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## Market Analysis results & experience in the Greater Dublin Area

Edel Giltenane  
14 April, Graz



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# Market Analysis Update

- **Irish Planning System Overview**
- **Statistical analysis of building types**
- Existing experience with energy performance certificates & inspection of boilers/air conditioning systems
- **Existing minimum energy performance requirements**
- **Informal meetings – legal situation in Ireland**
- Information raising activities
- Market Strategy

# Ireland's Planning System Overview

- National Spatial Strategy
- National Development Plan
- Regional Development Plan
- Development Control
- Strategic Guidelines
- Dublin Regional Authority
- Local Bye Laws



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# Ireland's Planning System

- Local Government (*Planning & Development*) Act, 1963
- Minister for the Environment Heritage & Local Government
- Main features:
  - making development plans;
  - the need for planning permission;
  - exempted development;
  - appeals against planning decisions;
  - planning enforcement.



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# National Spatial Strategy

- national – it provides a national framework to guide policies, programmes and investment
- spatial – it is concerned with the location of people, their work and other activities and with how different places relate to each other
- strategic – it offers a broad, long-term, comprehensive twenty-year view for achieving more balanced patterns of development.



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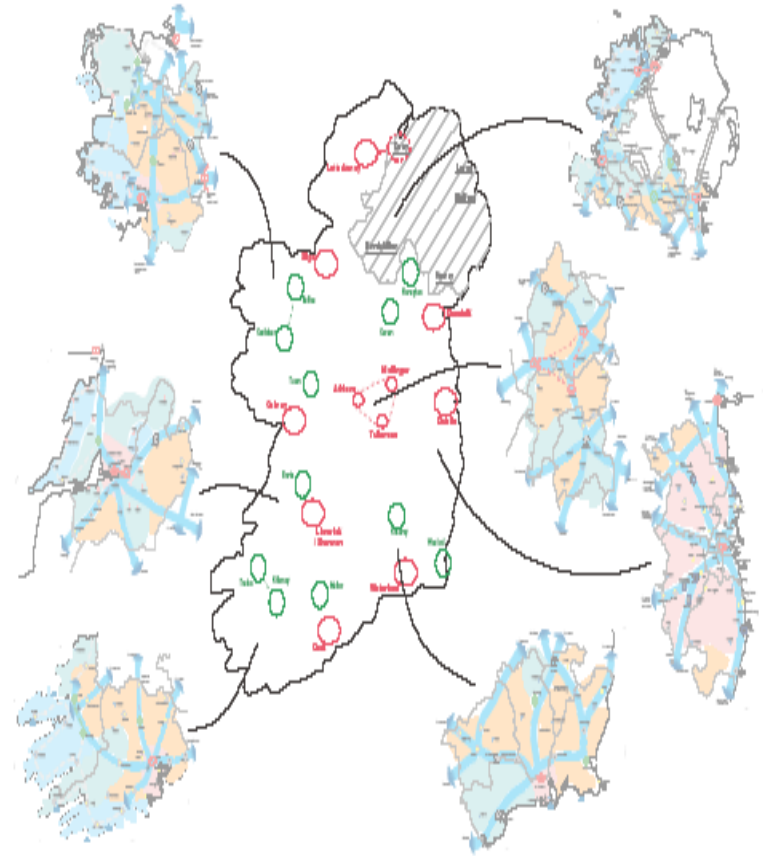
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# National Spatial Strategy

- Regional Development Plans & Regional Planning Guidelines support the NSS
  - The Border region
  - Dublin & Mid East Region
  - Midlands Region
  - Mid West Region
  - South East Region
  - South West Region
  - West Region



# National Development Plan

- Updated every 6 years
- The National Development Plan has four basic strategic objectives
  - to continue sustainable, national, economic and employment growth
  - to strengthen and improve Ireland`s international competitiveness
  - to foster balanced regional development to promote social inclusion



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# National Development Plan

- 7 Operational Programmes
  - Economic & Social Infrastructure
  - Employment & Human Resources
  - Productive Sector
  - Regional Programme
    - Border Midland and West (BMW counties)
    - South Eastern
  - Peace programme
  - Technical Assistance



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# Regional Development Plan

- The main public statement of planning policies for the local community.
- Sets out the land use, amenity and development objectives and policies of the planning authority, for a 12 year period.
- The plan consists of a written statement of objectives and a map or series of maps.



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# Development Control

- All planning applications are measured against the development plan to assess their conformity with the plan's objectives and development permitted must normally be in accordance with the plan.
- All decisions to grant or to refuse planning permission are firstly for the relevant planning authority, in the case of an appeal, for An Bord Pleanála (the Planning Appeals Board).



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# Greater Dublin Area

- Dublin City, Dun Laoghaire-Rathdown, Fingal, Kildare, Meath, South Dublin and Wicklow
- Dublin Regional Authority & Mid Eastern Authority
- Experiencing an unprecedented rate of growth
- Strategic Planning Guidelines



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# Strategic Planning Guidelines

- The Strategic Planning Guidelines, will have a life span of 12 years (2004 – 2016) and will shape the development of the Greater Dublin Area into the next century.
- a broad planning framework for the area, which will provide an overall strategic context for the Development Plans of each local authority
- provide a framework for future investment in sanitary services, transportation and other infrastructure.



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# Dublin & Mid Eastern Regional Authorities

- to promote co-ordination and co-operation among the public service agencies and local authorities operating within the Greater Dublin Region.
- The Authorities are assisted by an Operational Committee composed of local authority managers and senior representatives of the public service agencies operating within the region.
- Under the Planning and Development Act 2000, the Regional Authorities have been given the additional function of preparing regional planning guidelines.

# Local Bye Laws

- in the interest of the local community that a certain activity should be regulated or controlled.
- Two months before passing a Bye-Law, the local authority in question must publish a notice in a local newspaper, indicating that it is planning to make the Bye-Law.
- Members of the public are then entitled to inspect the proposed Bye-Law, and make submissions about it before it comes into effect.





# Statistical Analysis of Building Types



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# Residential Buildings



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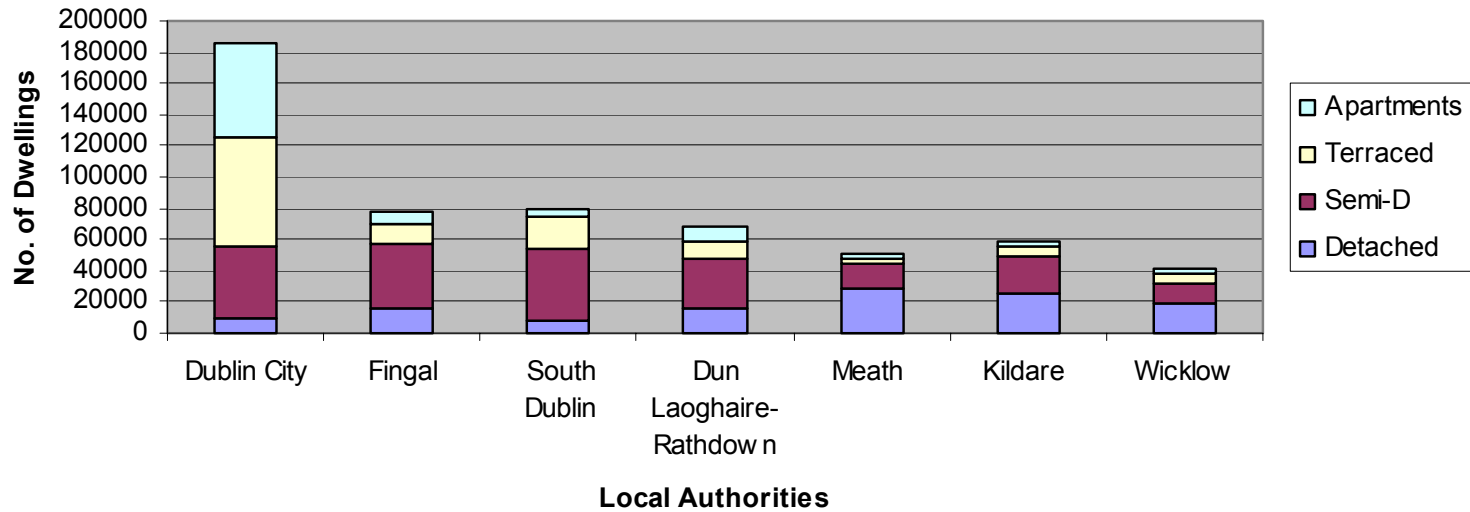
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# Residential

Breakdown of Dwelling Type in GDA, Year 2004





# Public Buildings



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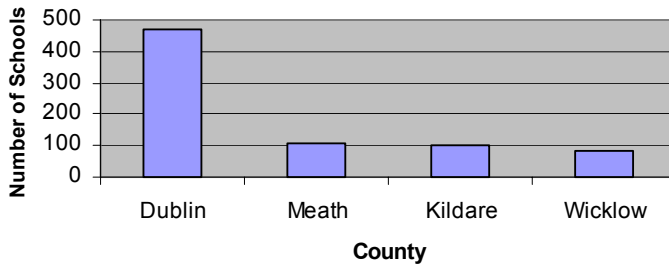
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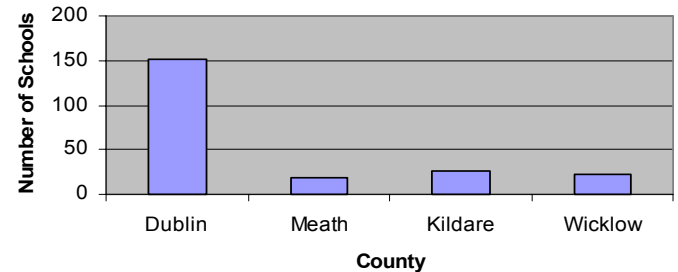
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# Educational Buildings

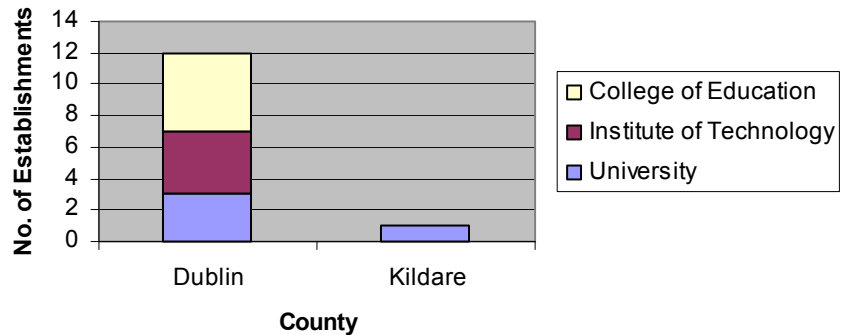
Primary Schools in GDA, Year 2005



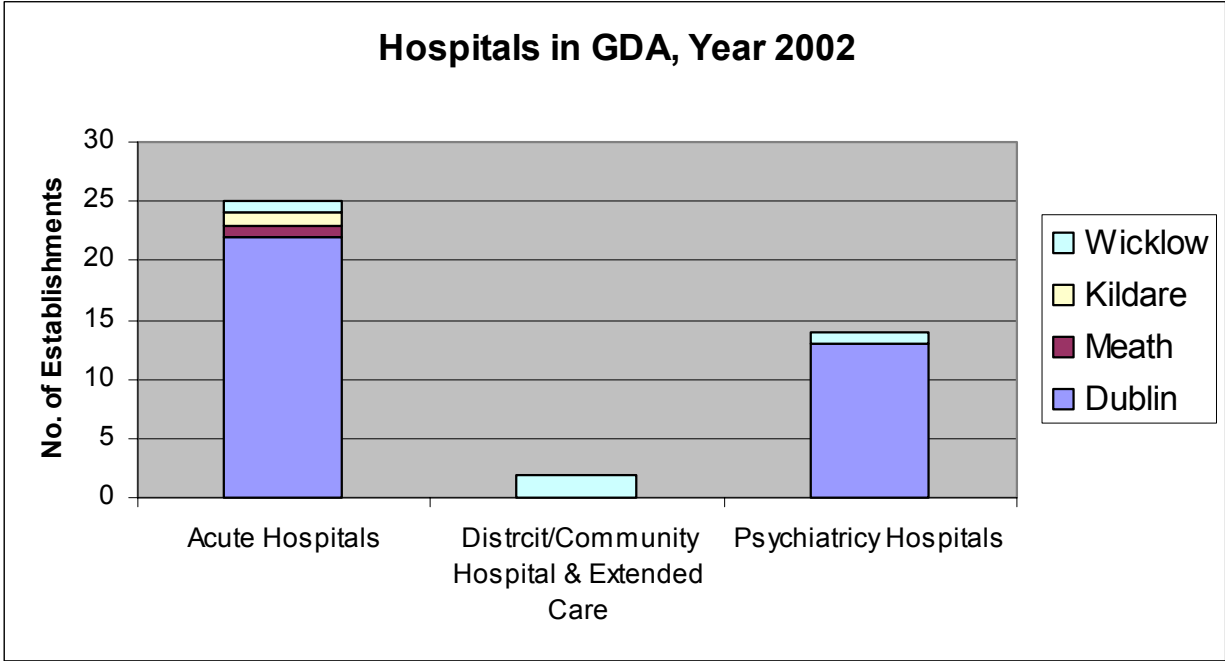
Post-Primary Schools in GDA, Year 2005



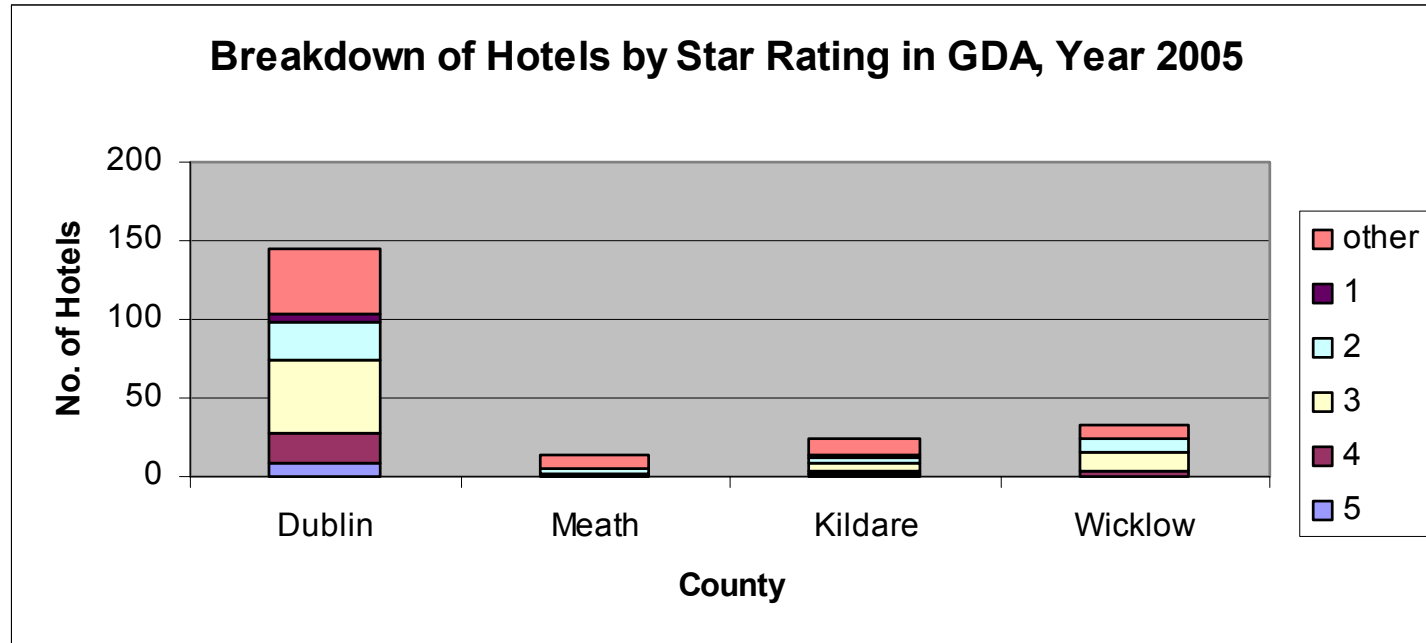
Third Level Education in GDA, Year 2005



# Hospital Buildings



# Hotels

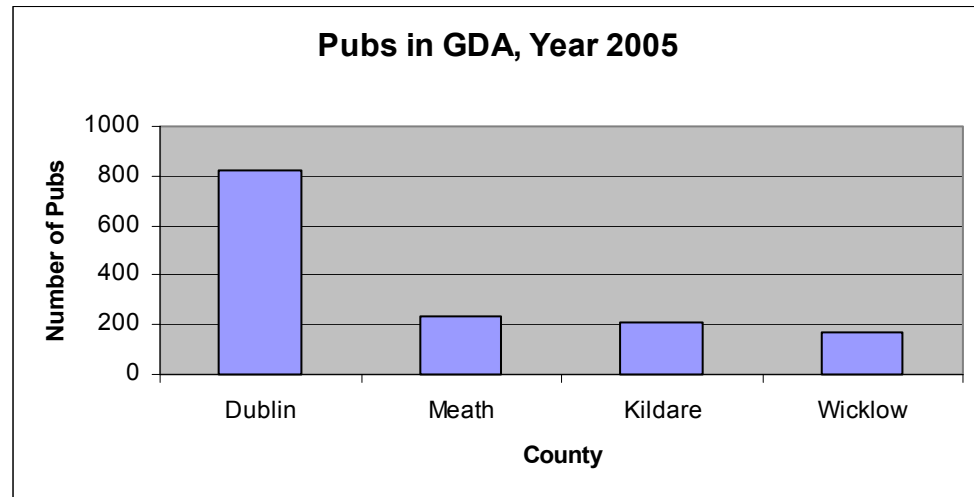
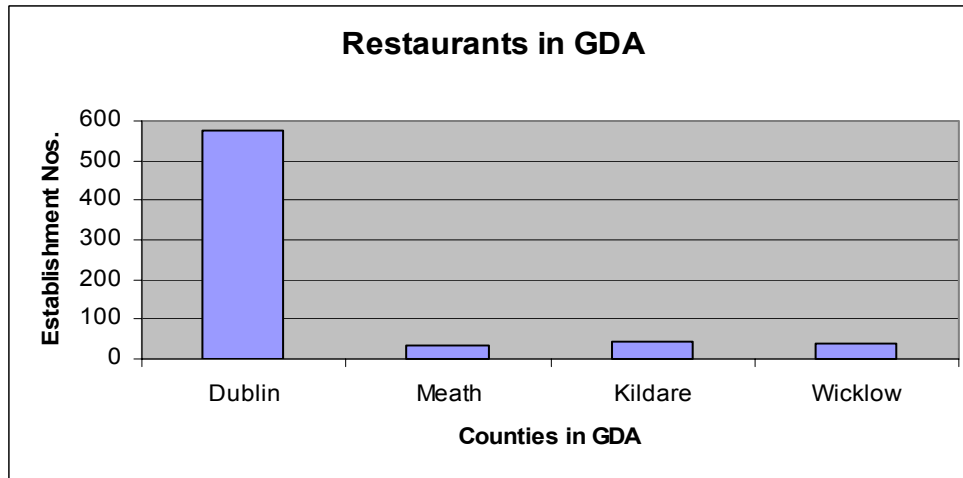


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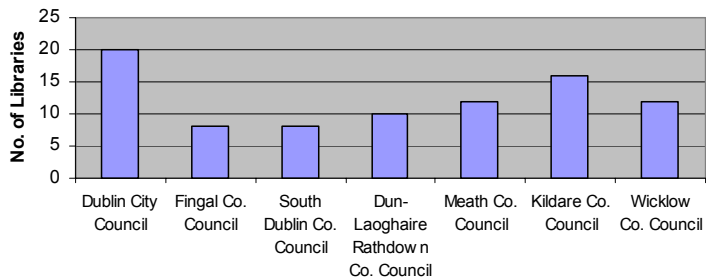


# Restaurants & Pubs

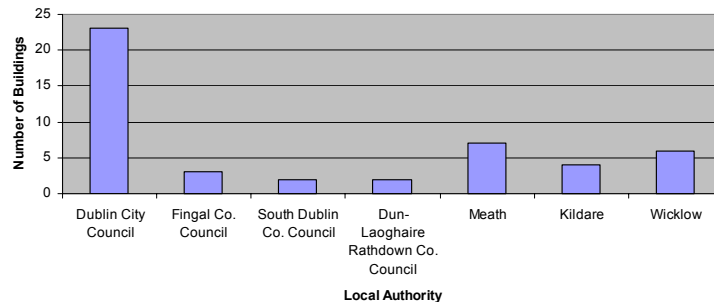


# Local Authority Buildings

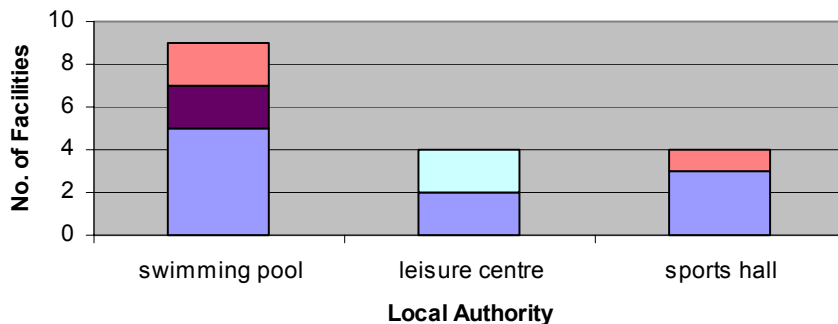
**Local Authority Libraries in GDA, Year 2005**



**Local Authority Civic Buildings**

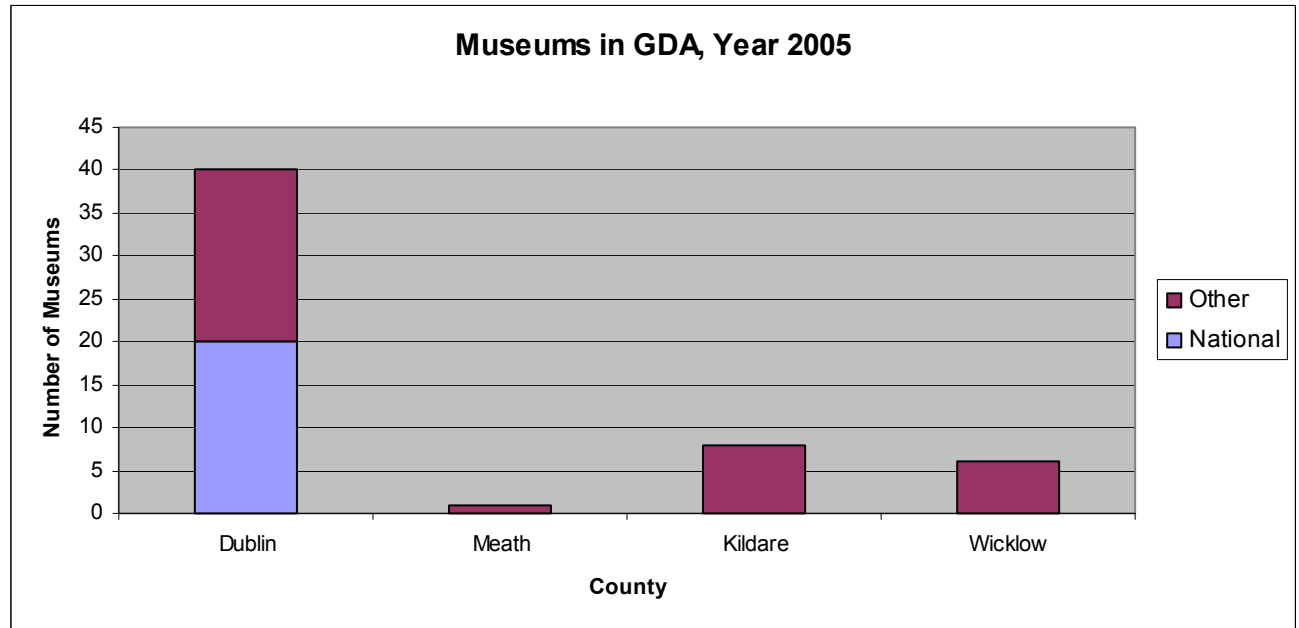


**Local Authority Leisure Facilities, Year 2005**



- Wicklow
- Kildare
- Meath
- Dun-Laoghaire Rathdown Co. Council
- South Dublin Co. Council
- Fingal Co. Council
- Dublin City Council

# Museums



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# Irish Building Legislation

- Building Control Act
- Building Regulations
- Technical Guidance Documents
- Energy Performance Requirements
- Part L – Conservation of Fuel & Energy



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# Irish Building Regulations

- Include provision for the health, safety and welfare of people in and around buildings, conservation of fuel and energy and provision for people with disabilities.
- The *Building Regulations* 1997 – 2002 consist of 12 Parts (A to M, excluding I) with each Part containing one or more Regulations pertaining to the subject matter of that Part.
- The Regulations apply to the construction of new buildings and to extensions and material alterations to existing buildings and certain Parts of the Regulations apply to changes of use of existing buildings.



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# Energy Performance Requirements

- Part L - Conservation of Fuel and Energy (1997)
- Part L - Conservation of Fuel and Energy Dwellings (2002)
- Part F - Ventilation (2002)
- Part J - Heat Producing Appliances
- Building Regulations S.I. No. 260/1994 – Efficiency Requirements for new Hot Water Boilers Fired with Liquid or Gaseous Fuels is another applicable document to the Energy Performance of Buildings Directive.





# Part L - Conservation of Fuel and Energy

- Part L - Conservation of Fuel and Energy (1997)
  - “a building shall so be designed & constructed as to secure, insofar as is reasonably practicable, the conservation of fuel & energy”
  
- Amendment where applies to dwellings
  
- Part L - Conservation of Fuel and Energy Dwellings (2002)
  - Spells out methods by which conservation of energy is achieved
    - (a) *limiting the heat loss and, where appropriate, maximizing the heat gains through the fabric of the building*
    - (b) *controlling, as appropriate, the output of space heating and hot water systems*
    - (c) *limiting the heat loss from pipes, ducts and vessels used for the transport or storage of heated water or air”.*



# The Buildings Directive: Legal Situation in Ireland

- Implementation is the responsibility of
  - Department of the Environment, Heritage and local government
  - Department of communications, Marine and Natural Resources
- EPBD Working Group co-ordinated by Sustainable Energy Ireland
  - Developed draft Action plan
    - Submitted for Ministerial Approval
    - Awaiting on announcement



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# Energy Performance Survey of Irish Housing

- SEI issued a tender document July 2004
  - Actual Vs Theoretical
  - Compliance with Building Regulations at time houses were constructed
  - Pilot demonstration for a potential economical method for Home Energy Rating Programme



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- 
- Information Raising Activities
  - Market Strategy



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