

**PLANNING AND DEVELOPMENT (URGENT SOCIAL HOUSING SUPPLY)
POLICY DIRECTIVE 2015**

I, _____, Alan Kelly, Minister in exercise of the powers conferred on the Minister for the Environment, Community and Local Government, by section 29 of the Planning and Development Acts 2000 (No. 40 of 2000), hereby make the following policy directive:

1. (a) This Directive may be cited as the Planning and Development (Urgent Social Housing Supply) Policy Directive 2015.
(b) This Directive shall come into operation on the _____ day of [month] 2015.
(c) This Directive is addressed to the four Dublin planning authorities, namely Dublin City Council, Dun Laoghaire Rathdown County Council, Fingal County Council and South Dublin County Council.

2. This Directive is issued in the context of the unprecedented monthly increase in the number of families presenting as homeless in the Dublin region in recent months (with an additional 70 families presenting as homeless in September alone), the majority of which have never experienced homelessness before and are coming primarily from the private rented sector with consequential disruptive effects on family life and on the health and wellbeing of the children in particular. Of the 637 families currently homeless in the Dublin regions, 401 (consisting of 534 adults and 843 children) are being accommodated in unsuitable and precarious commercial arrangements in hotels. The Minister is extremely concerned about this increasing phenomenon, the situation that the new capacity being created by various housing solutions currently being implemented is not sufficient to accommodate the numbers now presenting, and the consequential urgent need to accelerate the provision of housing to address the accommodation needs of homeless households, and especially homeless families, in the region.

3. In this context, planning authorities are reminded of the statutory provisions of section 179 of Part XI of the Planning and Development Acts 2000 - 2015 and Part 8 of the Planning and Development Regulations 2001 – 2015 in relation to local authority own developments.
4. To ensure the effective discharge of these functions and, specifically in the context of local authority own developments for the provision of social housing, and in particular to address the prevailing urgent need to provide secure and suitable housing for homeless households and families in the region, the four Dublin planning authorities are directed to utilise all powers available to them under the section 179 provisions, as appropriate, for the purpose of finding solutions to the social housing situation presently faced and accelerating the delivery of social housing developments to address the urgent and increasing need for social housing accommodation in the region.

Alan Kelly, T.D.,
Minister for the Environment, Community and Local Government
[month] 2015