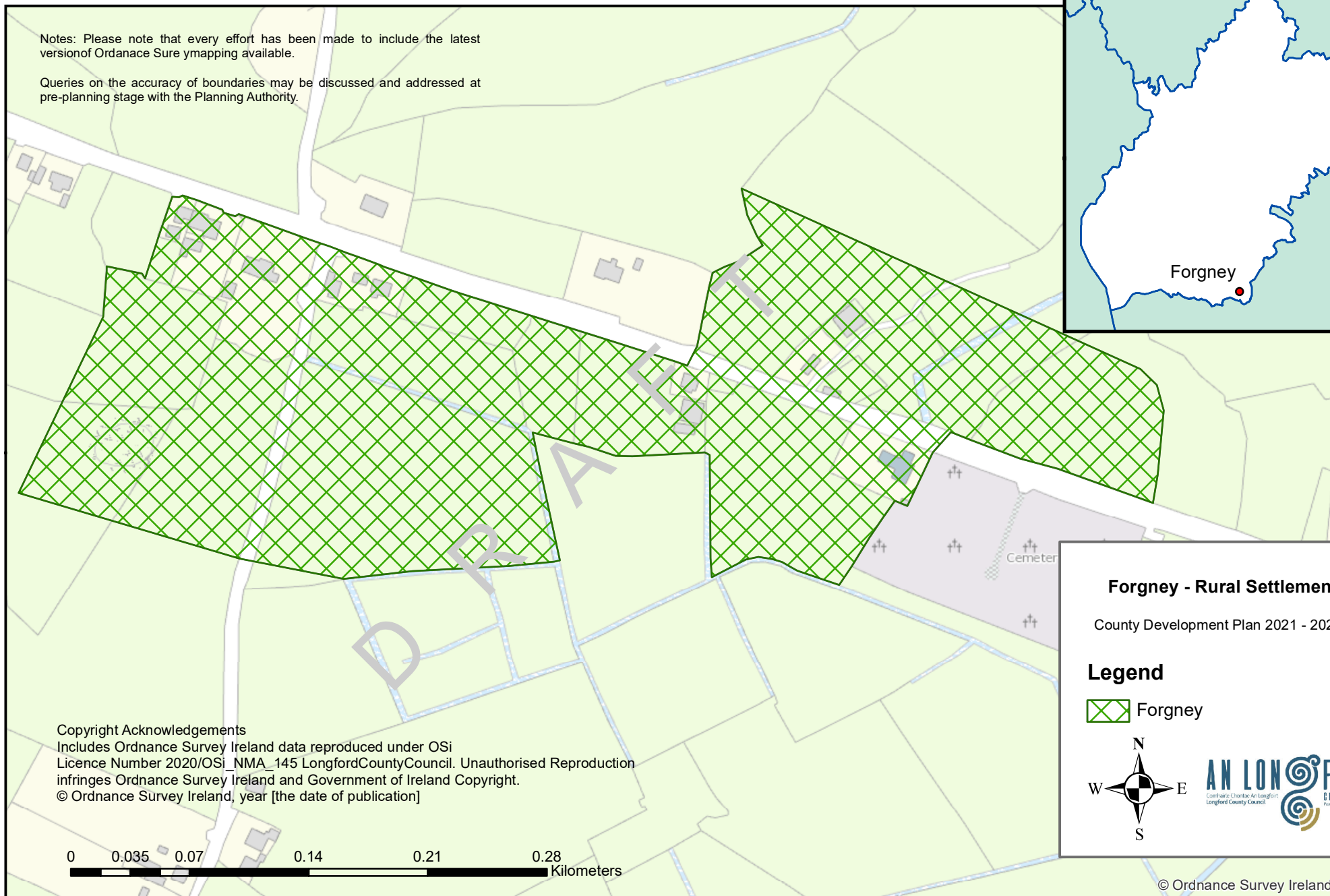
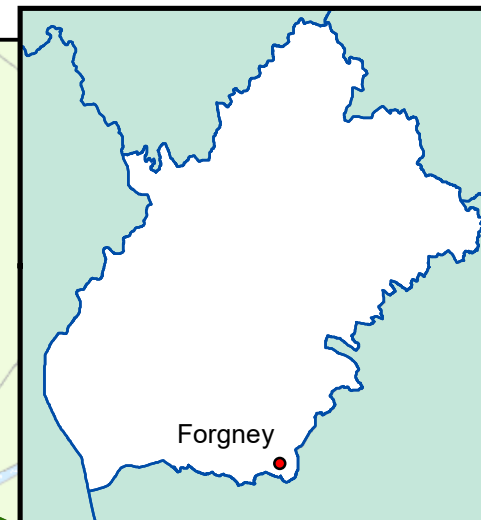
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Forgney - Rural Settlement

County Development Plan 2021 - 2027

Legend

 Forgney



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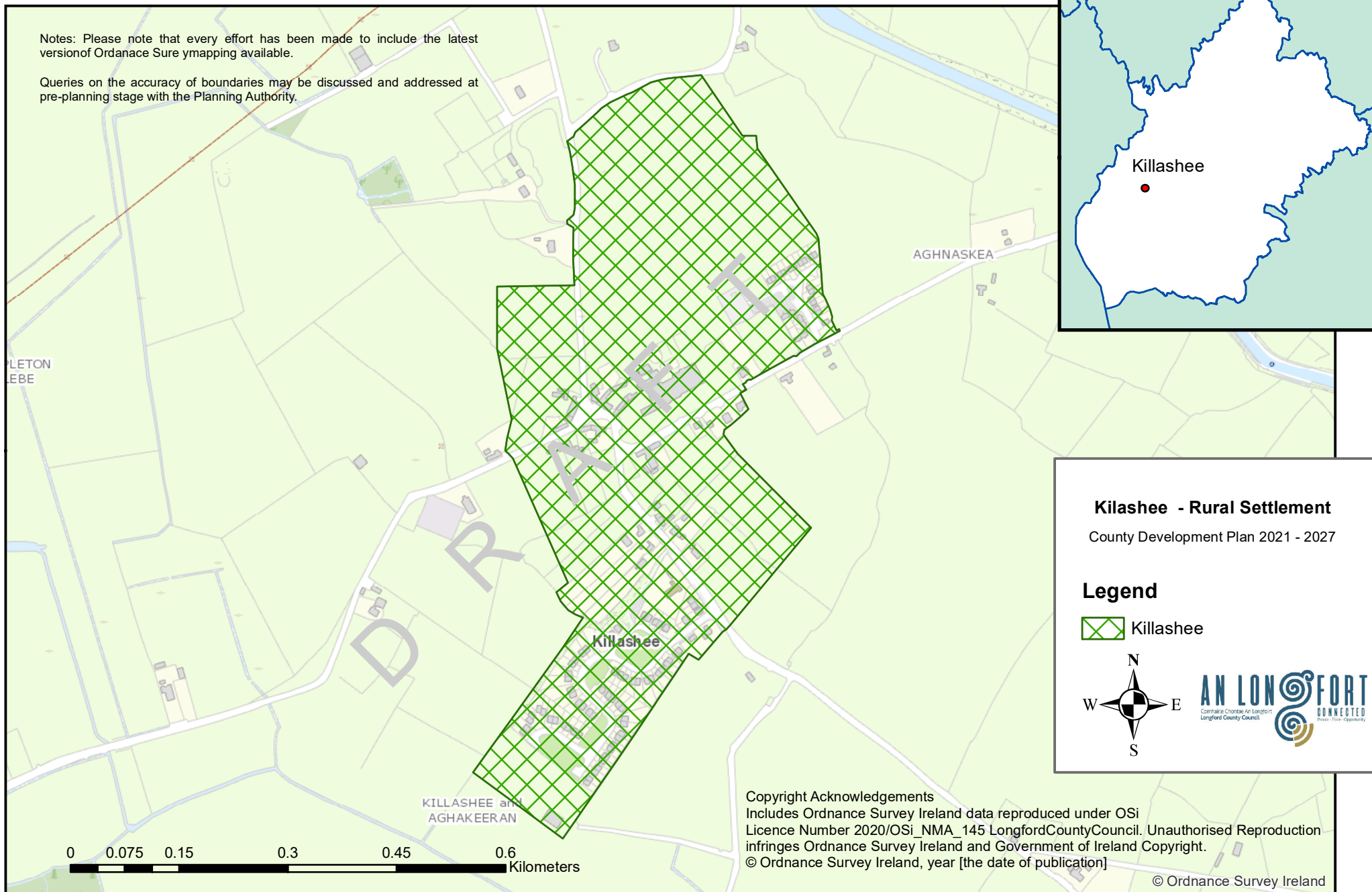
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Kilnathruan - Rural Settlement

County Development Plan 2021 - 2027

Legend

 Kilnathruan



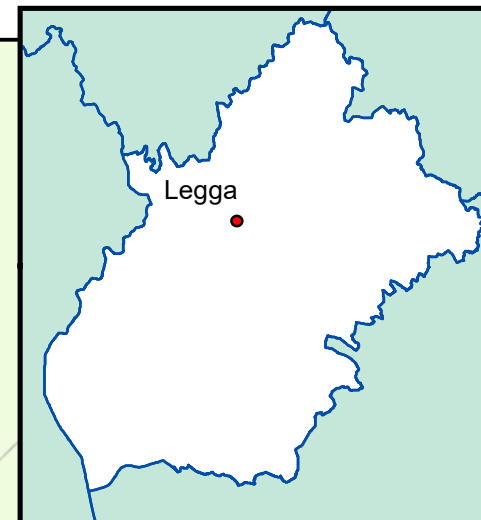
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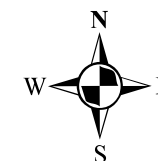
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Legga - Rural Settlement

County Development Plan 2021 - 2027

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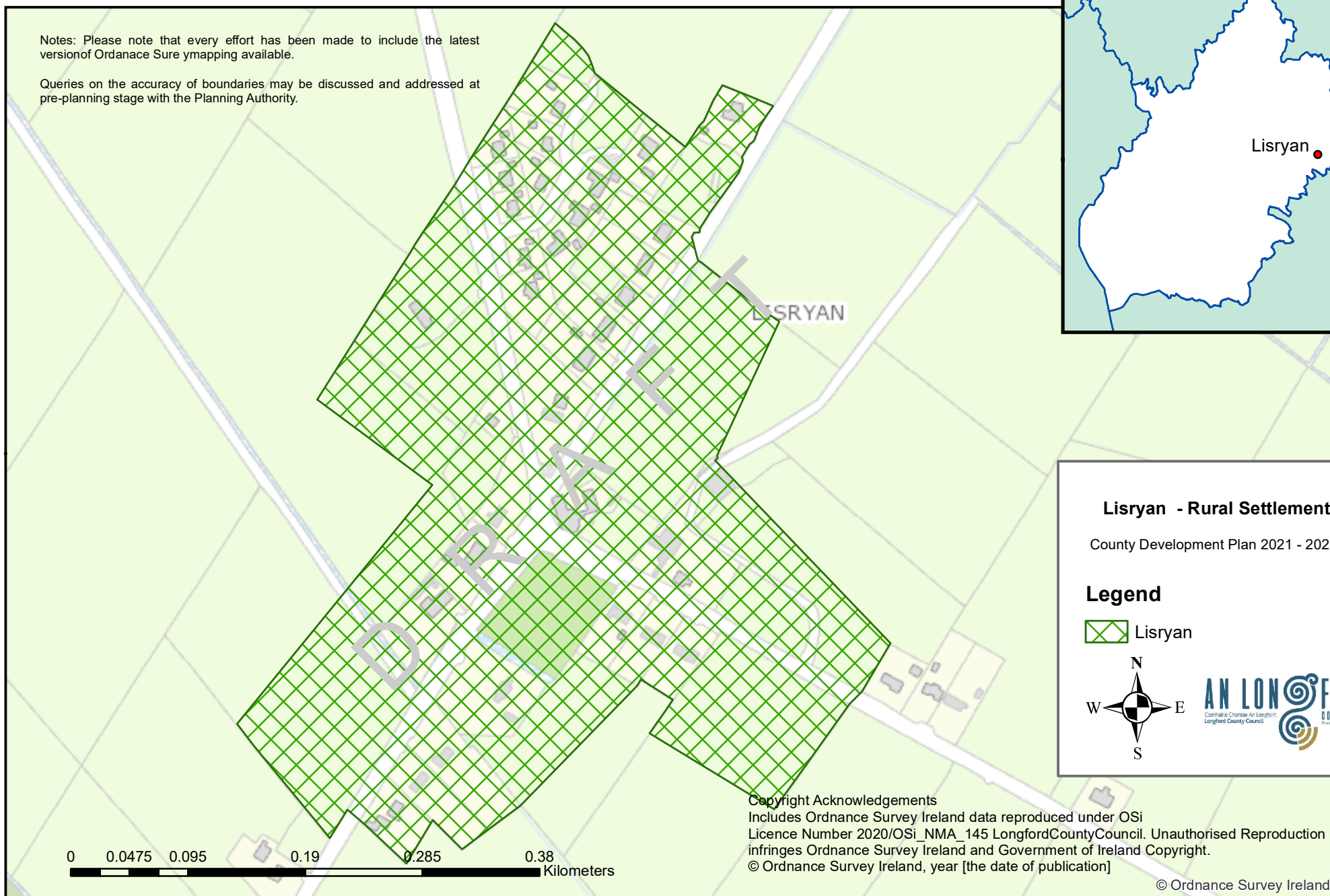
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Lisryan - Rural Settlement

County Development Plan 2021 - 2027

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 Lisryan



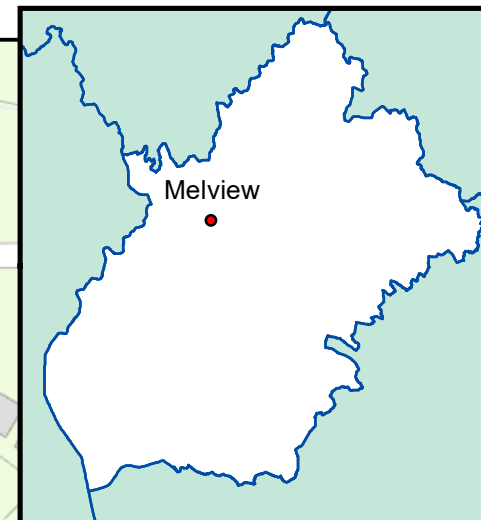
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Melview - Rural Settlement

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 Melview



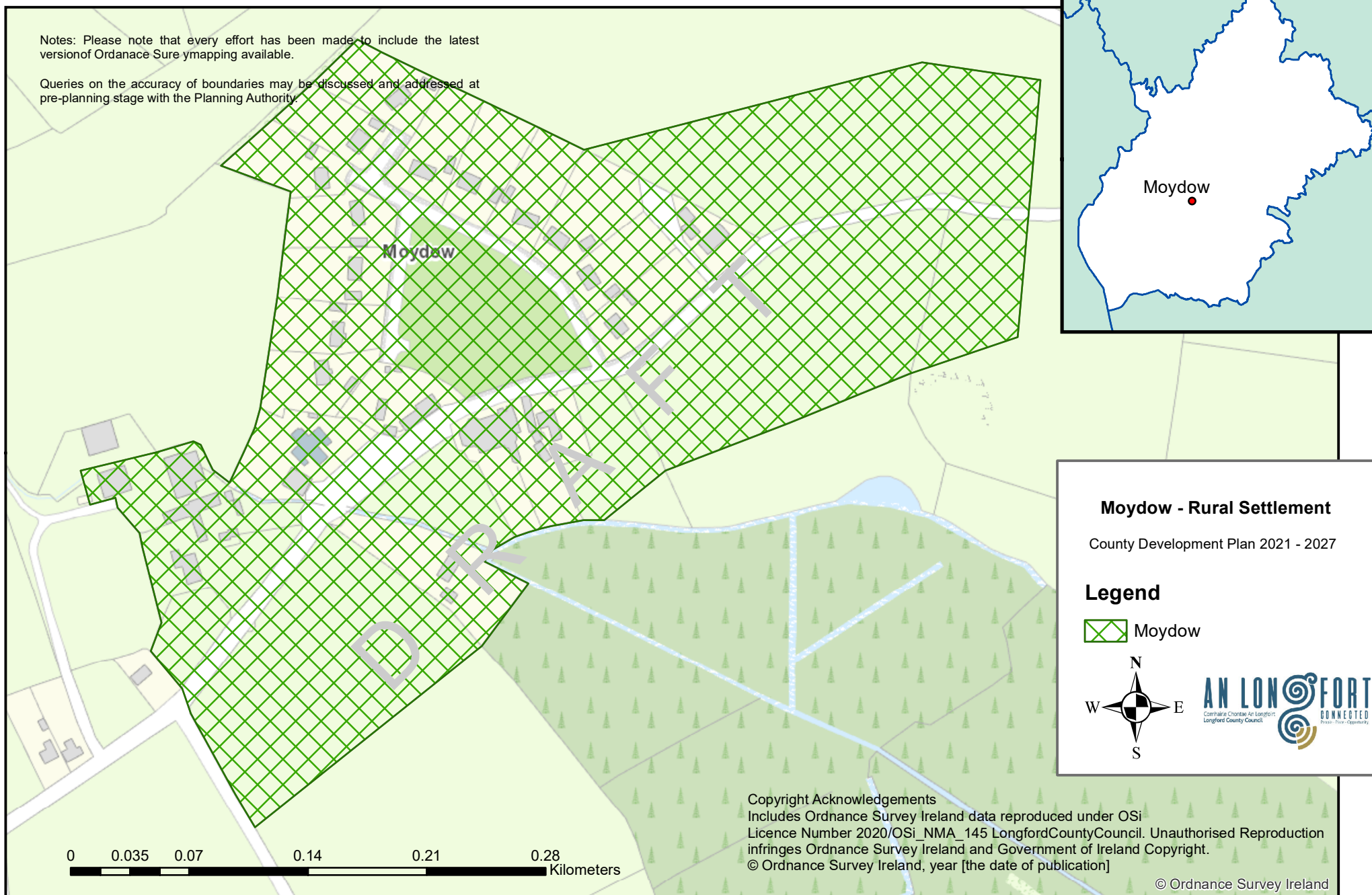
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Moydow - Rural Settlement

County Development Plan 2021 - 2027

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 Moydow

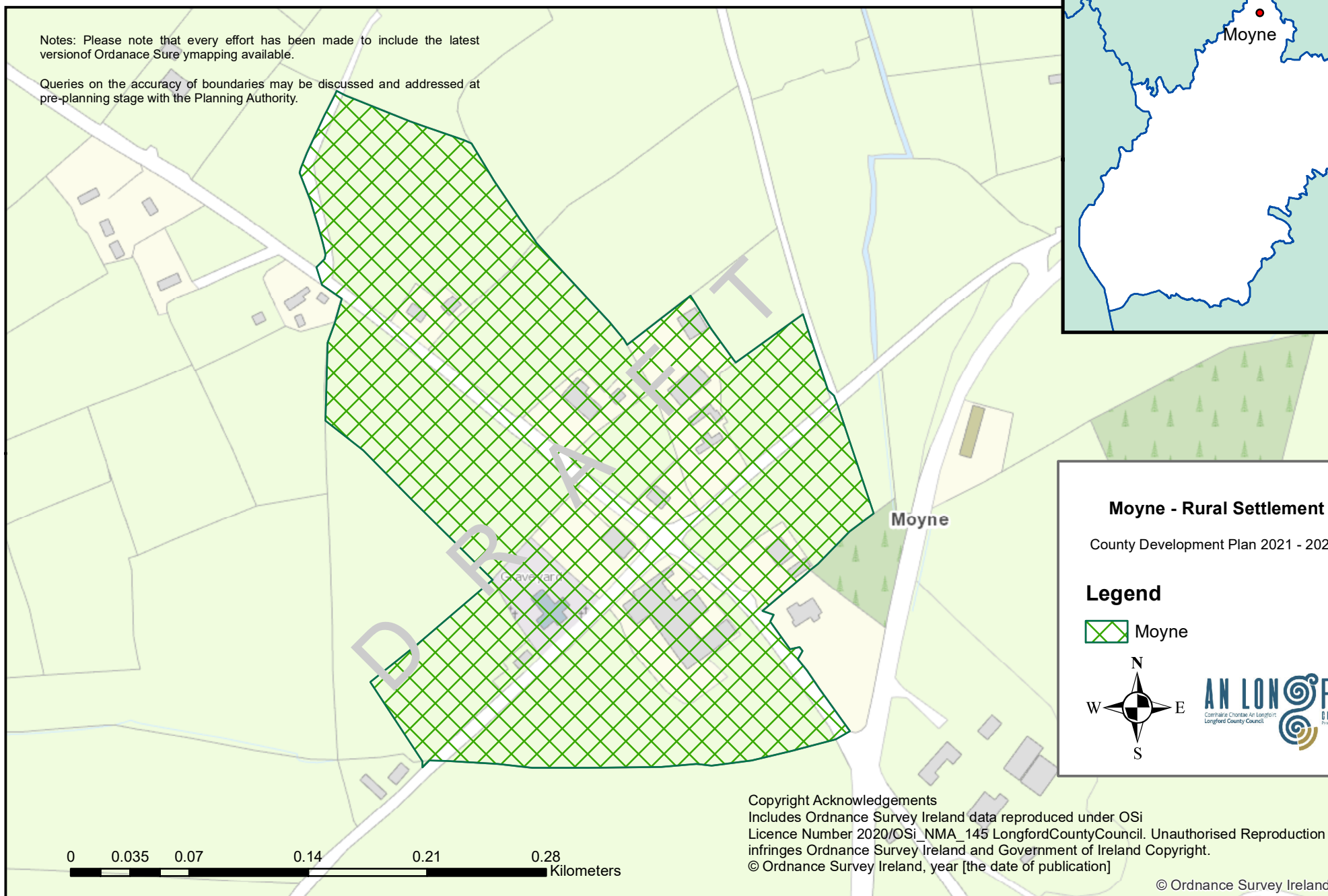
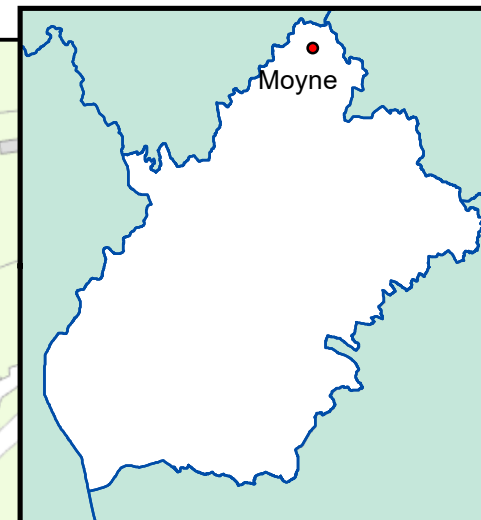


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Moyne

Moyne - Rural Settlement

County Development Plan 2021 - 2027

Legend

 Moyne



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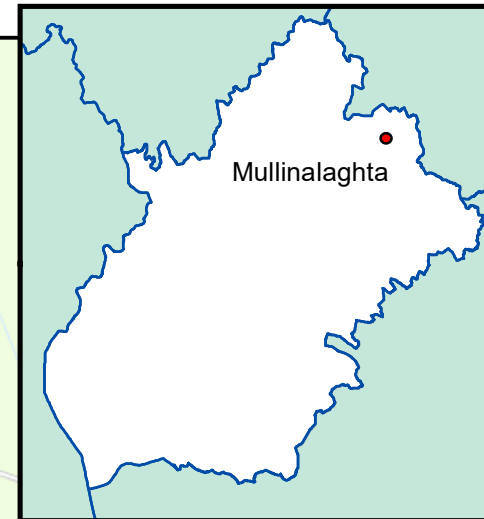
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CLOONAGH

Cloonagh

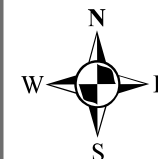


Mullinalaghta - Rural Settlement

County Development Plan 2021 - 2027

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 Mullinalaghta



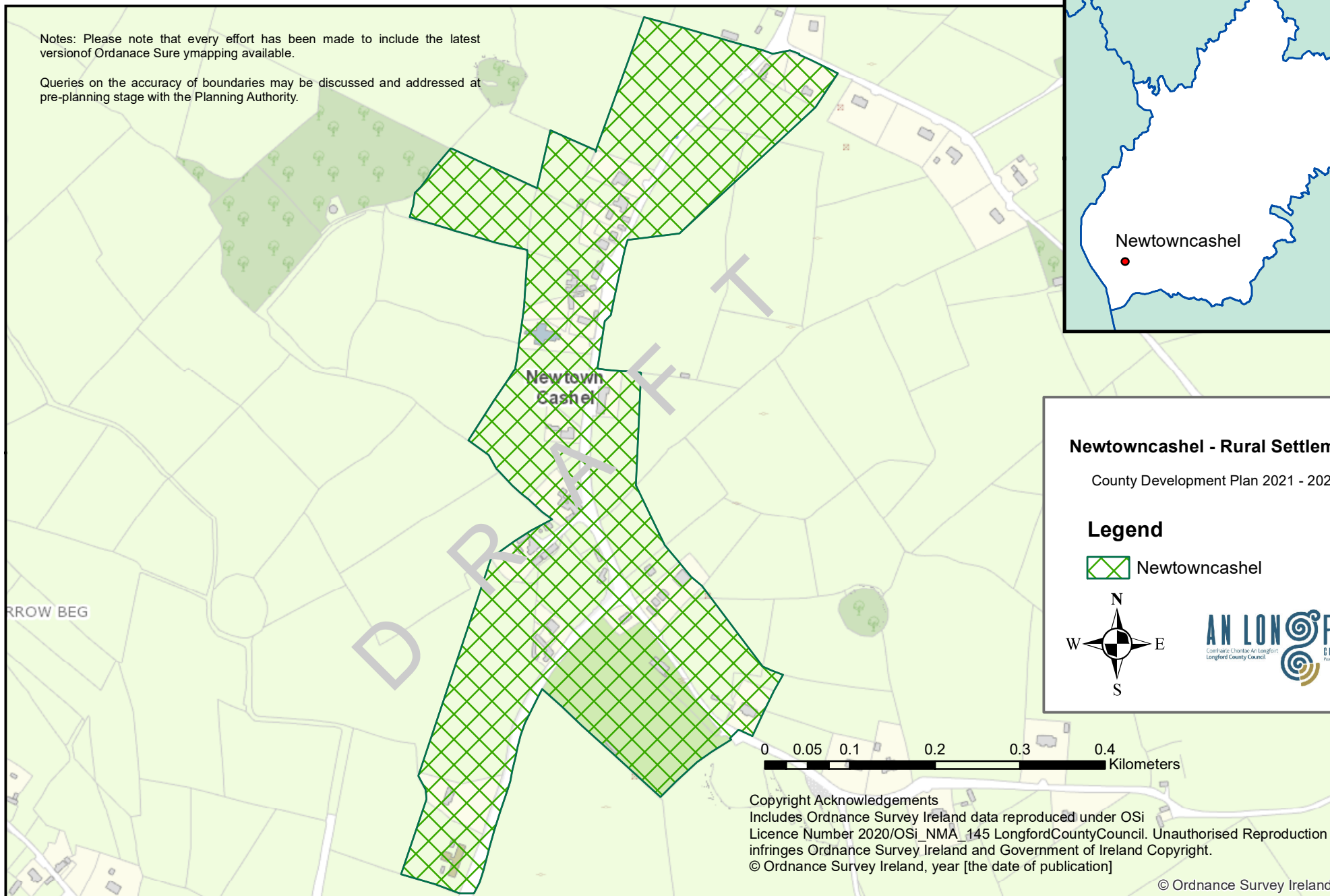
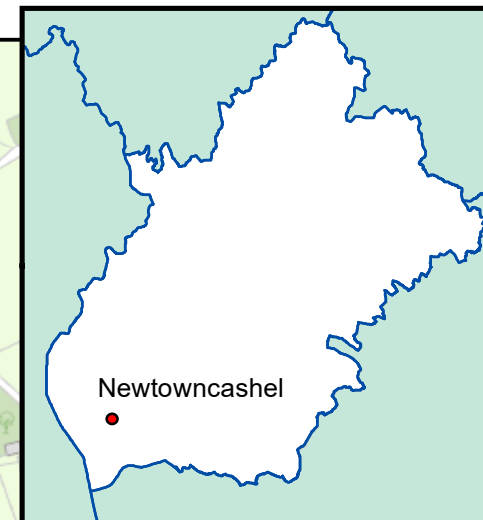
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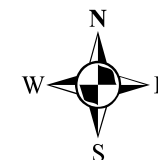


Newtowncashel - Rural Settlement

County Development Plan 2021 - 2027

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 Newtowncashel



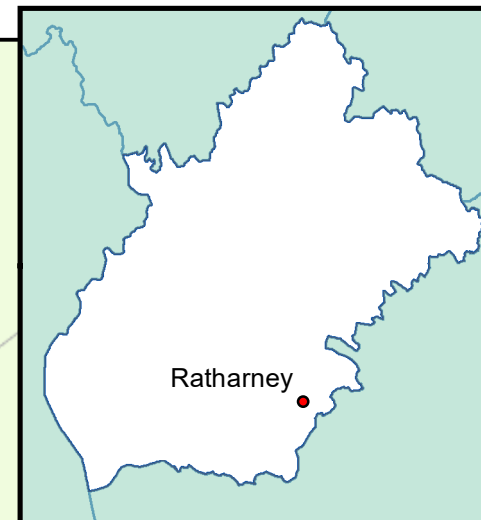
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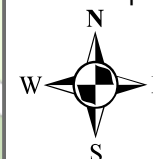


Ratharney - Rural Settlement

County Development Plan 2021 - 2027

Legend

-  Ratharney
-  Recreation/Green Space



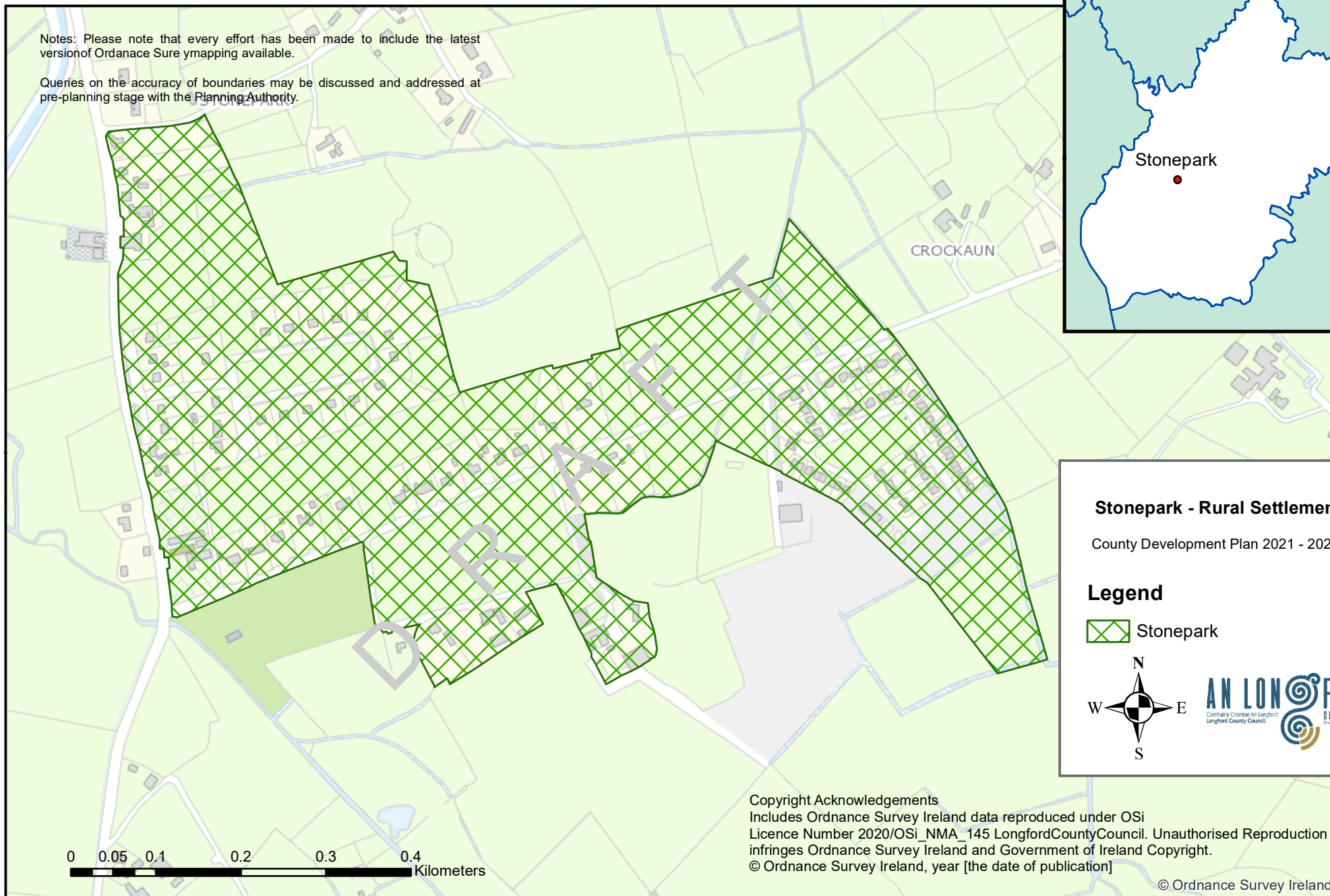
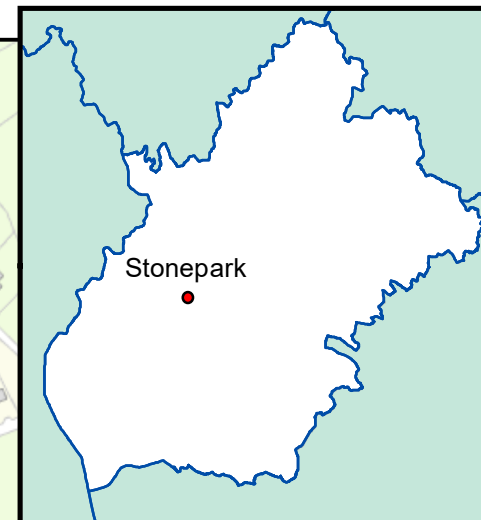
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Stonepark - Rural Settlement

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 Stonepark



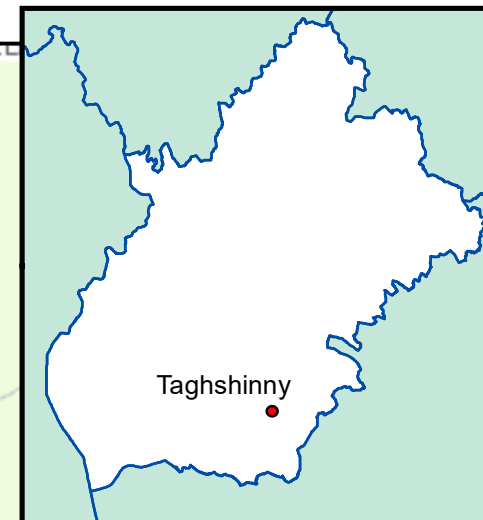
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Taghshinny - Rural Settlement

County Development Plan 2021 - 2027

Legend

 Taghshinny



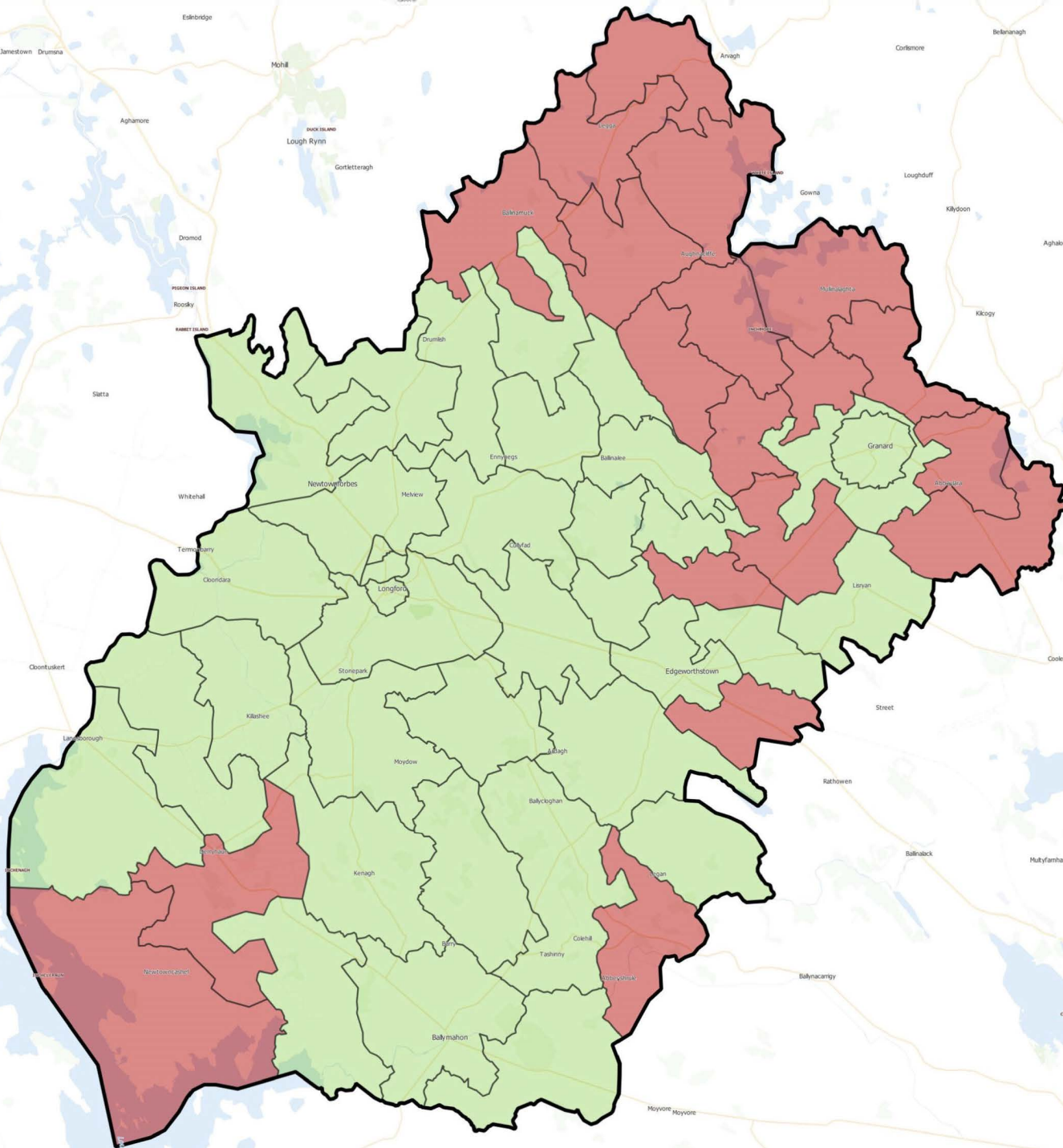
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Appendix 9: Recommended Amendments to Rural Typology Map

- County Longford
- Rural Areas Elsewhere
- Area Under Urban Influence



Appendix 10: Working Draft Infrastructure Assessment Report

WORKING DRAFT INFRASTRUCTURAL ASSESSMENT

1. INTRODUCTION

This report has been developed in order to provide an assessment of available infrastructure to service the Settlements of County Longford and inform the County Development Plan and the land zoning assessment of the hierarchy of settlements in the Plan

The National Planning Framework (NPF) emphasises the requirement for better linkage between the zoning of land for development and the availability of or investment in infrastructure that is required to facilitate development. The following three National Policy Objectives (NPOs) are relevant:

NPO 72a: Planning authorities will be required to apply a standardised, tiered approach to differentiate between (i) zoned land that is serviced and (ii) zoned land that is serviceable within the life of the plan.

NPO 72b: When considering zoning land for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages.

NPO 72c: When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development.

The NPF further states that an Infrastructural Assessment must be aligned with the approved infrastructural investment programme(s) of the relevant delivery agency(ies), or be based on a written commitment by the relevant delivery agency to provide the identified infrastructure within a specified timescale (i.e. within the lifetime of the plan). The Planning Authority may also commit to the delivery of the required and identified infrastructure in its own infrastructural investment programme (i.e. Budgeted Capital Programme) in order to support certain lands for zoning. The Infrastructural Assessment must include a reasonable estimate of the full cost of delivery of the required infrastructure to the identified zoned lands.

Further guidance will be provided by the Department Housing, Planning and Local Government in respect of Infrastructural Assessments in updated Statutory Guidelines that will be issued under Section 28 of the Planning & Development Act 2000 (as amended).

The purpose of this report is therefore to:

- Identify potential sites for residential and employment zoning within the main settlement hierarchy of County Longford;
- Examine the suitability of a site for future development based on NPF objectives, the RSES and the Draft Longford County Development Plan 2021-2027 etc;
- Assess the infrastructure requirements to service each site;
- Assess and weight the planning and serviceability/infrastructural provision for each site to enable a Tier to be assigned, as may be applicable; and
- Where sites are identified as Tier 1 or Tier 2 lands, the assessment should clearly identify the likely development services required to support new development and where possible provide an indicative timeframe for delivery i.e. short to medium term or longer term.

It noted from the outset, in terms of reasonable estimate of costs, that Irish Water, has indicated that it does not have resources or capacity to carry out such an exercise and therefore no costings have been provided in terms of water services.

It should be noted that this report forms a working draft of the overall Infrastructure Assessment Report and forms a 'live' document during the development plan process, owing to recommended amendments to land use zonings arising from the public consultation process of the plan, as well as recommendations from prescribed bodies such as the office of the Planning Regulator (OPR), the Eastern and Midland Regional Assembly (EMRA) and the Office of Public Works, among others. Moreover, the Water Services Section and Environment Section of Longford County Council are currently undertaking an assessment of estimated costs for future infrastructure provisions with the aim of providing this estimated costing with the finalised Infrastructure Assessment Report to be inserted into the amended Draft Plan.

2. PLANNING POLICY CONTEXT

There have been a number of significant developments which will influence future land use zoning in County Development Plans and Local Area Plans. In particular, the National Planning Framework (NPF) sets out a tiered approach for zoning lands as discussed in Section 1 of this report. The following National Policy Objectives are relevant:

National Policy Objective 72a: *‘Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan’.*

National Policy Objective 72b: *‘When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages’.*

National Policy Objective 72c: *‘When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development’.*

The NPF places an emphasis on the need for compact, smart and sustainable growth and requires 30% of all new housing to be within existing urban footprints (outside of the five cities), thus reducing the amount of greenfield land required to meet future housing requirements.

Moreover, the NPF specifically discusses the prioritising of development lands and states that there are *“many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc. Weighing up all of these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development”* (emphasis added). The NPF further notes that Guidance will be issued under Section 28 of the Planning and Development Act 2000 (as amended) in relation to infrastructural assessments.

Appendix 3 of the NPF provides a methodology for a tiered approach to land zoning as referred to in NPO 72a. The implementation of this tiered approach allows for greater co-ordination between land use zoning and infrastructure availability. Appendix 3 of the NPF provides a description of Tier 1 (Serviced Zoned Land) and Tier 2 (Serviceable Zoned Land) as follows:

Tier 1: Serviced Zoned Land

Land that is able to connect to existing development services i.e. road and footpath access, public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available.

Tier 2: Serviceable Zoned Land

Land that is not currently sufficiently serviced to support new development but has the potential to become fully serviced within the life of the Plan. The potential for the delivery of the required services and / or capacity to support new development must be identified.

It is therefore appropriate that sustainable planning criteria are used to inform the assessment of each site, in addition to infrastructural criteria, in line with the NPF's requirement of the prioritisation of development land.

In this regard, lands have only been identified for development where they are able to connect to existing development services for which there is service capacity available or has the potential to become fully serviced within the life of the Plan.

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3. SETTLEMENT HIERARCHY – ASSET-BASED CRITERIA

	Settlement	Population 2016	NEW growth allocation 2016-27	NEW Population Growth to 2027	Remaining Wastewater Capacity (P.E.)	Water capacity (IW submission)	WWTP Future Investment	Connectivity - Transport Infrastructure
Key Town (Density 35-40 units/ha)	Longford Town	10,008	25.0%	2502	3,804	Some headroom available		Very good - Train Station, bus services, national road network, inter-regional links
Self-Sustaining Growth Town (25 units/ha)	Granard	1,096	25.0%	274	1,411	Some headroom available		Local bus services, Bus stops x2, national road network
Self-Sustaining Towns (25 units/ha)	Edgeworthstown	2,072	15.0%	311	201	Some headroom available	IW indicate WWTP upgrade planned post-2024	Very good - Train Station, bus services, national road network, inter-regional links
	Ballymahon	1,877	15.0%	282	0	-	IW indicate WWTP upgrade planned post-2024	Local bus services, national road network, good inter-regional links to Athlone, Mullingar
	Lanesborough	757	20.0%	151	1,338	Some headroom available		Local bus services, national road network - proximity and links to Longford and Roscommon Town
Towns and Villages (20 units/ha)	Aughnaccliffe	177	18.0%	32	c.250 (2018)	Some headroom available		Bus stop x1
	Ballinalee	347	18.0%	62	442 (2018)	Some headroom available		Limited - no public transport provision
	Drumlish	931	15.0%	140	150	Some headroom available	IW Indicate capacity of 150	Bus stop x1
	Keenagh	581	18.0%	105	308 (2018)	Some headroom available		Bus stop x1
	Legan	215	16.0%	34	808 (2018)	Some headroom available		Limited - no public transport provision
	Newtownforbes	778	18.0%	140	811 (2018)	Some headroom available		Bus stop x1, national road network, good links to Longford Town
Serviced Rural Villages (15 units/ha)	Abbeyshrule	224	15%	34	215 (2018)	Some headroom available		Limited - no public transport provision
	Ardagh	210	15%	32	392 (2018)	Some headroom available		Limited - no public transport provision
	Ballinamuck	232	15%	35	446 (2018)	Some headroom available		Bus stop x1
	Clondra	449	15%	67	442 (2018)	Some headroom available		Limited - no public transport provision
Rural Settlement Clusters								
Open Countryside		20,919	3.5%	727				
Total		40,873	12%	4,927				

The table above distils the proposed growth strategy for the county in terms of settlement hierarchy, projected population and housing growth and allocation per settlements and settlement tier, as well identifying some of the critical infrastructural features pertaining to these settlements. Further details on specific infrastructural deficits and requirements for relevant settlements over the plan period will be furnished in finalised draft Infrastructural Assessment Report, pending final agreement with internal departments and costing/budget requirements.

Working Draft

4. METHODOLOGY OF CRITERIA AND ASSESSMENT

In the absence of Departmental guidance, which is expected to issue under Section 28 of the Planning and Development Act 2000 (as amended) as referred to in the NPF, this Infrastructural Assessment has been developed in accordance with Appendix 3 of the NPF.

The Planning Department undertook a review of the available land supply within the defined study areas of the main settlements of Longford as defined in the Core Strategy. This included the following settlements as defined in the Settlement Hierarchy:

Key Town	Longford Town	
Self-Sustaining Growth Towns	Granard	
Self-Sustaining Towns	Ballymahon Edgeworthstown Lanesborough	
Towns & Villages	Aughnaccliffe Ballinalee Drumlish	Keenagh Legan Newtownforbes

To inform the appropriate zoning of land, the Infrastructure Assessment comprises of quantitative and qualitative research analysis.

The qualitative analysis consists of a template of criteria to gather pertinent information from the relevant departments within Longford County Council. This method is to be used to gain an understanding of underlying conditions and provide insights into infrastructural issues.

The quantitative assessment comprises of an interactive assessment of the subject lands (residential – employment), combining existing and proposed zoning, overlaid with infrastructural mapping depicting key infrastructure elements such as foul sewer, water main, pumping station, roadway, pathway etc. in order to appropriately determine and allocate lands as Tier 1 ('Connected'), or Tier 2 ('Potential Development') and areas of 'No Development'.

This Infrastructural Assessment was conducted on an iterative basis, liaising with the Water Services and Roads Departments of the Council, with additional input from Irish Water in identifying potential shortfall in water supply and wastewater treatment capacities and where targeted investment in upgrading of such infrastructure may likely take place over the plan period, notwithstanding Irish Water's own Strategic Funding Plan. A critical feature of this process was the overarching requirement to provide for more 'compact growth' forms of future development within our settlements, regardless of scale, whereby a town centre first approach in terms of sequential development was advocated in identifying primary land for development. **Appendix A** of this working draft report provides an overview of the sieve mapping process conducted in respect of infrastructure provisions within the settlements. **Appendix B** of this report details further iterative mapping of respective settlements where subject sites were brought forward from the initial sieve mapping exercise.

Whilst this approach is in accordance with the overarching principles espoused in the NPF, and particularly in accordance with NPO 3c, there are scenarios in some settlements where more peripheral lands are serviced and more centralised lands are not. Whilst these incidences are

infrequent, it remains prudent to develop out these serviced lands irrespective of their location given the levels of investment that have taken place in servicing such lands to begin with.

All selected sites within the settlements were identified and analysed against:

1. Infrastructure capacity in terms of:
 - a. Water supply
 - b. Wastewater capacity
 - c. Drainage, extent of SuDS requirements and flood risk
 - d. Roads and transportation
2. Level of conformance to and ability to contribute to the achievement of Strategic Outcomes of the NPF (principally fulfilling compact growth); and
3. Compliance with emerging/Draft Core Strategy with respect to settlement hierarchy and interrelated quantum of population and housing growth and resultant land requirements to accommodate projected growth.

The identified sites were afforded a planning and serviceability weighting to assess the overall suitability for zoning within the Draft Longford County Development Plan 2021-2027. The weighting applied to the sites is represented by a traffic light system and ranges from:

- A 'high' level of planning and serviceability/infrastructural provision coloured green.
- A medium level of planning and serviceability/infrastructural provision coloured orange / light red.
- A poor level of planning and serviceability/ infrastructure provision coloured dark red.

In the case of lands identified as falling within the 'high' level of serviceability rating a green colour was applied which equates to Tier 1 lands in accordance with the NPF tiered approach to zoning. Such lands are serviced land, comprising of lands that are able to connect to existing development services for which there is service capacity available and therefore be able to accommodate new development. In such instances the site achieves sustainable planning criteria also.

Where lands were deemed to have a 'medium' level of serviceability rating an orange/light red colour was applied. These lands can be described as serviceable land, comprising lands that are not currently sufficiently serviced to support new development but have the potential to become fully serviced within the life of the Plan or where there are planned infrastructure upgrades. In such instances the sites were considered to achieve a moderate status on sustainable planning criteria also.

In the event that lands demonstrated a 'low' level of serviceability they were excluded from consideration in forming the designation of zonings for the plan area. There are major infrastructural deficiencies and/or these sites achieved a poor status on sustainable planning criteria. These lands would be classed as 'No Development' and excluded from further assessment.

Tier Determination Range			
High	Tier 1	100-67	Serviced
Medium	Tier 2	66-33	Serviceable
Low		32-0	No Development/Unserviced and Unserviceable within Plan lifetime

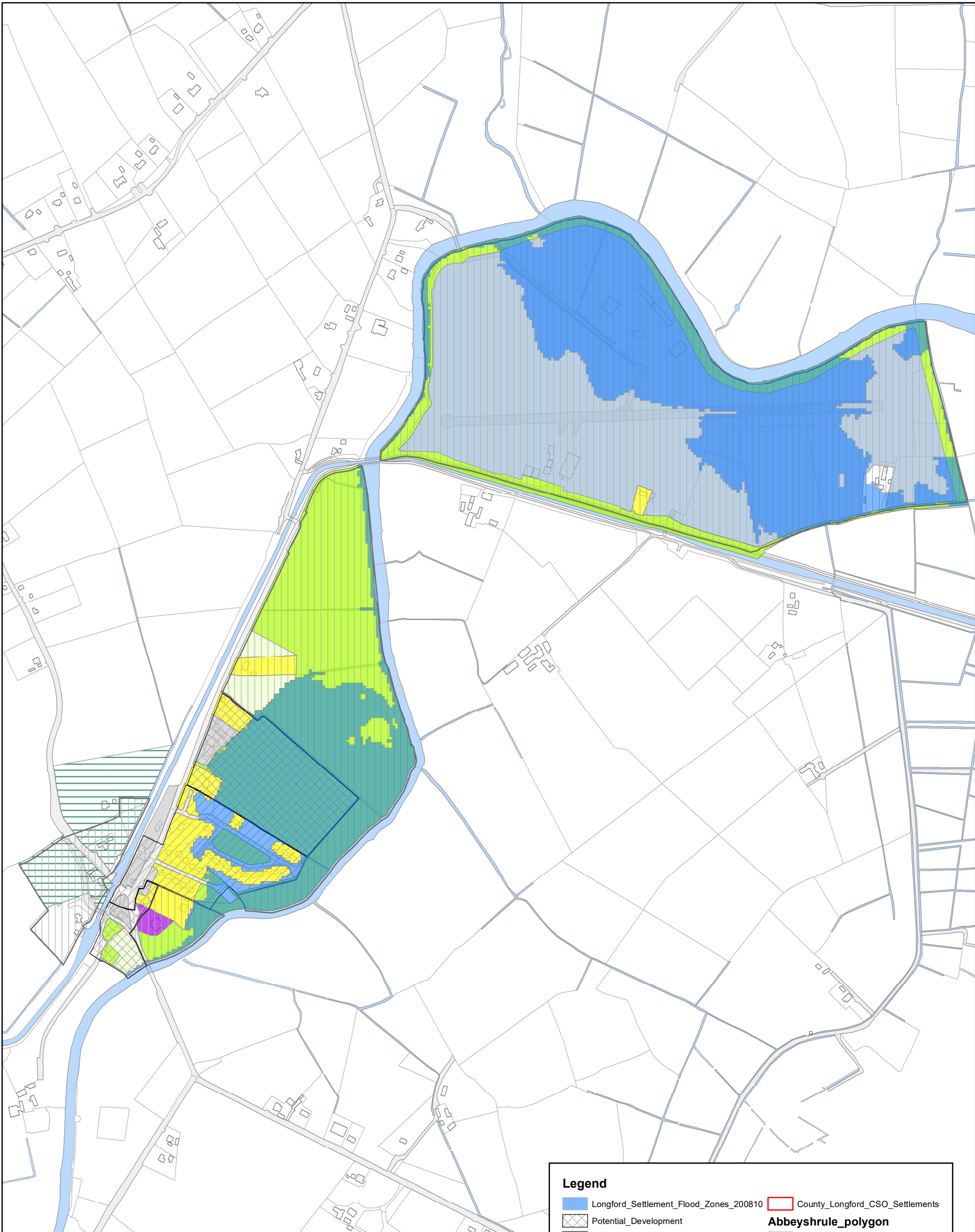
The findings of both the qualitative and quantitative assessments have informed an evidence-based assessment of each site. As a result of this assessment it is clear that, for a range of infrastructural reasons, some sites are better placed to deliver employment and residential use in the short to medium term (Tier 1 lands).

The scoring assessments of the identified lands from the further iterative mapping process for the relevant settlements by the Roads Department and Water Services Department are presented in **Appendix C** and **Appendix D** of this report respectively.

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APPENDIX A – INITIAL SIEVE MAPPING EXERCISE

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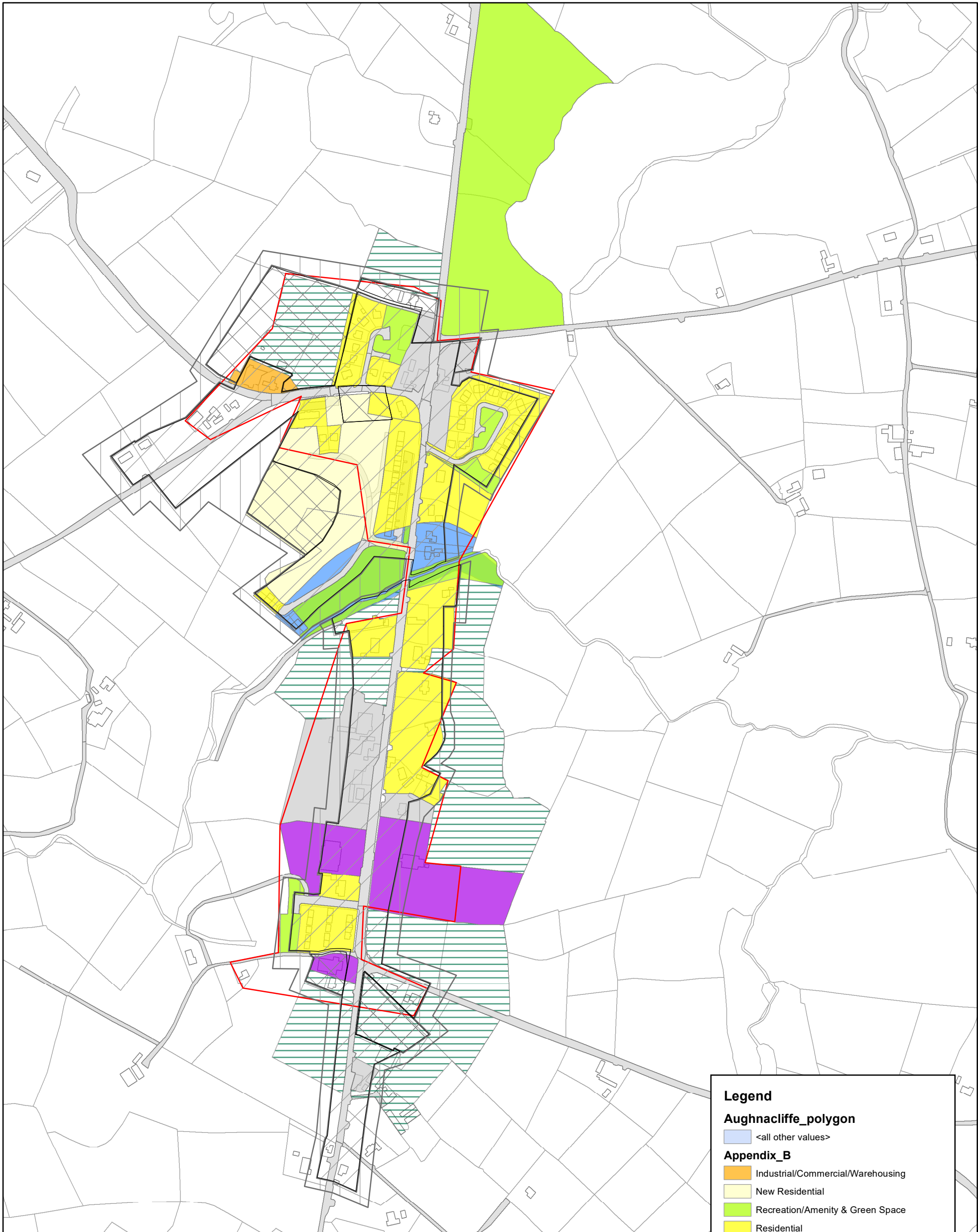


Abbeyshrule
Initial Infrastructural Assessment



Legend

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|----------------------------------------|----------------------------------|
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| Potential_Development | Abbeyshrule_polygon |
| No_Development | <all other values> |
| Connected | Appendix_B |
| | Airport Development Objective |
| | Recreation/Amenity & Green Space |
| | Residential |
| | Social/Community/Education |
| | Strategic Residential Reserve |
| | Town Core |



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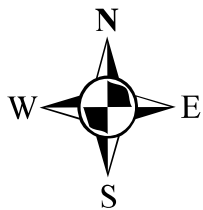
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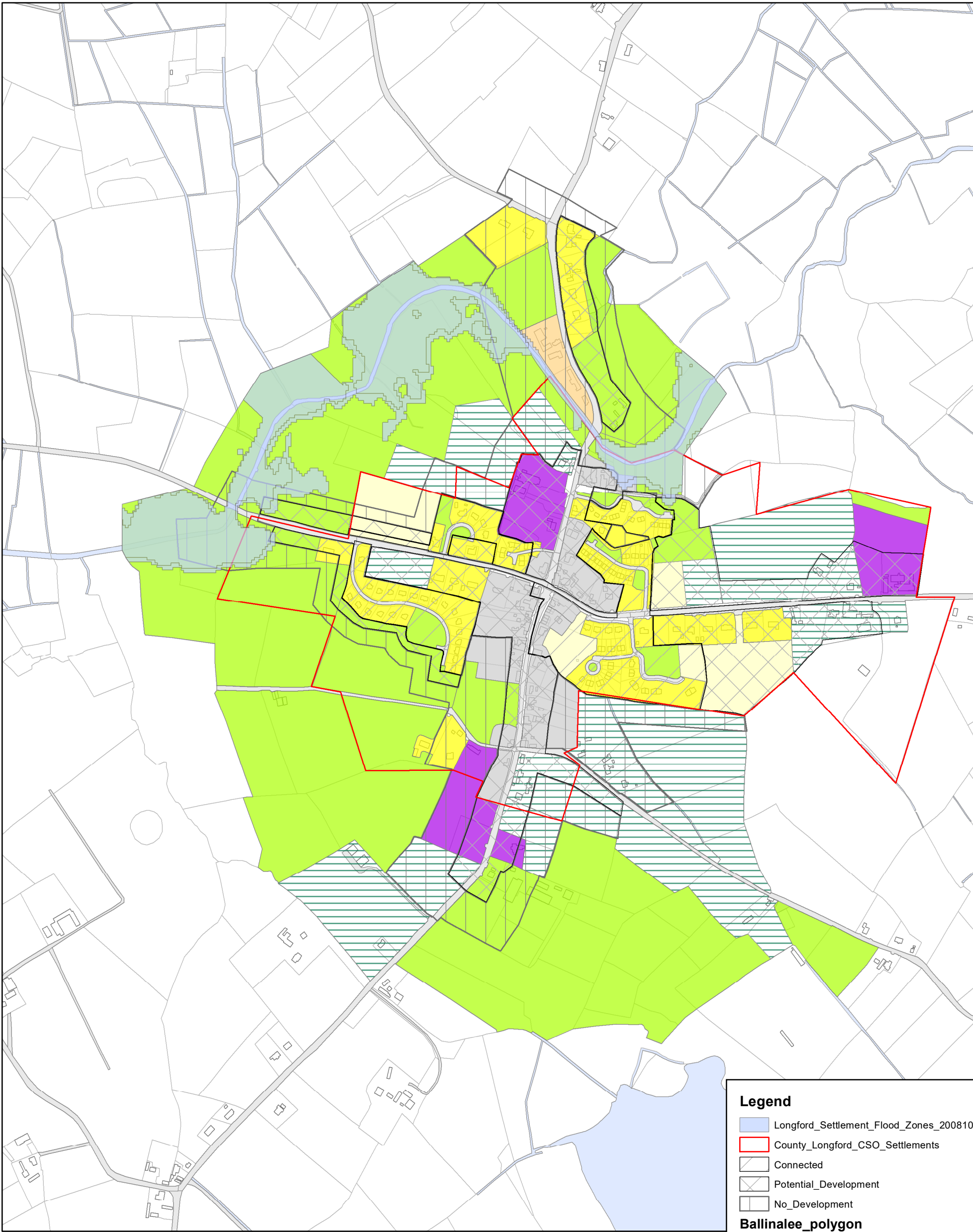
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Appendix_B

- Industrial/Commercial/Warehousing
- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education
- Strategic Residential Reserve
- Town Core
- County_Longford_CSO_Settlements
- Connected
- No_Development
- Potential_Development
- Longford_Settlement_Flood_Zones_200810

Aughnaclyffe
Initial Infrastructure Assessment





Ballinalee
Initial Infrastructure Assessment



Legend

- Longford_Settlement_Flood_Zones_200810
- County_Longford_CSO_Settlements
- Connected
- Potential_Development
- No_Development

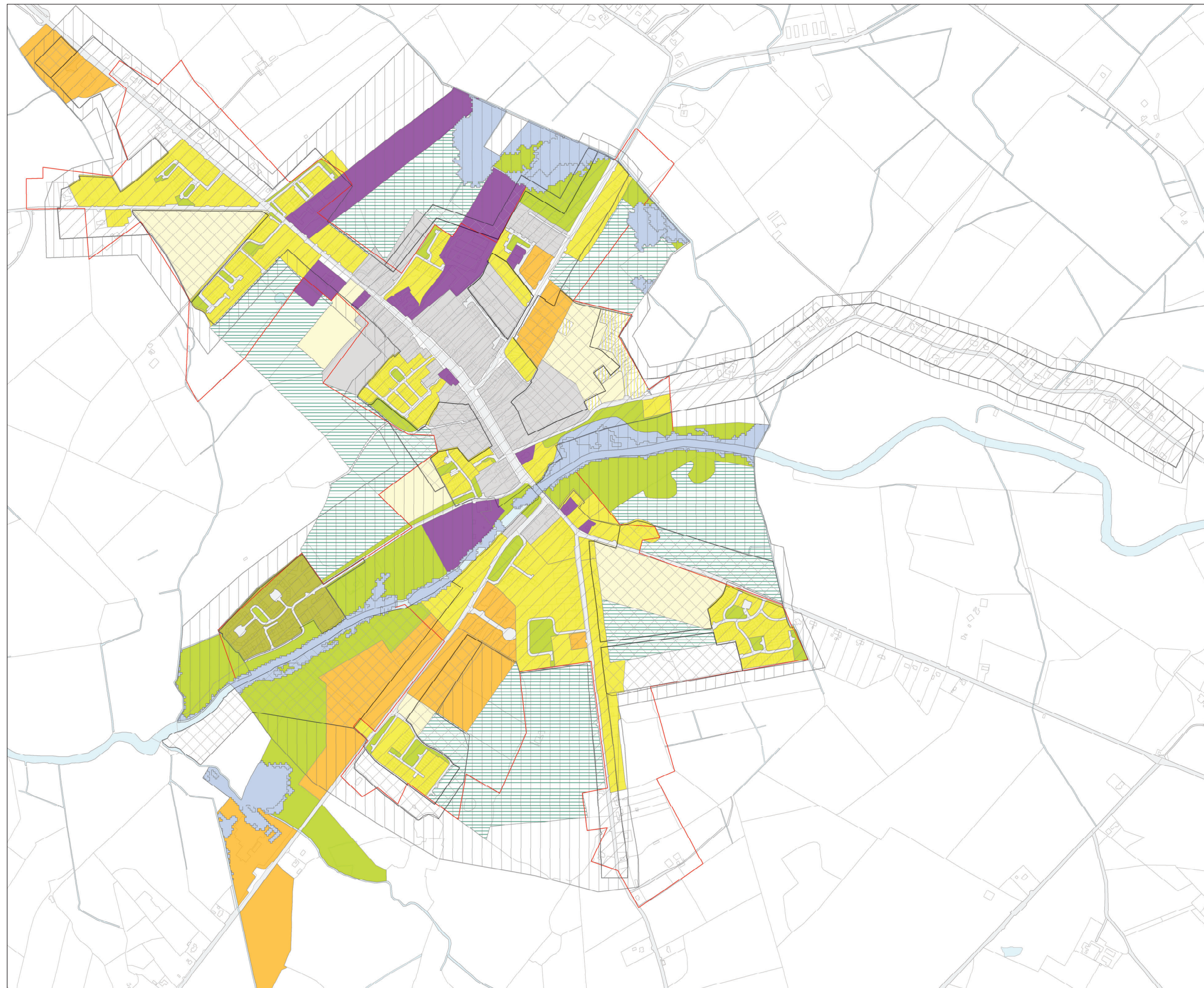
Ballinalee_polygon

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Appendix_B

- Light Industrial/Commercial/Servicing
- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education
- Strategic Residential Reserve
- Town Core

Ballymahon Initial Infrastructure Assessment



Legend

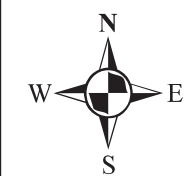
- Potential_Development
- No_Development
- Connected
- Longford_Settlement_Flood_Zones_200810
- County_Longford_CSO_Settlements

Ballymahon_polygon

- <all other values>

Appendix_B

- Industrial/Commercial/Warehousing
- New Residential
- Recreation/Amenity & Green Space
- Residential
- Residential/Community Services/Medi Centre
- Site Resolution Objective
- Social/Community/Public Utility
- Strategic Residential Reserve
- Town Core



Edgeworthstown Initial Infrastructure

Legend

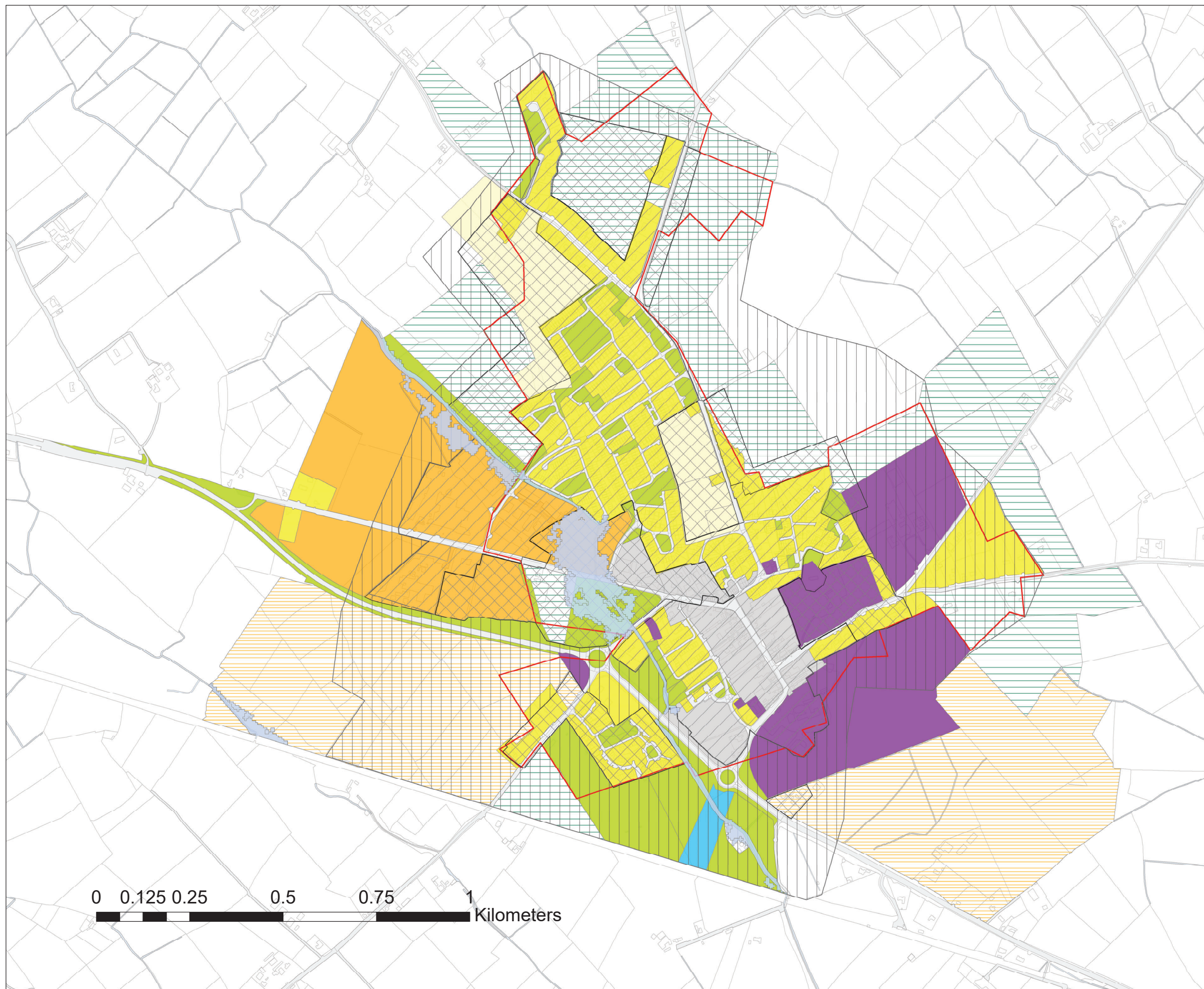
- Longford_Settlement_Flood_Zones_200810
- Potential_Development
- No_Development
- Connected
- County_Longford_CSO_Settlements

Edgeworthstown_polygon

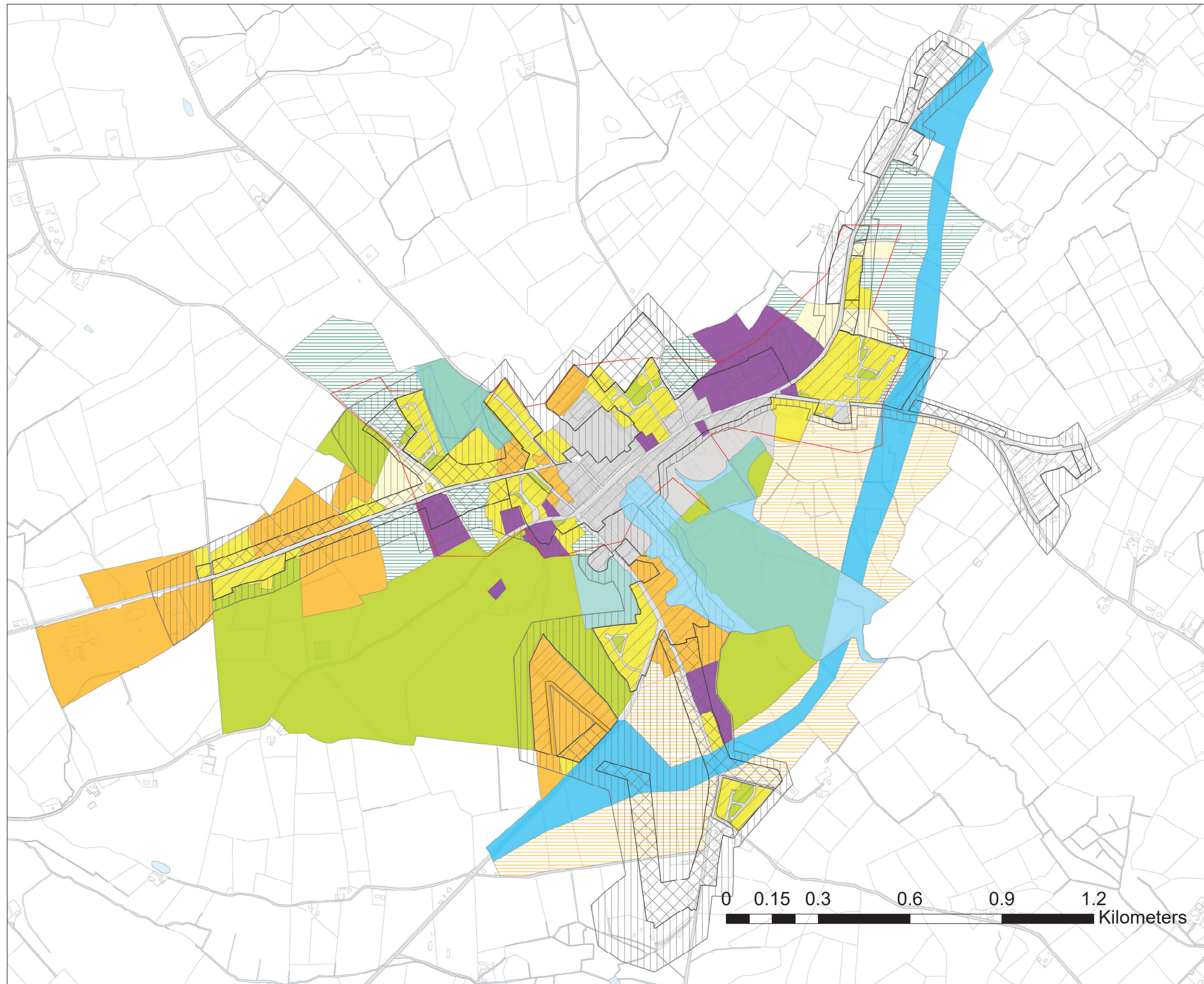
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Appendix_B

- Industrial/Commercial/Warehousing
- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education
- Strategic Industrial Reserve
- Strategic Residential Reserve
- Town Core
- Transport & Utilities infrastructure



Granard Initial Infrastructure Assessment



Legend

- Longford_Settlement_Flood_Zones_200810
- Connected
- Potential_Development
- No_Development
- County_Longford_CSO_Settlements

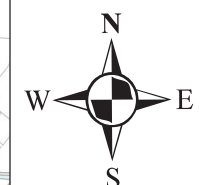
Granard

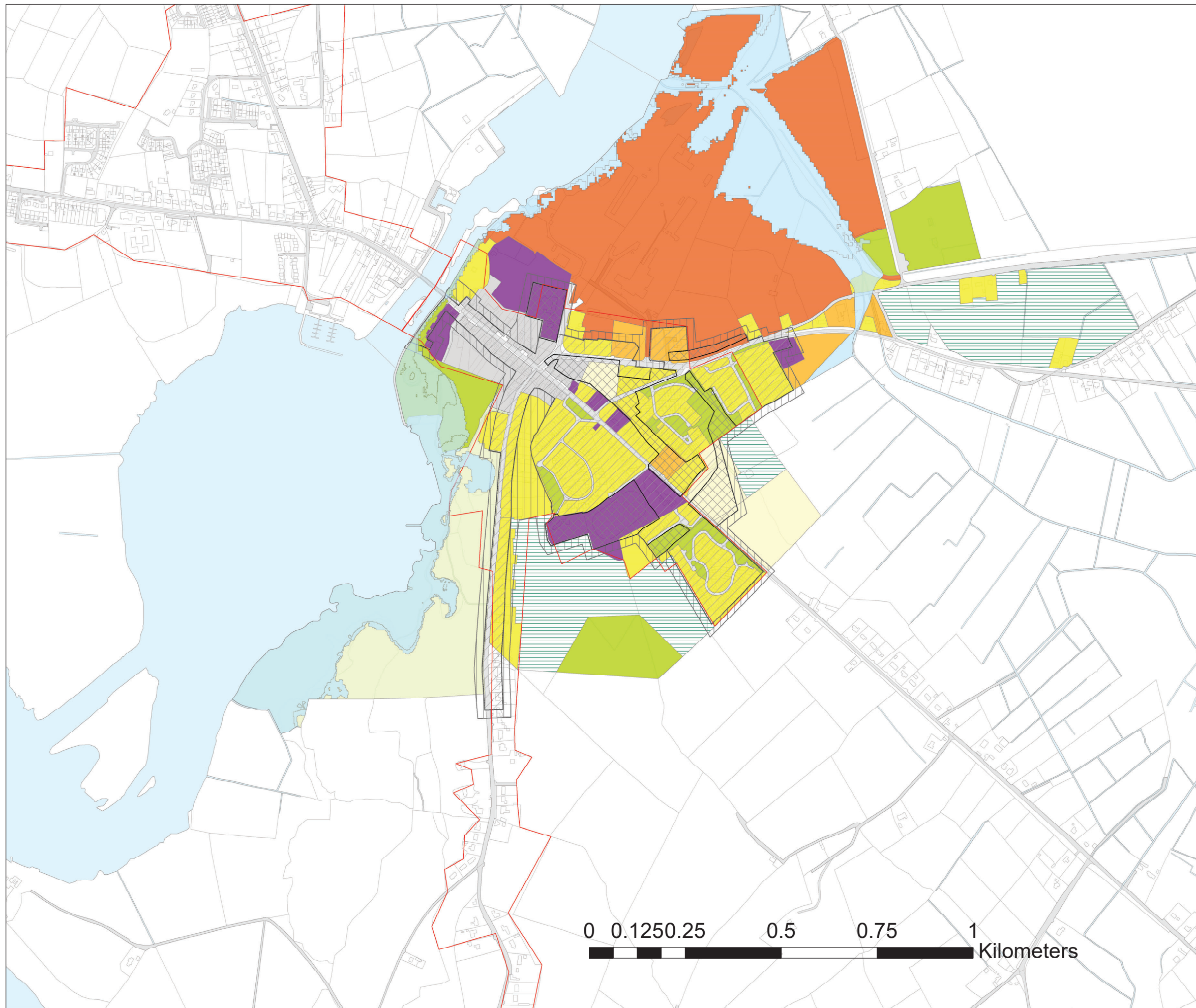
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Appendix_B

- Industrial/Commercial/Warehousing
- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education
- Strategic Industrial Reserve
- Strategic Residential Reserve
- Tourism
- Town Core
- Transport & Utility Objective

0 0.15 0.3 0.6 0.9 1.2 Kilometers





Lanesborough Initial Infrastructure

Legend

- Longford_Settlement_Flood_Zones_200810
- County_Longford_CSO_Settlements
- Potential_Development
- No_Development
- Connected

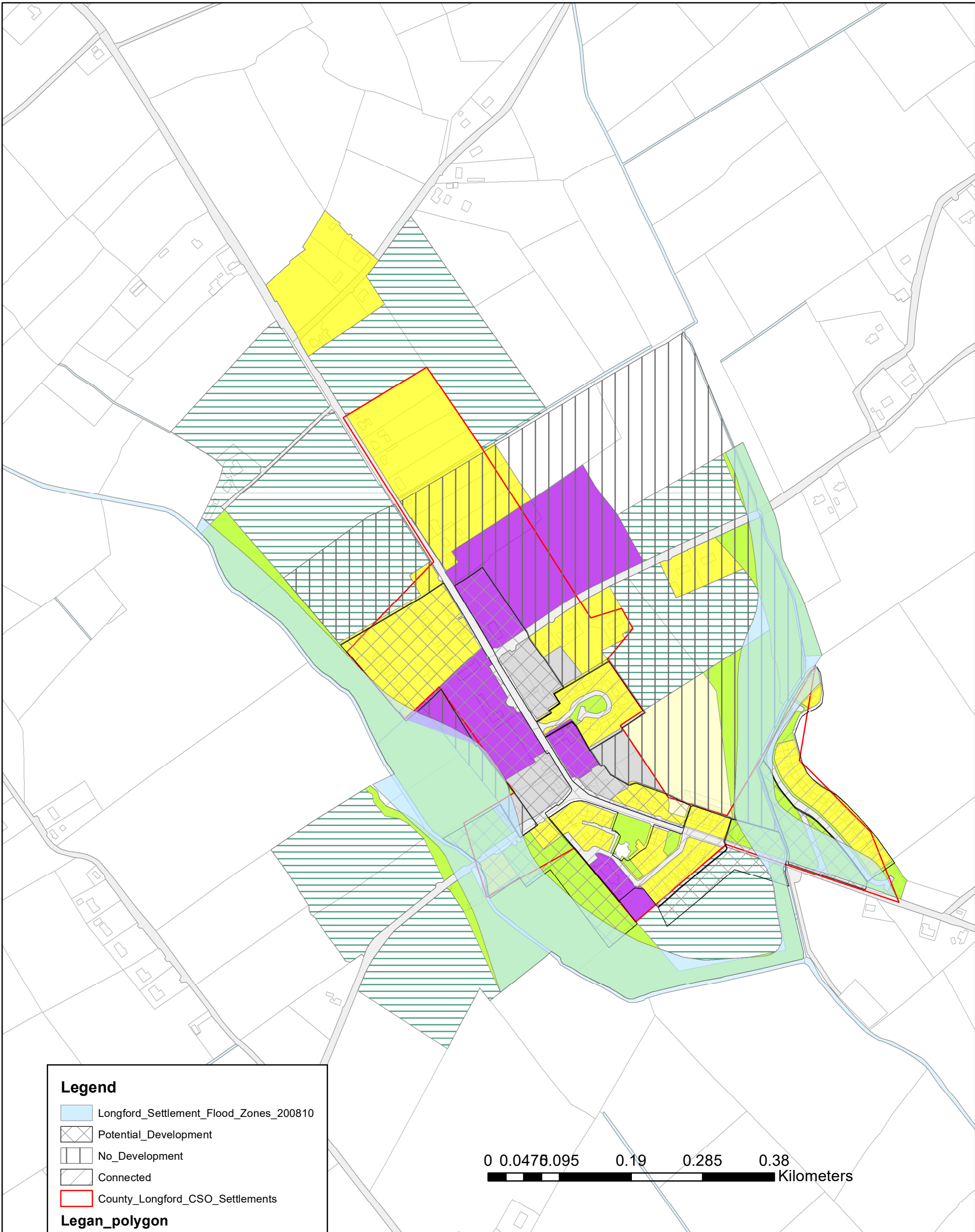
Lanesboro_polygon

- <all other values>

Appendix_B

- Industrial/Alternative Energy
- Industrial/Commercial/Warehousing
- New Residential
- Protected Area/Passive Amenity
- Recreation/Amenity & Green Space
- Residential
- Social/Community/Education/Public Utility
- Strategic Residential Reserve
- Town Core

















Legan Initial Infrastructure Assessment



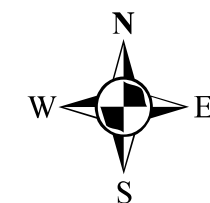
Longford Town Initial Infrastructure Assessment

0 0.25 0.5 1 1.5 2 Kilometers

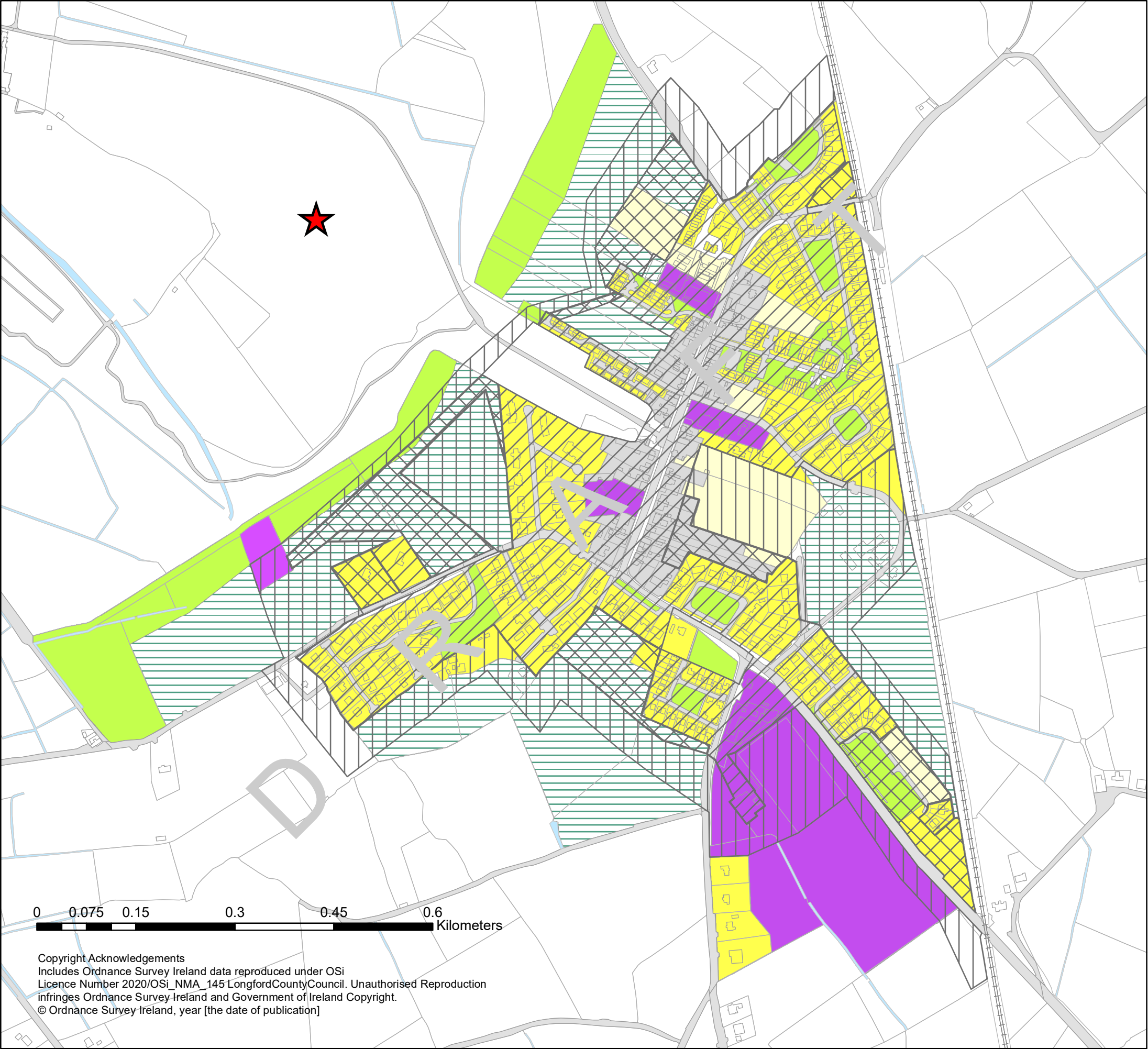
Legend

-  Potential_Development
-  No_Development
-  Connected
-  Areas of Constrained Use
-  Longford_Town_Core
-  Industrial/Commercial
-  Longford_Recreational
-  Longford_Residential
-  Longford_New_Residential
-  Longford_Site_Resolution
-  Longford_Social_Comm...
-  Longford_Residential_Re...

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Newtownforbes
Initial Infrastructure Assessment

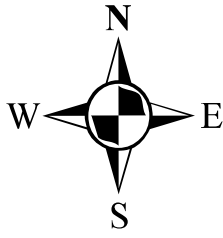


Legend

- Potential_Development
- No_Development
- Connected
- <all other values>

Appendix_B

- New Residential
- Recreation/Amenity & Green Space
- Residential
- Social/Community
- Social/Community/Education
- Strategic Residential Reserve
- Town Core
- Tourism & Events



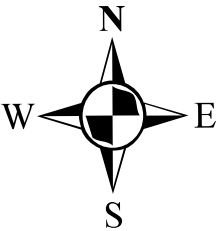
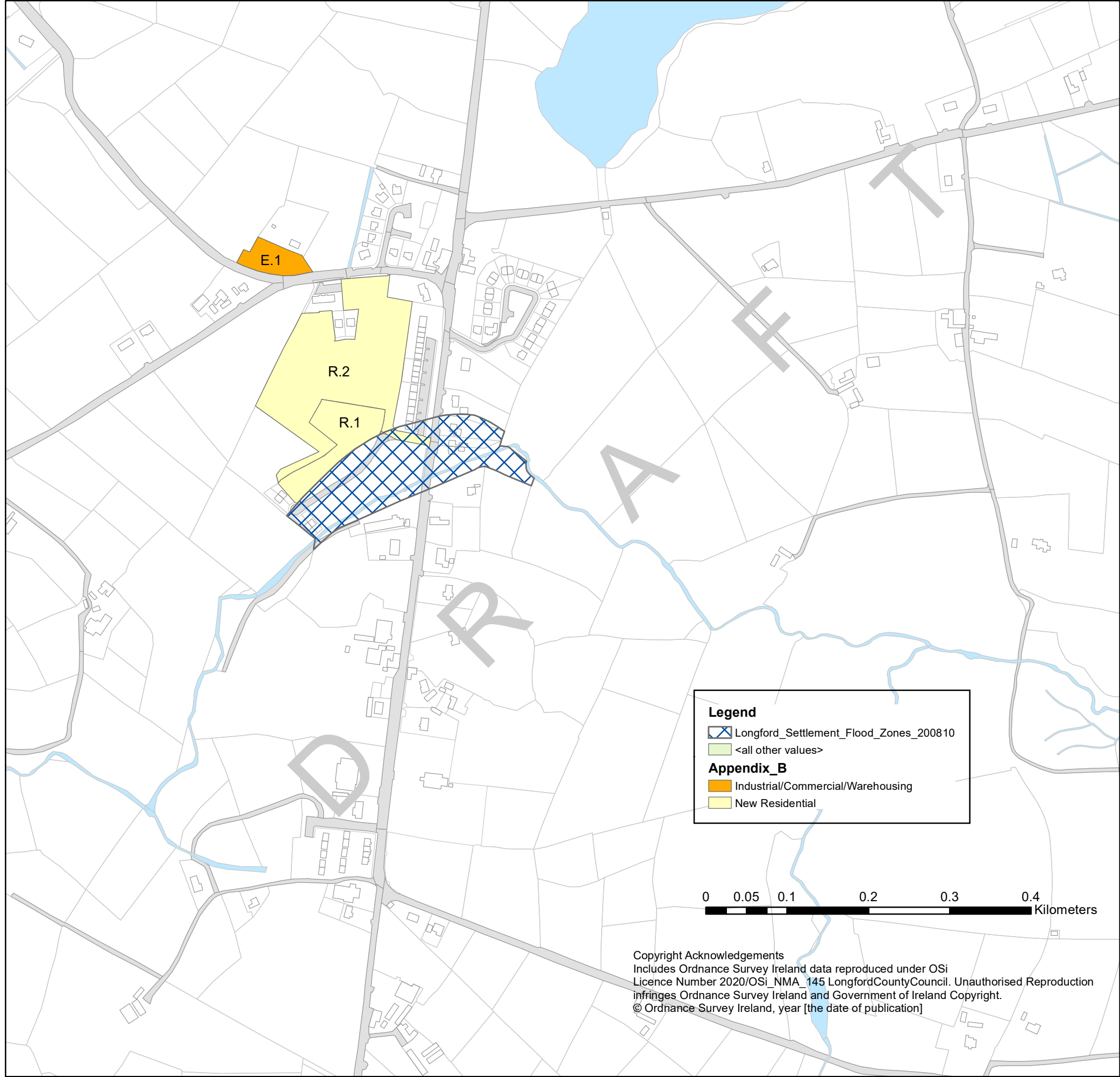
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APPENDIX B – FURTHER ITERATIVE MAPPING

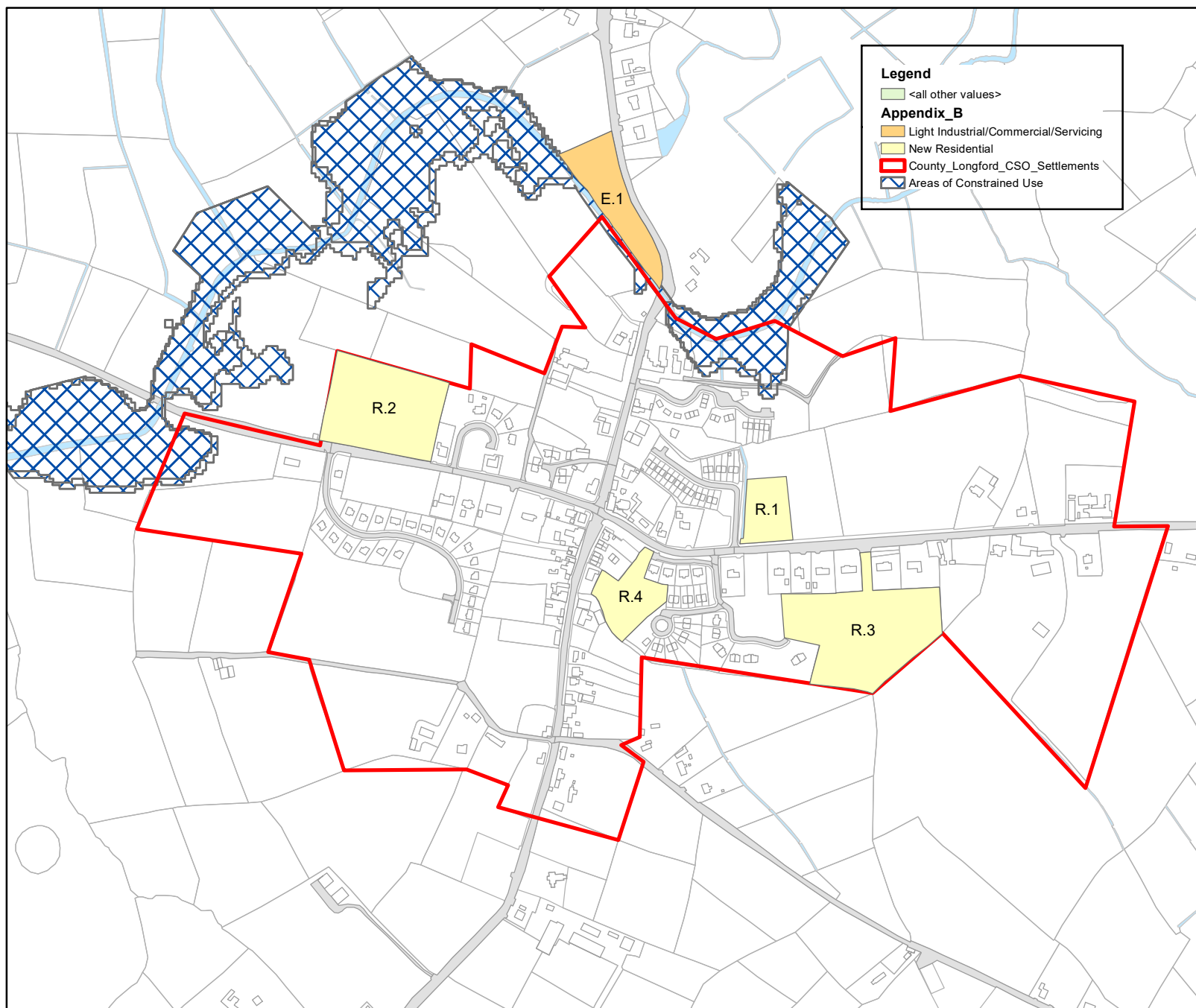
Working Draft

Aughnaccliffe
Infrastructural Assessment-
Further Iteration

Notes:



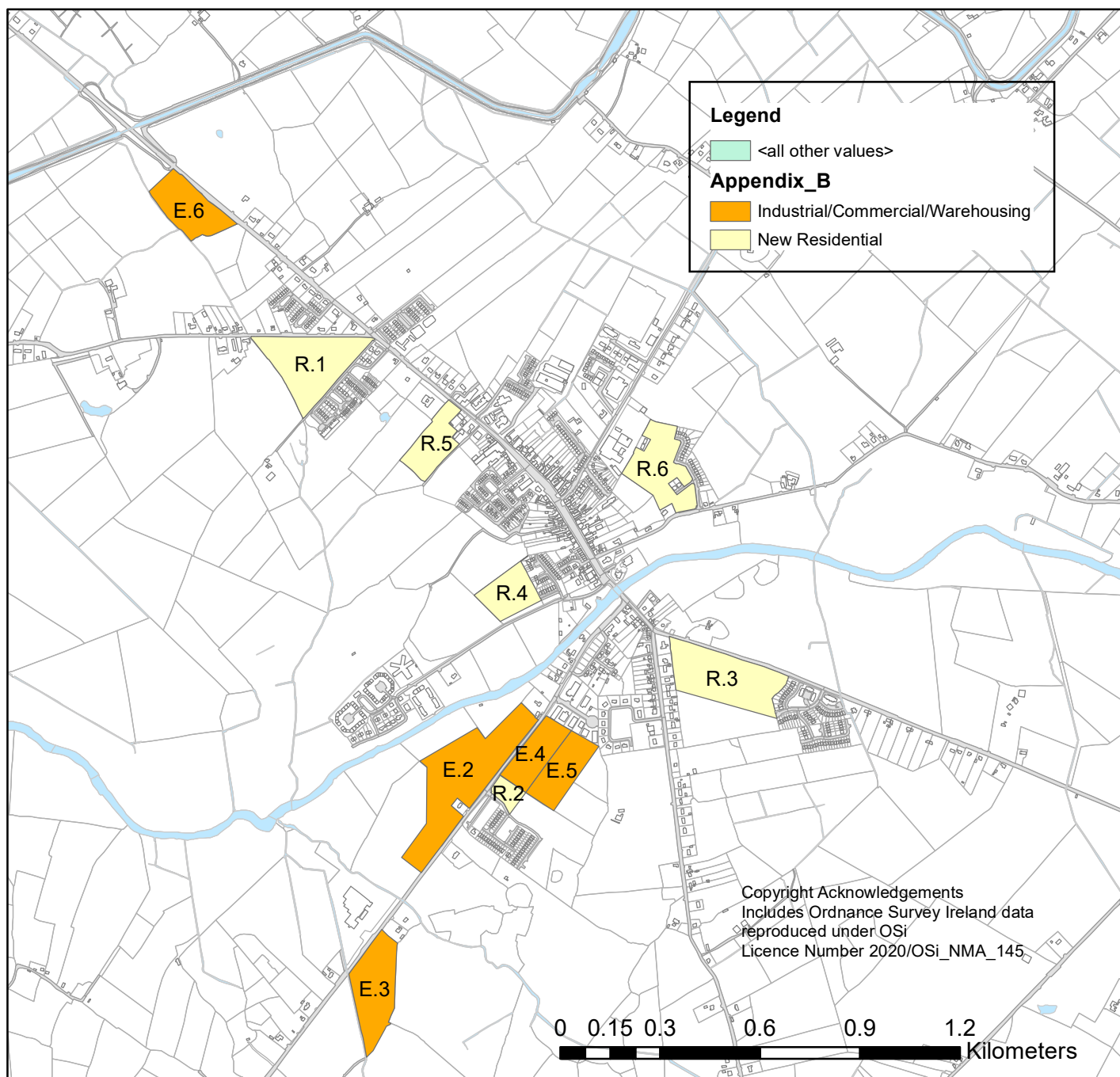
Ballinalee Infrastructural assessment- Further Iteration



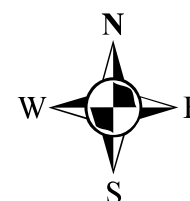
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Ballymahon Infrastructural Assessment- Further Iteration

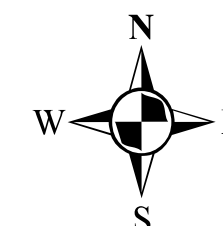
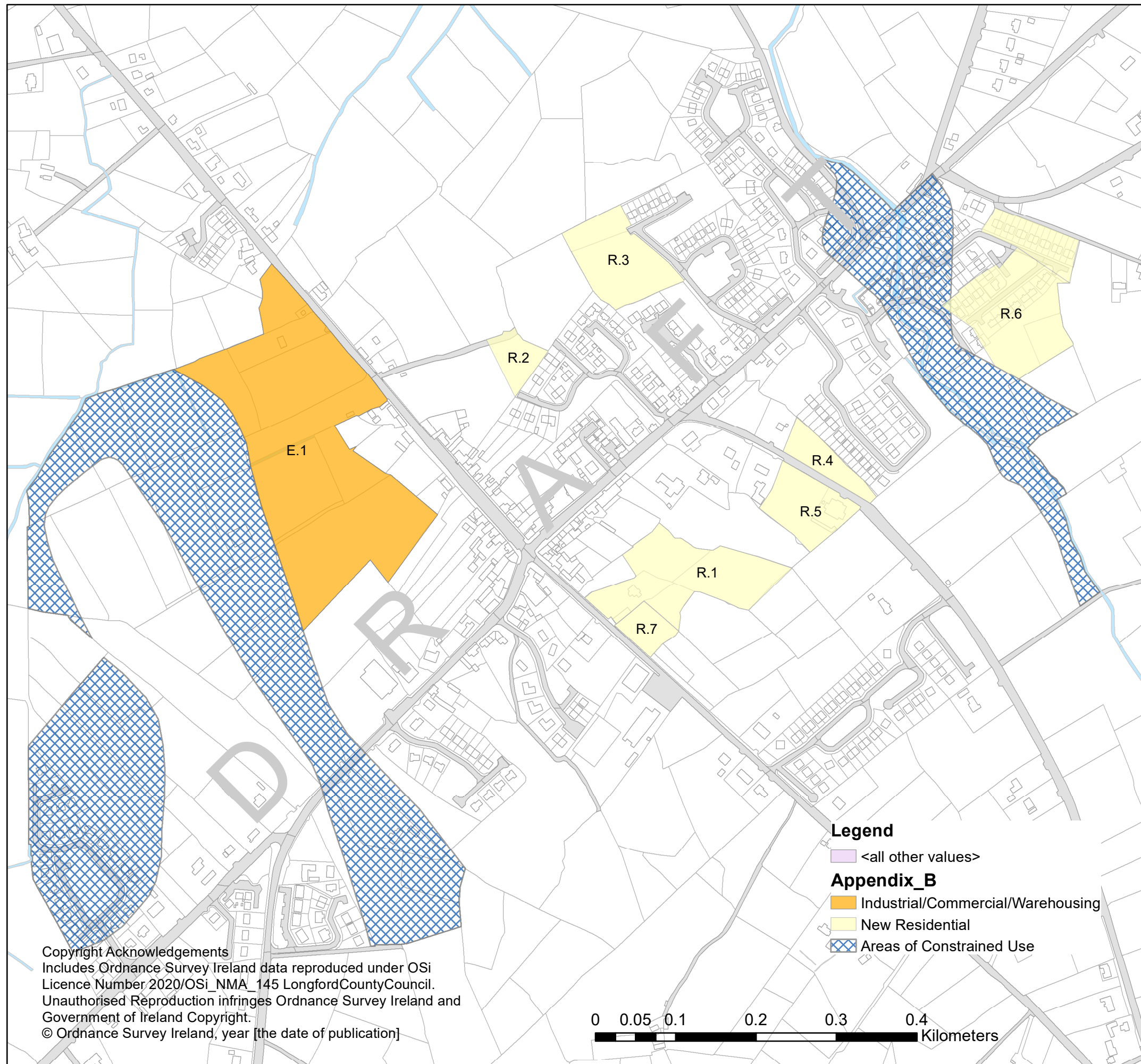


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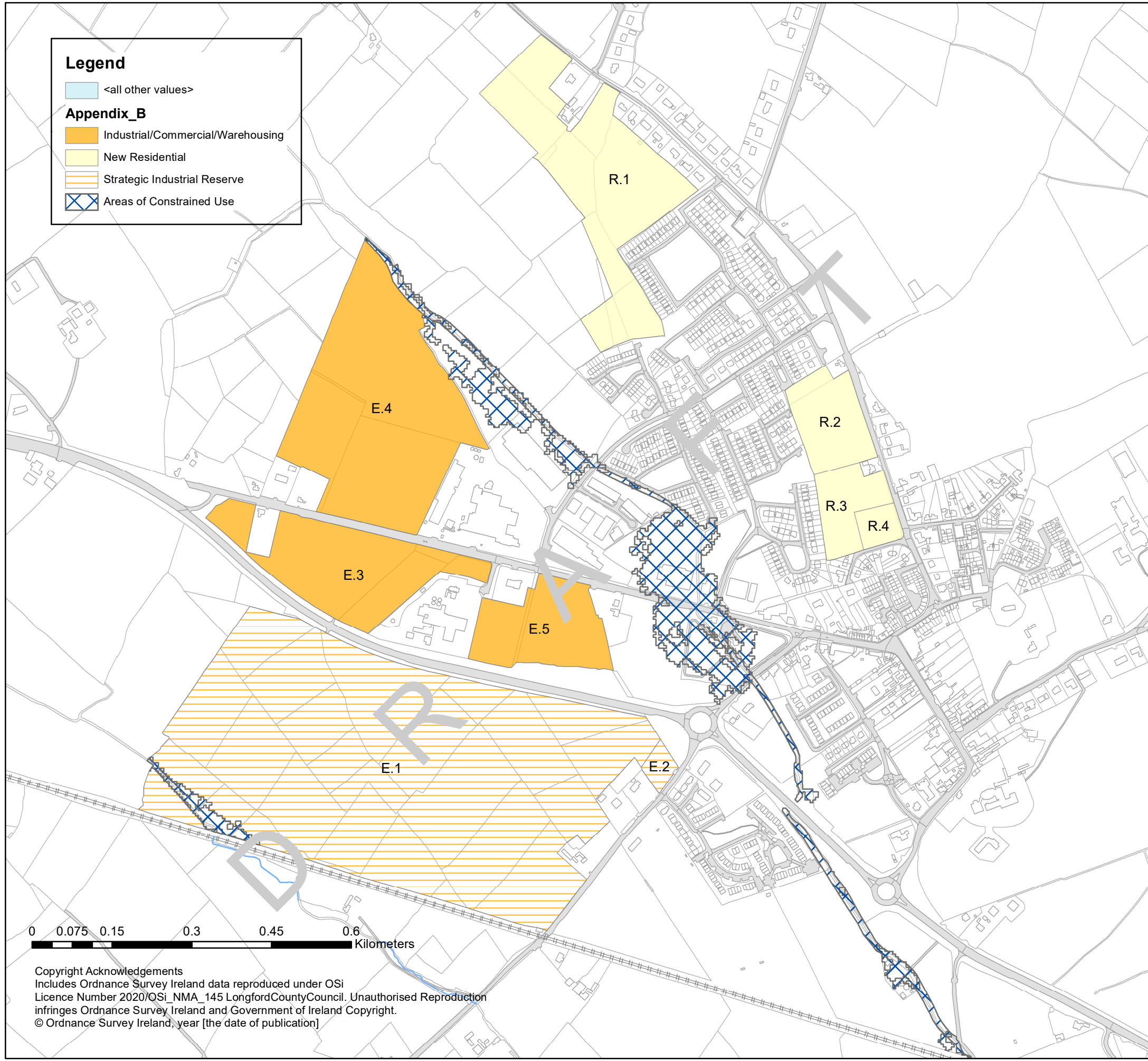
Drumlish Infrastructural assessment- Further Iteration

Notes:

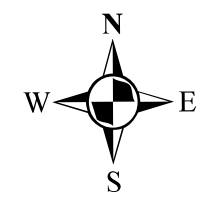


Edgeworthstown Infrastructural Assessment- Further Iteration

Notes:

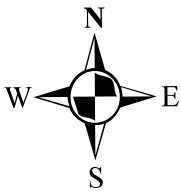
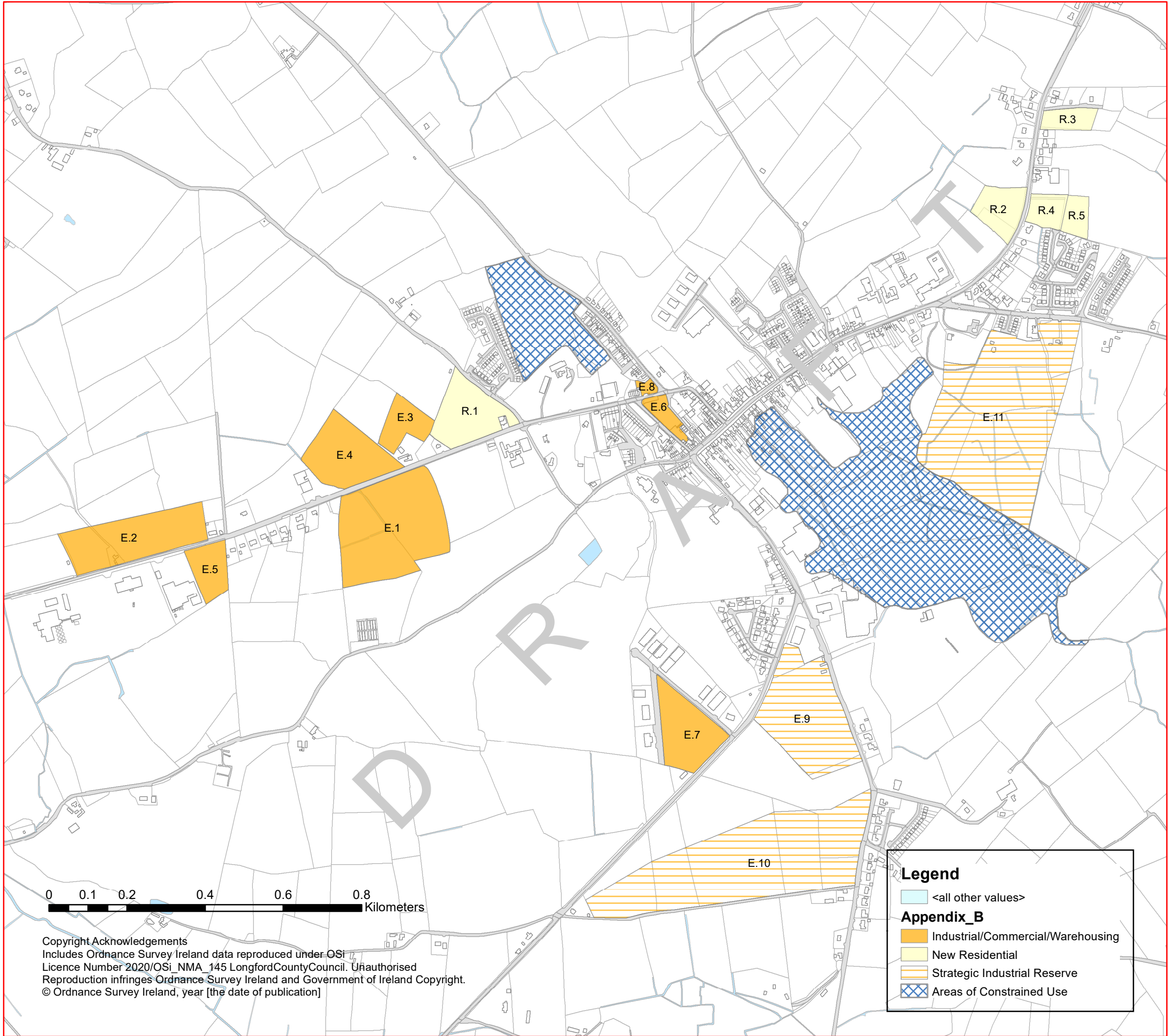


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Granard
Infrastructural Assessment=
Further Iteration

Notes:

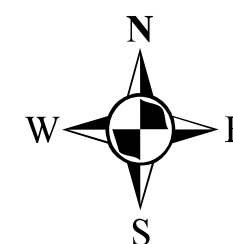


Keenagh Infrastructural Assessment- Further Iteration

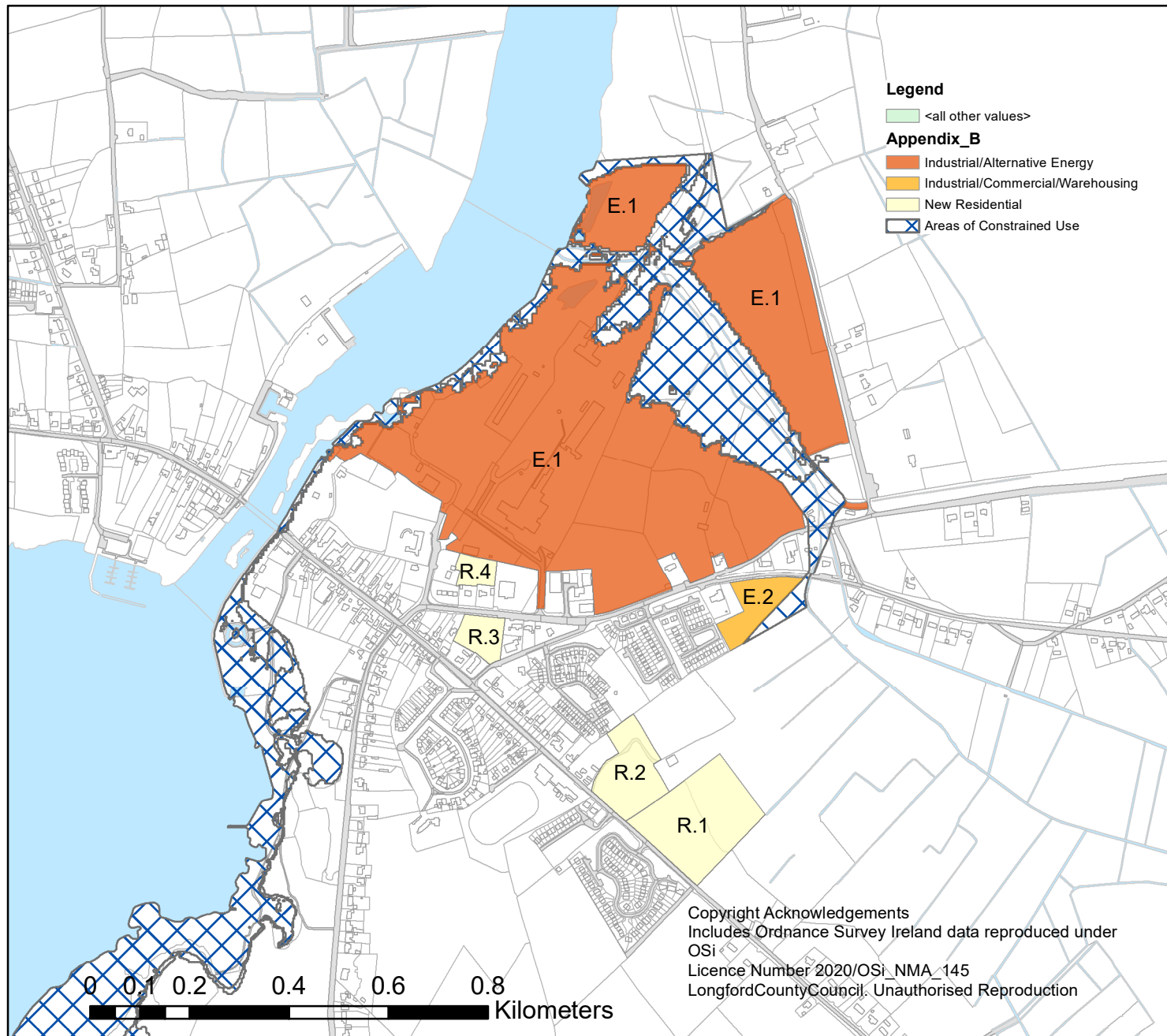
Notes:

Legend
Appendix_B
New Residential

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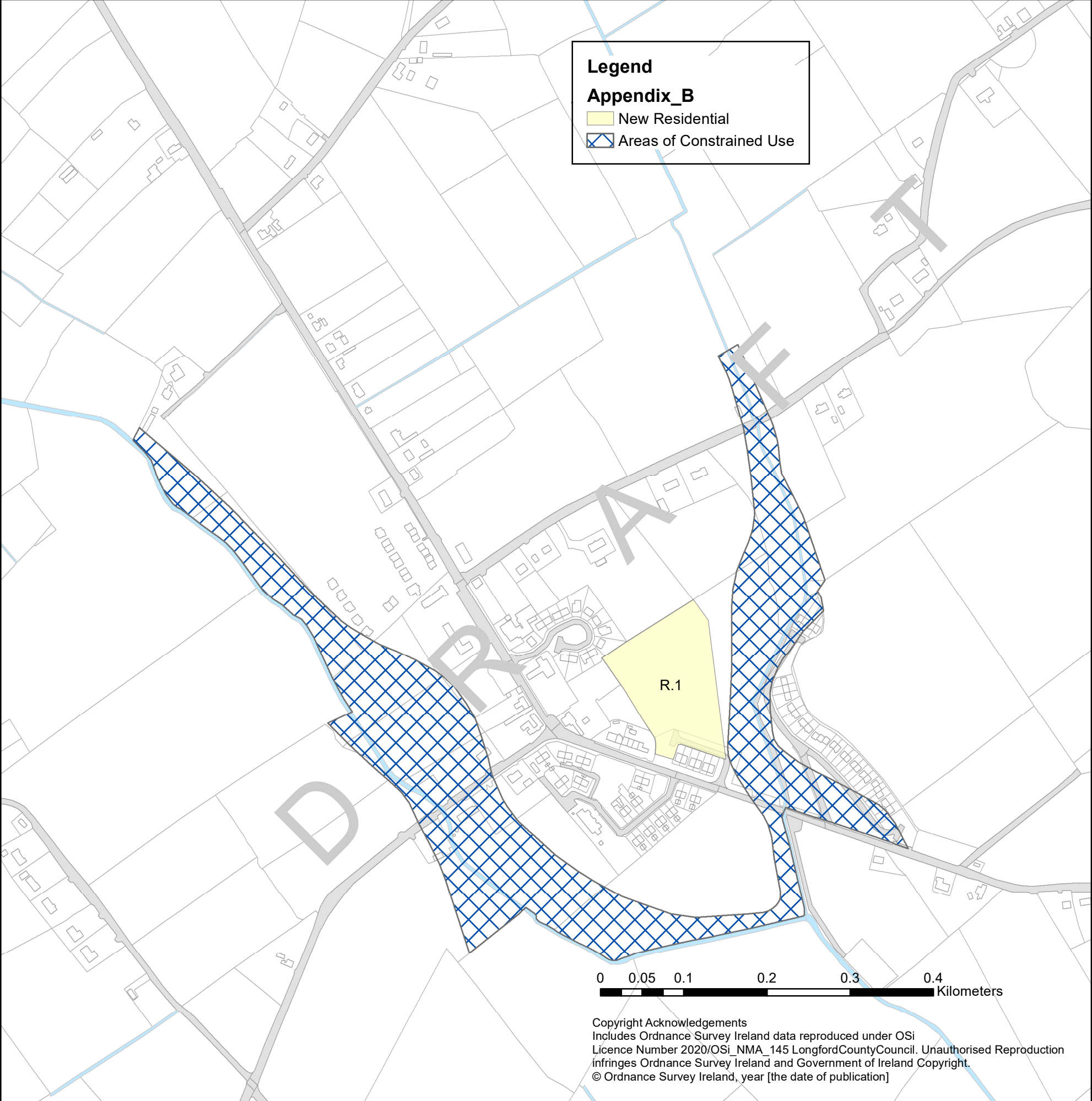
Lanesborough Infrastructural assessment- further iteration



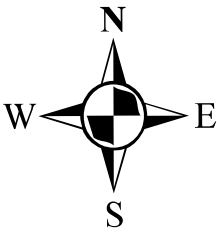
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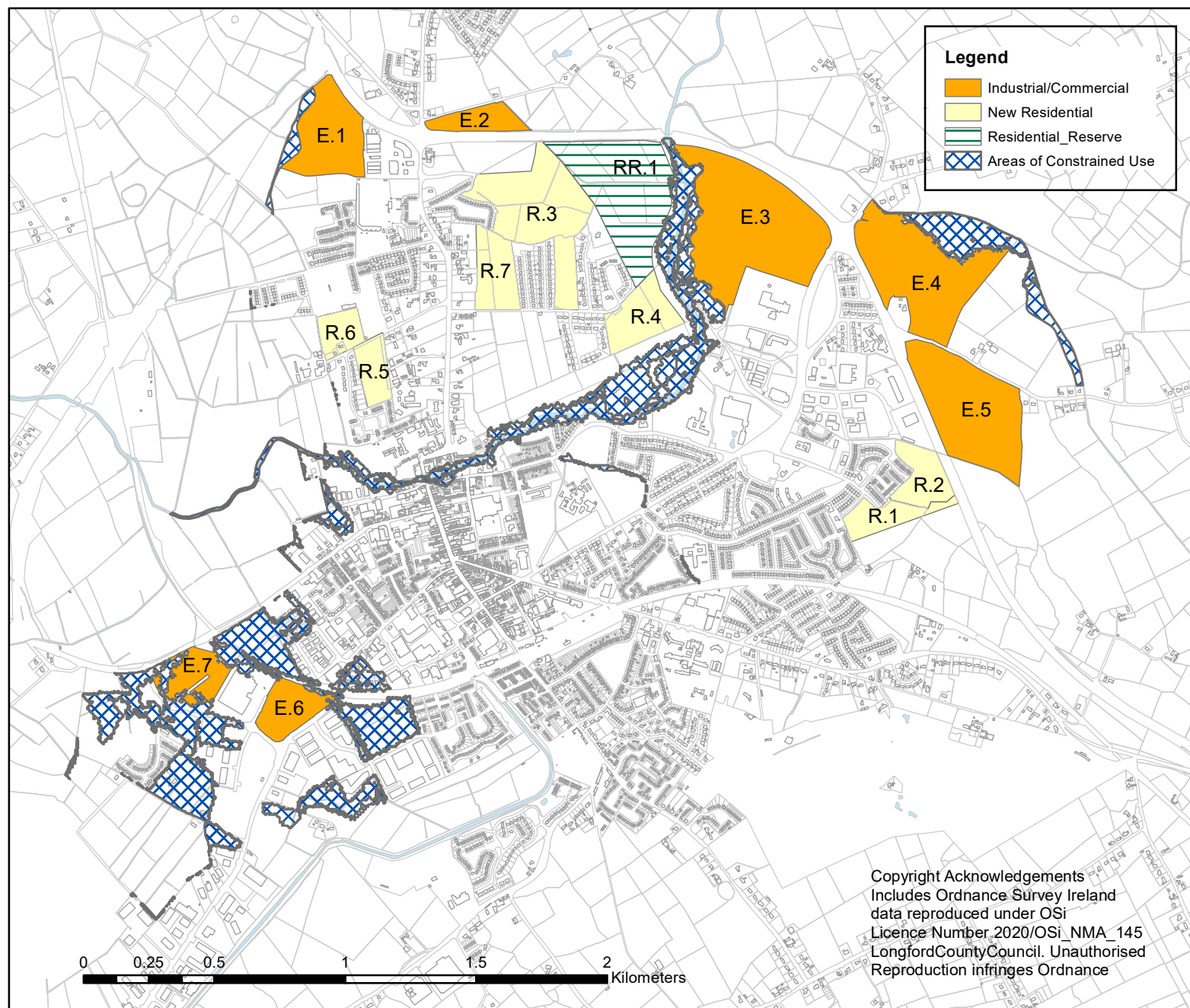
Legan
Infrastructural assessment-
Further Iteration



Notes:

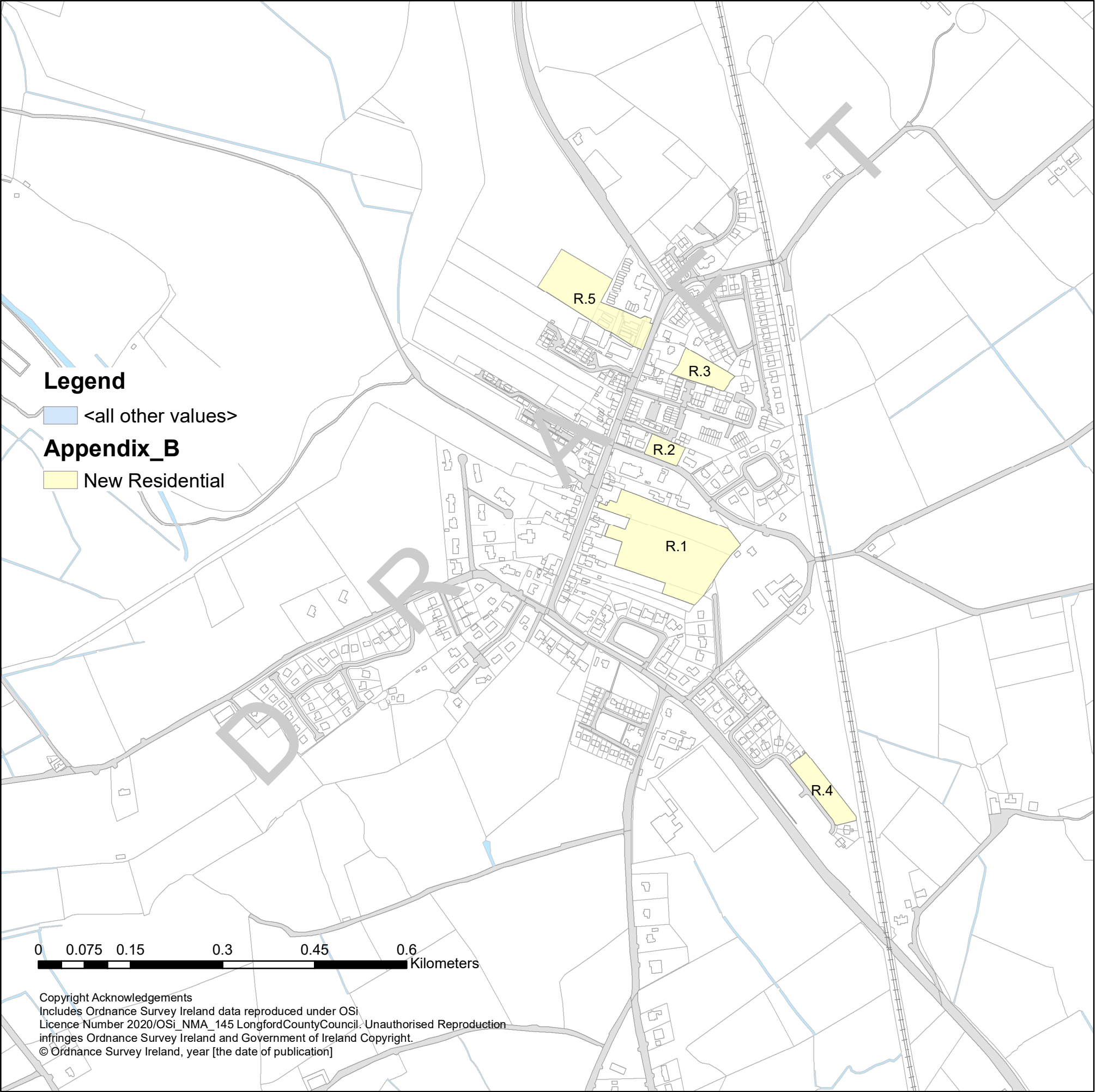
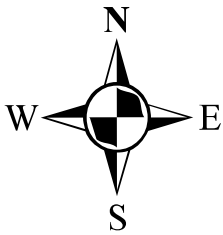


Longford Town Infrastructural Assessment- Further Iteration



Newtownforbes
Infstructural Assessment-
Further Iteration

Notes:



APPENDIX C – ROADS DEPARTMENT INFRASTRUCTURAL SITE EVALUATION

Working Draft

INFRASTRUCTURE ASSESSMENT - ROADS DEPARTMENT

SETTLEMENT BALLYMAHON

BALLYMAHON	NAME	CAPACITY
WATER SUPPLY SOURCE		
WWTP		

HOUSING LANDS - SEE ZONING MAP FOR ZONING REF		R1	R2	R3	R4	R5	R6	R7
CRITERIA	WEIGHTING							
Roads & Transportation	100	100	100	100	100	100	60	
Water Supply	100							
Wastewater	100							
Drainage, Flooding	100	80	50	10	50	50	80	
TOTAL		180	150	110	150	150	140	0

EMPLOYMENT LANDS SEE ZONING MAP FOR ZONINGS		E1	E2	E3	E4	E5	E6	E7
CRITERIA	WEIGHTING							
Roads & Transportation	100	100	100	100	100	50	100	
Water Supply	100							
Wastewater	100							
Drainage, Flooding	100	50	50	50	50	50	50	
TOTAL		150	150	150	150	100	150	0

Guidance Notes

1. Please refer to the settlement Map / Plan for the identified Residential and Employment zoned lands
2. Please apply a score for each zoned area according to level of existing infrastructure High (Well Serviced 100-67), Medium (Serviceable 66-33), Low (Poorly Serviced 32-0)
3. The total figure will adjust - this is a formatted cell to provide a sum total for the 4 identified categories for each zoned land area - please do not adjust this

INFRASTRUCTURE ASSESSMENT - ROADS DEPARTMENT

SETTLEMENT DRUMLISH

DRUMLISH	NAME	CAPACITY
WATER SUPPLY SOURCE		
WWTP		

HOUSING LANDS - SEE ZONING MAP FOR ZONING REF		R1	R2	R3	R4	R5	R6	R7
CRITERIA	WEIGHTING							
Roads & Transportation	100	100	100	100	100	100	80	
Water Supply	100							
Wastewater	100							
Drainage, Flooding	100	50	50	50	50	50	80	
TOTAL		150	150	150	150	150	160	0

EMPLOYMENT LANDS SEE ZONING MAP FOR ZONINGS		E1	E2	E3	E4	E5	E6	E7
CRITERIA	WEIGHTING							
Roads & Transportation	100	100						
Water Supply	100							
Wastewater	100							
Drainage, Flooding	100	80						
TOTAL		180	0	0	0	0	0	0

Guidance Notes

1. Please refer to the settlement Map / Plan for the identified Residential and Employment zoned lands
2. Please apply a score for each zoned area according to level of existing infrastructure High (Well Served 100-67), Medium (Serviceable 66-33), Low (Poorly Served 32-0)
3. The total figure will adjust - this is a formatted cell to provide a sum total for the 4 identified categories for each zoned land area - please do not adjust this

INFRASTRUCTURE ASSESSMENT - ROADS DEPARTMENT

SETTLEMENT EDGEWORTHSTOWN

EDGEWORTHSTOWN	NAME	CAPACITY
WATER SUPPLY SOURCE		
WWTP		

HOUSING LANDS - SEE ZONING MAP FOR ZONING REF		R1	R2	R3	R4	R5	R6	R7
CRITERIA	WEIGHTING							
Roads & Transportation	100	100	100	100	100			
Water Supply	100							
Wastewater	100							
Drainage, Flooding	100	50	50	50	50			
TOTAL		150	150	150	150	0	0	0

EMPLOYMENT LANDS SEE ZONING MAP FOR ZONINGS		E1	E2	E3	E4	E5	E6	E7
CRITERIA	WEIGHTING							
Roads & Transportation	100	0	50	100	100	100		
Water Supply	100							
Wastewater	100							
Drainage, Flooding	100	50	50	50	50	50		
TOTAL		50	100	150	150	150	0	0

Guidance Notes

1. Please refer to the settlement Map / Plan for the identified Residential and Employment zoned lands
2. Please apply a score for each zoned area according to level of existing infrastructure High (Well Serviced 100-67), Medium (Serviceable 66-33), Low (Poorly Serviced 32-0)
3. The total figure will adjust - this is a formatted cell to provide a sum total for the 4 identified categories for each zoned land area - please do not adjust this

INFRASTRUCTURE ASSESSMENT - ROADS DEPARTMENT

SETTLEMENT GRANARD

GRANARD	NAME	CAPACITY
WATER SUPPLY SOURCE		
WWTP		

HOUSING LANDS - SEE ZONING MAP FOR ZONING REF		R1	R2	R3	R4	R5	R6	R7
CRITERIA	WEIGHTING							
Roads & Transportation	100	100	100	100	100	70		
Water Supply	100							
Wastewater	100							
Drainage, Flooding	100	50	50	50	50	50		
TOTAL		150	150	150	150	120	0	0

EMPLOYMENT LANDS SEE ZONING MAP FOR ZONINGS		E1	E2	E3	E4	E5	E6	E7
CRITERIA	WEIGHTING							
Roads & Transportation	100	100	100	70	100	100	100	100
Water Supply	100							
Wastewater	100							
Drainage, Flooding	100	50	50	50	50	50	30	100
TOTAL		150	150	120	150	150	130	200

E8	E9	E10	E11
100	100	100	100
30	50	50	80

Guidance Notes

1. Please refer to the settlement Map / Plan for the identified Residential and Employment zoned lands
2. Please apply a score for each zoned area according to level of existing infrastructure High (Well Serviced 100-67), Medium (Serviceable 66-33), Low (Poorly Serviced 32-0)
3. The total figure will adjust - this is a formatted cell to provide a sum total for the 4 identified categories for each zoned land area - please do not adjust this

INFRASTRUCTURE ASSESSMENT - ROADS DEPARTMENT

SETTLEMENT LANESBOROUGH

LANESBOROUGH	NAME	CAPACITY
WATER SUPPLY SOURCE		
WWTP		

HOUSING LANDS - SEE ZONING MAP FOR ZONING REF		R1	R2	R3	R4	R5	R6	R7
CRITERIA	WEIGHTING							
Roads & Transportation	100	100	100	70				
Water Supply	100							
Wastewater	100							
Drainage, Flooding	100	50	50	30				
TOTAL		150	150	100	0	0	0	0

EMPLOYMENT LANDS SEE ZONING MAP FOR ZONINGS		E1	E2	E3	E4	E5	E6	E7
CRITERIA	WEIGHTING							
Roads & Transportation	100	100	70					
Water Supply	100							
Wastewater	100							
Drainage, Flooding	100	50	50					
TOTAL		150	120	0	0	0	0	0

Guidance Notes

1. Please refer to the settlement Map / Plan for the identified Residential and Employment zoned lands
2. Please apply a score for each zoned area according to level of existing infrastructure High (Well Serviced 100-67), Medium (Serviceable 66-33), Low (Poorly Serviced 32-0)
3. The total figure will adjust - this is a formatted cell to provide a sum total for the 4 identified categories for each zoned land area - please do not adjust this

INFRASTRUCTURE ASSESSMENT

SETTLEMENT LONGFORD TOWN

LONGFORD TOWN	NAME	CAPACITY
WATER SUPPLY SOURCE		
WWTP		

HOUSING LANDS - SEE ZONING MAP FOR ZONING REF		R1	R2	R3	R4	R5	R6	R7
CRITERIA	WEIGHTING							
Roads & Transportation	100							
Water Supply	100							
Wastewater	100							
Drainage, Flooding	100							
TOTAL		0	0	0	0	0	0	0

EMPLOYMENT LANDS SEE ZONING MAP FOR ZONINGS		E1	E2	E3	E4	E5	E6	E7
CRITERIA	WEIGHTING							
Roads & Transportation	100							
Water Supply	100							
Wastewater	100							
Drainage, Flooding	100							
TOTAL		0	0	0	0	0	0	0

Guidance Notes

1. Please refer to the settlement Map / Plan for the identified Residential and Employment zoned lands
2. Please apply a score for each zoned area according to level of existing infrastructure High (Well Served 100-67), Medium (Served 66-33), Low (Poorly Served 32-0)
3. The total figure will adjust - this is a formatted cell to provide a sum total for the 4 identified categories for each zoned land area - please do not adjust this

**APPENDIX C – WATER SERVICES DEPARTMENT
INFRASTRUCTURAL SITE EVALUATION**

Working Draft

Consider (**determine , calculate**) a reasonable estimate for the full cost of delivery of these services **per unit**

reduction in capacity available on **sequence** of which area is developed in relation to other areas

number of units (housing or trade, dry type) at what stage of staged development

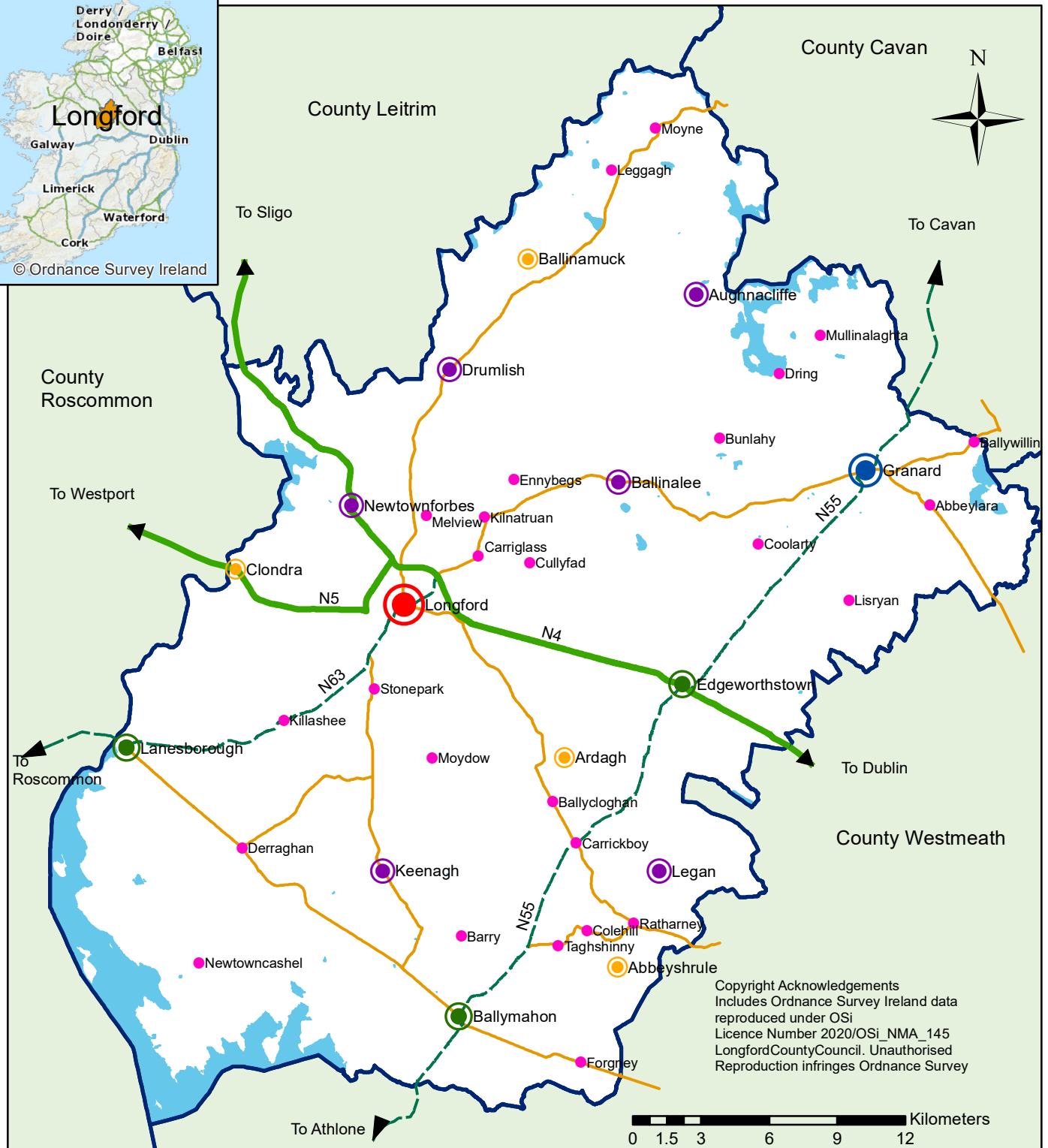
Green identifies that the lar Well	Tier 1	100-67	serviced
Amber the lands can be ser Medium	Tier 2	66-33	serviceable
Red the lands are not servic Poorly		32-0	
		<u>Expensive</u>	

SEE ZONING MAP FOR ZONING REFERENCE NUMBER

EMPLOYMENT LANDS	E1	E2	E3	E4	E5	E6	E7	E8	E9	E10	E11
------------------	----	----	----	----	----	----	----	----	----	-----	-----

[illegible]

**Appendix 11: Recommended Amendments to Core Strategy
Map**



Legend



Key Town



Self-Sustaining Growth Town



Self-Sustaining Town



Towns & Villages



Serviced Rural Villages



Rural Settlement Clusters



National Primary Roads



National Secondary Roads



Regional Roads

Longford Core Strategy Map

Draft Longford County
Development Plan 2021 - 2027



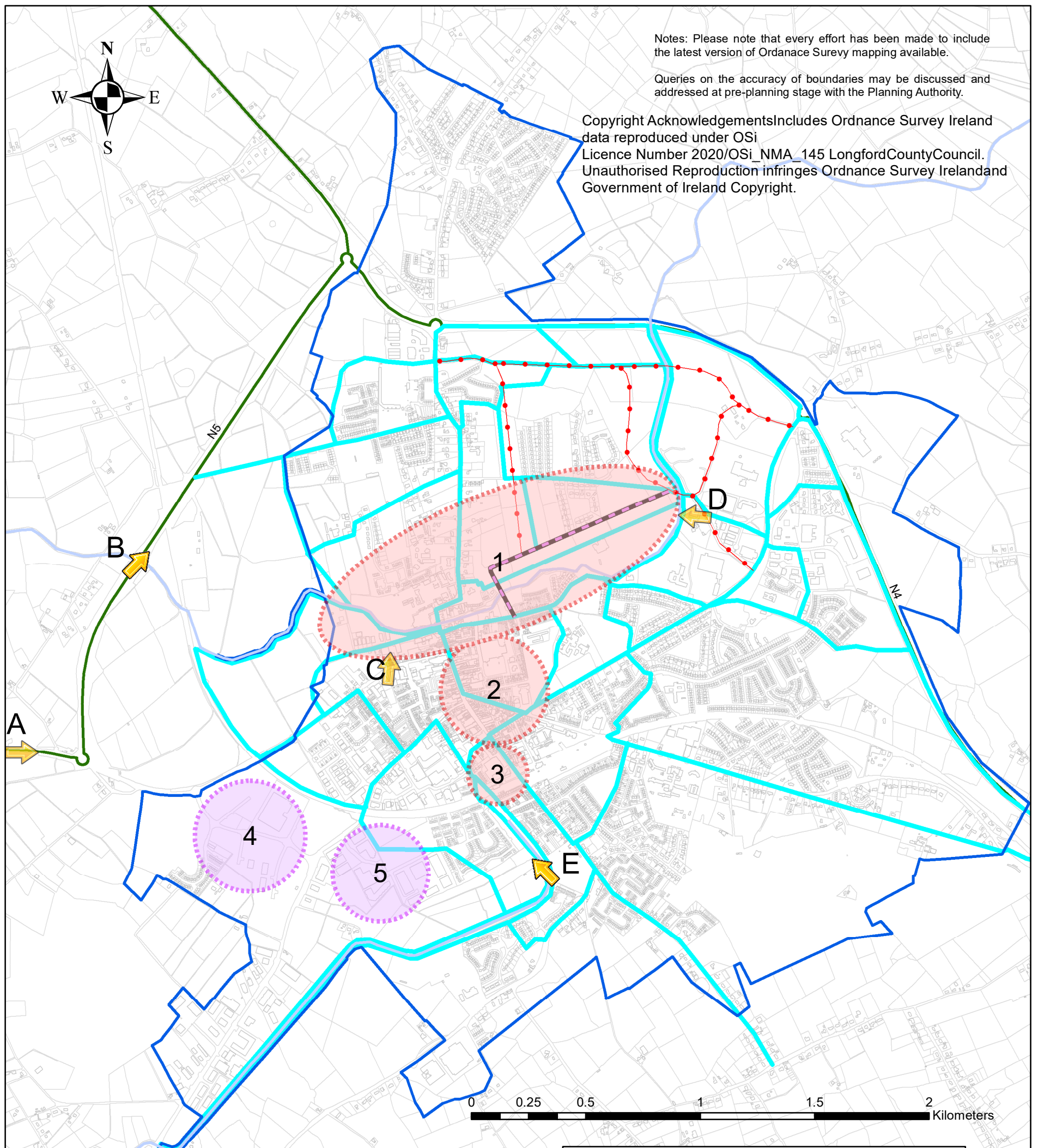
Appendix 12: Longford Town Regeneration Map



Notes: Please note that every effort has been made to include the latest version of Ordnance Survey mapping available.

Queries on the accuracy of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

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Legend

Name

-  1: Camlin Quarter Regeneration Project
-  2: Longford Connected Project
-  3: Royal Canal Gateway Spur
-  4: Ballyminion Regeneration Project
-  5: Mastertec Design Concept
-  Indicative Spine Road
-  Indicative Distributer Road
-  Local Area Plan Boundary
-  Indicative Walking/Cycling Routes

Sustainable Mobility/Connectivity Initiatives

- A. Mid-Shannon Wilderness Park Cycleway Link
- B. Longford-Newtownforbes Cycleway Link
- C. Strokestown Road-Little Water Street Link Road
- D. Camlin Pedestrian Bridge
- E. Royal Canal/Peace Park Greenway Link

Title: Specific Site Objectives - Longford Town
Draft Longford County Development Plan
2021 - 2027



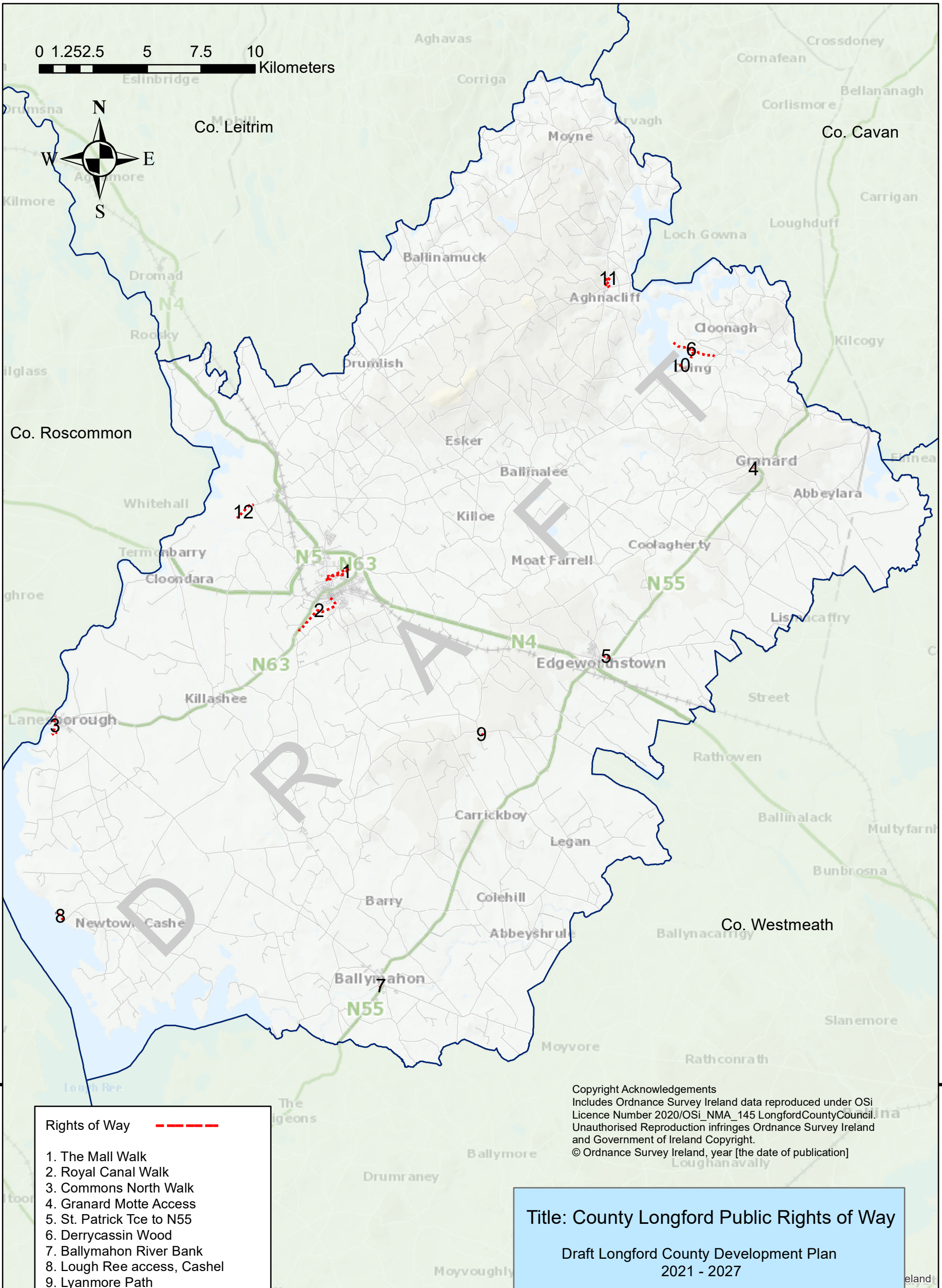
Appendix 13: List of Known Rights of Way in the County and Associated Map

Table XX: County Longford Public Rights of Way

County Longford Public Rights of Way	
1.	The Mall Walk
2.	Royal Canal Walk
3.	Commons North Walk
4.	Granard Motte Access
5.	St. Patrick Terrace to N55
6.	Derrycassin Wood
7.	Ballymahon Riverbank
8.	Lough Ree access, Cashel
9.	Lyanmore Path
10.	Lough Gowna lakeshore & carpark
11.	Leebeen Park
12.	Lough Forbes SAC

Table XX: County Longford Public Rights of Way

County Longford Public Rights of Way	
1.	The Mall Walk
2.	Royal Canal Walk
3.	Commons North Walk
4.	Granard Motte Access
5.	St. Patrick Terrace to N55
6.	Derrycassin Wood
7.	Ballymahon Riverbank
8.	Lough Ree access, Cashel
9.	Lyanmore Path
10.	Lough Gowna lakeshore & carpark
11.	Leebeen Park
12.	Lough Forbes SAC



Rights of Way ---

1. The Mall Walk
2. Royal Canal Walk
3. Commons North Walk
4. Granard Motte Access
5. St. Patrick Tce to N55
6. Derrycassin Wood
7. Ballymahon River Bank
8. Lough Ree access, Cashel
9. Lyanmore Path
10. L.Gowna lakeshore & Carpark
11. Leebeen Park
12. Lough Forbes SAC

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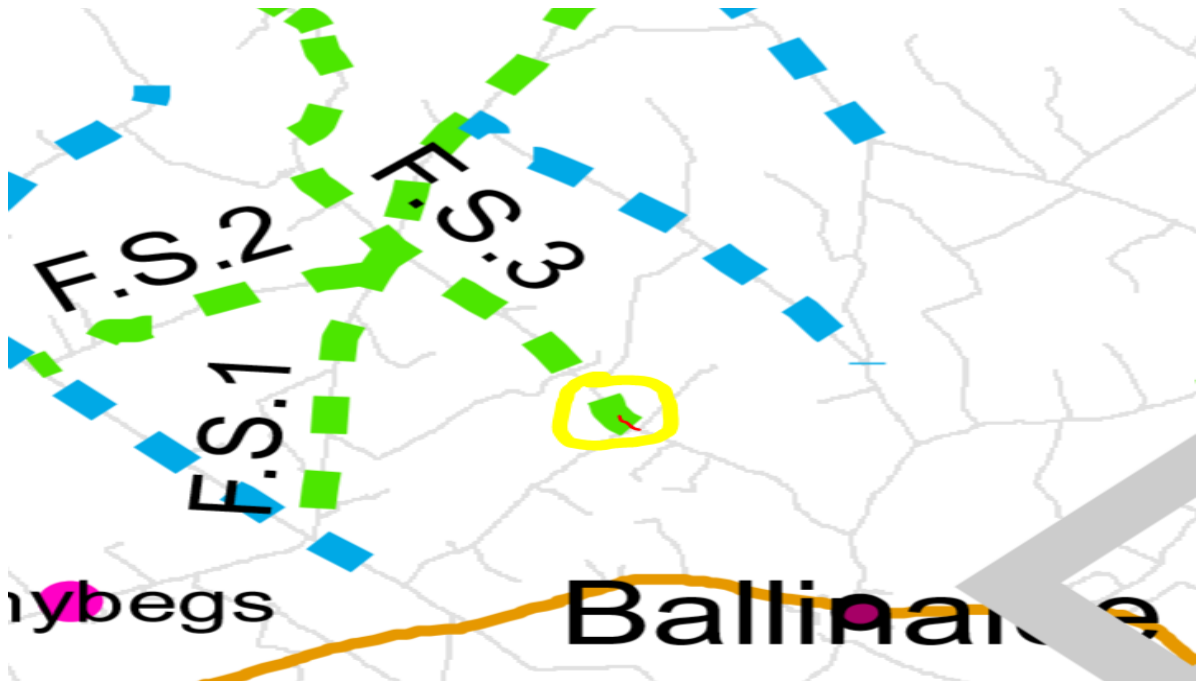
Title: County Longford Public Rights of Way

Draft Longford County Development Plan
2021 - 2027



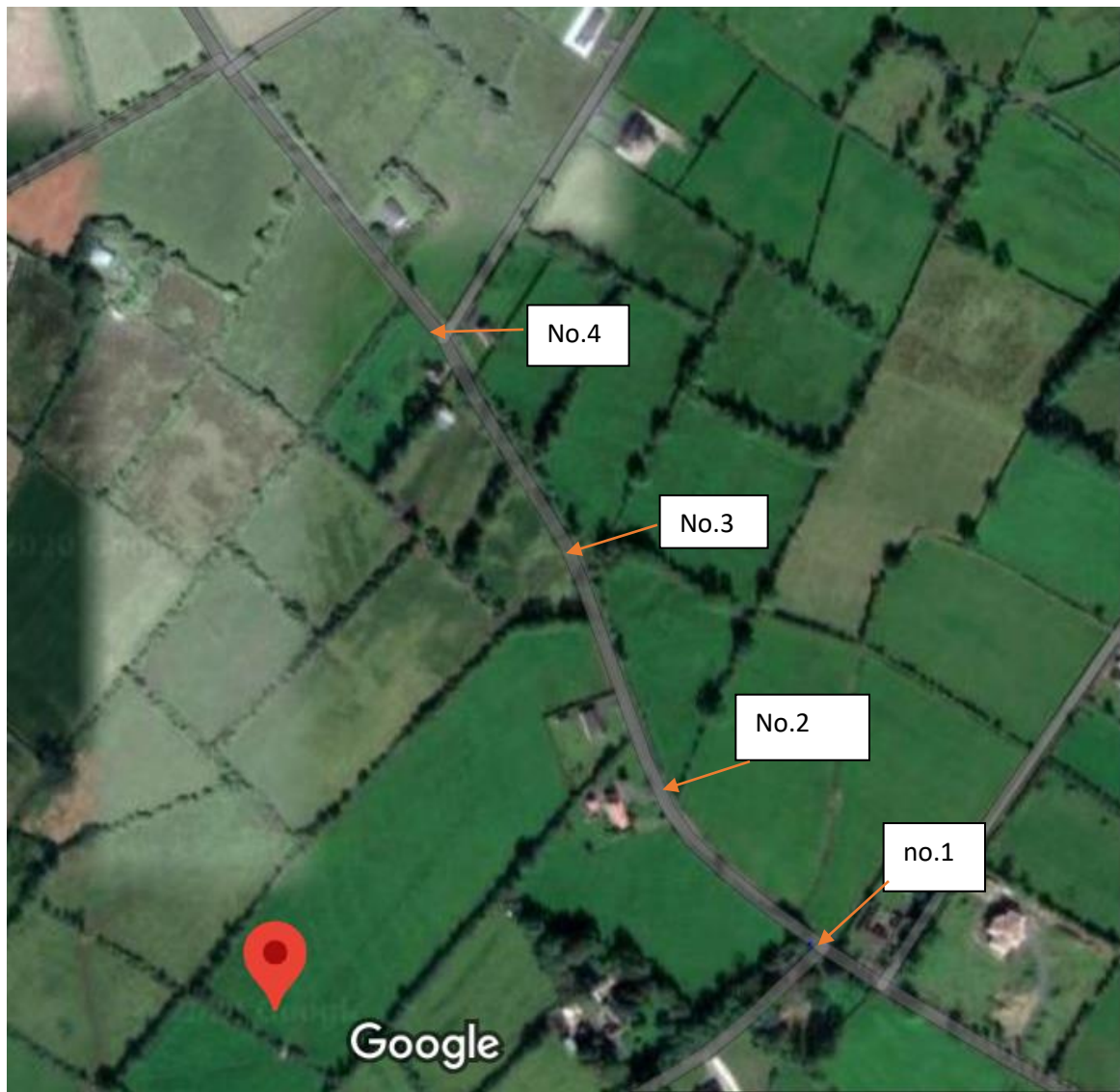
Appendix 14: Amendments to Protected View Mapping

Extract from Longford Protected Views Map



Longford Protected Views Map





Protected View F.S.3



Protected View F.S.3 viewed from a distance



Appendix 15: Table for inclusion in SFRA

Table 6: Justification of the Constrained Land Use Approach for Previously Developed Lands¹

Settlements	Are lands that have been already developed within Flood Zone A and/or B?	Is the settlement targeted for growth under the RSES, existing CDP and Draft CDP?	Is the zoning of the lands required to achieve the proper planning and sustainable development of the settlement?	SFRA recommendation integrated into the Plan for management of risk?
Abbeysrule	Yes, within existing settlement envelope	Yes	Yes, would contribute towards overall sustainable, compact and balanced regional development	Yes, including CPO 5.108, CPO 5.99, DMS16.204 and DMS16.205
Ardagh	No	N/A	N/A	Not applicable
Aughnaclyffe	Yes, within existing settlement envelope	Yes	Yes, would contribute towards overall sustainable, compact and balanced regional development	Yes, including CPO 5.108, CPO 5.99, DMS16.204 and DMS16.205
Ballinalee	Yes, within existing settlement envelope	Yes	Yes, would contribute towards overall sustainable, compact and balanced regional development	Yes, including CPO 5.108, CPO 5.99, DMS16.204 and DMS16.205
Ballinamuck	Yes, within existing	Yes	Yes, would contribute	Yes, including CPO 5.108, CPO 5.99,

¹ N/A: Not applicable

	<i>settlement envelope</i>		<i>towards overall sustainable, compact and balanced regional development</i>	<i>DMS16.204 and DMS16.205</i>
Ballymahon	Yes, within existing settlement envelope	Yes	Yes, would contribute towards overall sustainable, compact and balanced regional development	Yes, including CPO 5.108, CPO 5.99, DMS16.204 and DMS16.205
Carrickglass	No	N/A	N/A	N/A
Clondra	Yes, within existing settlement envelope	Yes	Yes, would contribute towards overall sustainable, compact and balanced regional development	Yes, including CPO 5.108, CPO 5.99, DMS16.204 and DMS16.205
Drumlish	Yes, within existing settlement envelope	Yes	Yes, would contribute towards overall sustainable, compact and balanced regional development	Yes, including CPO 5.108, CPO 5.99, DMS16.204 and DMS16.205
Edgeworthstown	Yes, within existing settlement envelope	Yes	Yes, would contribute towards overall sustainable, compact and balanced regional development	Yes, including CPO 5.108, CPO 5.99, DMS16.204 and DMS16.205

Granard	Yes, within existing settlement envelope	Yes	Yes, would contribute towards overall sustainable, compact and balanced regional development	Yes, including CPO 5.108, CPO 5.99, DMS16.204 and DMS16.205
Keenagh	No	N/A	N/A	N/A
Lanesboro	Yes, within existing settlement envelope	Yes	Yes, would contribute towards overall sustainable, compact and balanced regional development	Yes, including CPO 5.108, CPO 5.99, DMS16.204 and DMS16.205
Legan	Yes, within existing settlement envelope	Yes	Yes, would contribute towards overall sustainable, compact and balanced regional development	Yes, including CPO 5.108, CPO 5.99, DMS16.204 and DMS16.205
Longford	Yes, within existing settlement envelope	Yes	Yes, would contribute towards overall sustainable, compact and balanced regional development	Yes, including CPO 5.108, CPO 5.99, DMS16.204 and DMS16.205
Newtownforbes	No	N/A	N/A	N/A