

By Email

Mr. Jim Conway
Director
Eastern & Midland Regional Assembly
Ballymun Civic Centre
Main Street
Ballymun
Dublin 9

23rd January 2019

Re: Public Consultation – Draft RSES

Dear Jim,

I acknowledge receipt of your letter dated 14th January 2019 providing the LDA with an opportunity to provide a submission in relation to the draft Regional Spatial and Economic Strategy (RSES).

The Land Development Agency (LDA) welcomes the publication of the RSES and acknowledges its relevance and applicability for its future operations.

One of the LDA's primary functions is to enhance land delivery / assembly on a long-term sustainable basis, both in relation to state lands and the enablement of private lands. This work will have a particularly focus on residential delivery and urban regeneration.

Given the LDA's strategic focus, our comments are largely in relation to Chapter 9 ("Quality of Life").

RPO 9.3 Housing

The LDA welcomes the acknowledgement of a required change in both housing and tenure typologies, particularly in the area of affordable housing provision. Enabling the provision of affordable accommodation is a key focus for the LDA, particularly so in relation to Government's affordability requirements in relation to state lands (i.e. minimum 30% affordable requirement for residential development).

The LDA strongly endorses the requirement to support new models of low cost rental and affordable ownership. We would suggest that additional prominence is provided in relation to cost rental as a potential agent of change for affordable housing provision, particularly in the context of; (i) the emergence of a cost rental pilot scheme (St. Michael's DCC); and (ii) Government's commitment to the publication of revised affordability regulations, which may include cost rental tenure.



RPO 9.5 Regeneration

The LDA endorses the requirement for Active Land Management responses in relation to urban / brownfield regeneration sites and the key role that the Urban Regeneration and Development Fund plays, both as a catalyst for development but also for potential scheme viability.

In line with compact urban growth objectives, we would suggest that there is an overall requirement for a detailed existing use analysis, not only in relation to Local Authority land, but also wider state-owned lands in order to ensure best current usage for lands (e.g. industrial versus residential).

Congratulations on producing a cogent and professional draft RSES. I would welcome the opportunity to discuss any of the observations and comments above as required.

Yours sincerely,

John Coleman
Interim Chief Executive

Sent by email and accordingly bears no signature

