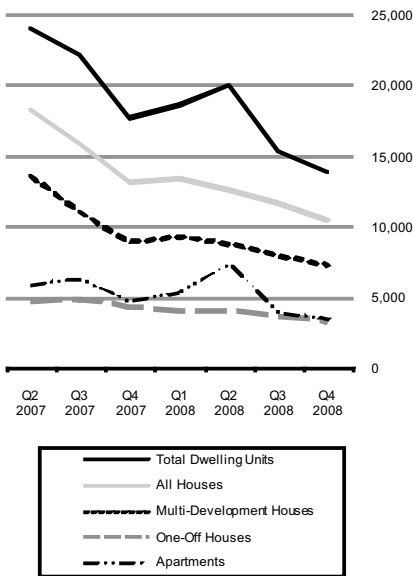




Planning Permissions Quarter 4 2008

**Number of Dwelling Units approved
classified by type of unit,
q2 2007 - q4 2008**



Number of Dwelling Units Approved

	Houses	Apartments	Total
Quarter 4 2007	13,135	4,598	17,733
Quarter 4 2008	10,375	3,392	13,767
% change	-21.0%	-26.2%	-22.4%

Dwelling units approved down 22.4% in year

This release shows that for the fourth quarter of 2008, planning permissions were granted for 13,767 dwelling units, compared with 17,733 units for the same period in 2007, a decrease of 22.4%. *See Table 4.*

The fourth quarter figures also show that:

- ◆ Planning Permissions were granted for 10,375 houses in the fourth quarter of 2008 and 13,135 in the fourth quarter of 2007, a decrease of 21%. *See Table 4.*
- ◆ Planning permissions were granted for 3,392 apartment units, compared with 4,598 units for the same period in 2007, a decrease of 26.2%. *See Table 4.*
- ◆ One-off houses accounted for 23% of all new dwelling units granted planning permission in this quarter. *See Table 4.*
- ◆ The total number of planning permissions granted for all developments was 8,977. This compares with 12,330 in the fourth quarter of 2007, a decrease of 27.2%. *See Table 1.*
- ◆ Total floor area planned was 3,517 thousand sq. metres in the fourth quarter of 2008. Of this, 57.7% was for new dwellings, 31.3% for other new constructions and 11% for extensions. The total floor area planned decreased by 27.3% in comparison with the same quarter of 2007. *See Table 1.*
- ◆ Planning Permissions for new buildings for Agriculture decreased to 214 this quarter. This compares to 1,232 permissions in the same quarter of 2007. *See Table 3A.*

Published by the Central Statistics Office, Ireland.

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Data from tables 5, 6 & 7 are now only available in electronic format on the CSO website. To view the data in this format go to
<http://www.cso.ie/px/pxeirestat/database/eirestat/Planning%20Permissions/Planning%20Permissions.asp>

Table 1 Summary of Planning Permissions Granted, Q1 2000 - Q4 2008

Period	Number of Permissions					Total Floor Area ² (000 sq.m) ¹				
	New Construction		Extension	Alteration and Conversion	Total	New Construction		Extension	Total	
	Dwellings	Other				Dwellings	Other			
2000	Q 1	6,630	-	-	-	-	-	-	-	
	Q 2	6,597	-	-	-	-	-	-	-	
	Q 3	6,893	1,449	4,206	762	13,310	3,223	1,159	525	4,906
	Q 4	6,212	1,354	3,087	612	11,265	3,019	865	417	4,301
	Year²	26,332	-	-	-	-	-	-	-	-
2001	Q 1	6,333	1,455	2,986	674	11,448	2,909	1,084	510	4,503
	Q 2	5,538	1,465	3,030	639	10,672	2,779	921	368	4,067
	Q 3	6,157	1,671	3,715	786	12,329	2,513	998	453	3,964
	Q 4	5,585	1,606	3,106	754	11,051	2,262	1,020	391	3,672
	Year	23,613	6,197	12,837	2,853	45,500	10,463	4,023	1,722	16,206
2002	Q 1	5,025	1,512	2,843	856	10,236	2,096	972	423	3,491
	Q 2	4,547	1,349	2,883	665	9,444	2,505	873	370	3,748
	Q 3	5,502	1,691	3,704	757	11,654	2,335	1,139	429	3,904
	Q 4	4,654	1,374	2,892	646	9,566	1,856	1,020	401	3,277
	Year	19,728	5,926	12,322	2,924	40,900	8,792	4,004	1,623	14,420
2003	Q 1	4,846	1,278	2,713	645	9,482	1,797	713	365	2,874
	Q 2	5,110	1,465	3,103	677	10,355	2,509	974	345	3,828
	Q 3	5,583	1,693	3,457	689	11,422	2,832	1,184	411	4,427
	Q 4	5,410	1,496	2,886	566	10,358	2,473	1,066	376	3,915
	Year	20,949	5,932	12,159	2,577	41,617	9,611	3,937	1,497	15,044
2004	Q 1	6,887	1,545	2,820	587	11,839	3,156	940	364	4,461
	Q 2	7,563	1,660	3,511	652	13,386	3,344	1,156	398	4,898
	Q 3	7,100	1,899	4,076	731	13,806	3,172	1,007	467	4,646
	Q 4	5,962	1,613	3,061	605	11,241	3,123	1,155	436	4,714
	Year	27,512	6,717	13,468	2,575	50,272	12,795	4,258	1,665	18,719
2005	Q 1	6,170	1,571	3,028	586	11,355	3,299	985	427	4,711
	Q 2	6,722	2,068	3,845	672	13,307	3,764	1,478	488	5,730
	Q 3	6,485	2,189	4,476	778	13,928	3,219	1,327	530	5,076
	Q 4	5,957	1,871	3,533	653	12,014	2,883	1,167	427	4,478
	Year	25,334	7,699	14,882	2,689	50,604	13,165	4,957	1,872	19,995
2006	Q 1	5,890	1,822	3,575	603	11,890	2,999	1,151	444	4,595
	Q 2	5,595	2,494	4,137	666	12,892	2,737	1,612	475	4,824
	Q 3	6,035	2,965	4,759	756	14,515	2,981	1,764	593	5,337
	Q 4	5,254	3,172	3,883	653	12,962	2,374	1,697	461	4,532
	Year	22,774	10,453	16,354	2,678	52,259	11,091	6,224	1,973	19,288
2007	Q 1	5,709	4,995	4,033	651	15,388	2,952	2,272	570	5,793
	Q 2	5,636	6,229	4,751	695	17,311	3,409	2,668	643	6,719
	Q 3	5,880	5,411	5,210	837	17,338	3,165	2,748	725	6,638
	Q 4	5,028	2,767	3,841	694	12,330	2,680	1,626	529	4,835
	Year	22,253	19,402	17,835	2,877	62,367	12,206	9,314	2,467	23,985
2008	Q1	4,777	2,104	3,523	651	11,055	2,645	1,359	509	4,514
	Q2	4,722	2,050	3,743	700	11,215	2,901	1,425	444	4,770
	Q3	4,253	1,774	4,166	711	10,904	2,263	1,265	470	3,998
	Q4	3,739	1,616	3,003	619	8,977	2,028	1,102	387	3,517
	Year	17,491	7,544	14,435	2,681	42,151	9,837	5,151	1,810	16,799

¹ For categories where floor area is a relevant measure² A review of the series for new dwellings was undertaken and resulted in revised data for 1999 and the first half of 2000

Corresponding revised data were not available for floor area or for permissions other than for new dwellings for those periods

Table 2 Summary of Planning Permissions granted, Q4 2008, classified by region, county and type of development

Planning Region and County	Number of Permissions					Total Floor Area (000 sq.m)			
	New Construction		Extension	Alteration and Conversion	Total	New Construction		Extension	Total ¹
	Dwellings	Other				Dwellings	Other		
Border, Midland and Western	1,638	513	825	165	3,141	776	403	104	1,282
Border	812	222	400	61	1,495	448	225	49	722
Cavan	94	26	44	4	168	50	22	12	84
Donegal	324	85	157	18	584	112	40	17	170
Leitrim	42	13	22	4	81	21	1	2	23
Louth	95	41	76	17	229	175	116	8	299
Monaghan	168	37	46	11	262	66	29	4	99
Sligo	89	20	55	7	171	25	17	5	47
Midland	302	110	147	42	601	149	67	17	233
Laois	96	41	54	17	208	47	30	5	82
Longford	34	11	14	4	63	9	9	3	21
Offaly	98	29	41	10	178	50	16	4	69
Westmeath	74	29	38	11	152	42	13	5	60
West	524	181	278	62	1,045	178	111	38	327
Galway City	17	23	36	25	101	6	20	10	36
Galway ²	236	96	119	18	469	79	52	14	145
Mayo	168	33	76	13	290	56	20	9	86
Roscommon	103	29	47	6	185	37	18	5	61
Southern and Eastern	2,101	1,103	2,178	454	5,836	1,252	699	283	2,235
Dublin	200	223	723	198	1,344	87	177	124	389
Dublin City	84	125	280	105	594	24	76	23	123
Dun Laoghaire-Rathdown	38	14	139	26	217	14	0	20	34
Fingal	41	57	173	29	300	37	71	71	178
South Dublin	37	27	131	38	233	13	31	11	54
Mid-East	489	251	404	91	1,235	393	139	38	571
Kildare	238	142	196	55	631	125	74	21	220
Meath	149	56	96	15	316	123	31	9	163
Wicklow	102	53	112	21	288	145	35	8	188
Mid-West	335	178	239	48	800	157	68	24	249
Clare	147	52	83	13	295	37	26	8	71
Limerick City	8	25	26	19	78	8	8	3	18
Limerick ²	102	57	73	9	241	76	13	6	95
North Tipperary	78	44	57	7	186	36	21	8	64
South-East	491	222	374	65	1,152	369	192	38	599
Carlow	46	31	48	8	133	37	32	7	77
Kilkenny	87	38	81	11	217	37	13	8	58
South Tipperary	74	38	46	5	163	109	7	3	120
Waterford City	13	20	18	9	60	58	78	2	138
Waterford ²	69	44	79	7	199	35	30	7	73
Wexford	202	51	102	25	380	92	31	11	133
South-West	586	229	438	52	1,305	246	123	59	428
Cork City	20	6	36	1	63	6	30	2	38
Cork ²	395	178	275	39	887	161	78	34	272
Kerry	171	45	127	12	355	79	16	23	118
State	3,739	1,616	3,003	619	8,977	2,028	1,102	387	3,517

¹ For categories where floor area is a relevant

² Excluding cities

- No permissions

NOTE: 0 implies less than 500 sq.m

Table 3(a) Number of Planning Permissions granted, Q4 2008, classified by region, type of development and functional category

Type of Development and Planning Region	Functional Category								Total
	Dwellings	Commercial Buildings	Buildings for Agriculture	Industrial Buildings	Govt-, Health and Education	Other Buildings for Social Use	Civil Eng.	Other	
New Construction									
Border, Midland and Western	1,638	145	66	31	31	30	112	98	2,151
Border	812	57	37	13	14	12	51	38	1,034
Midland	302	29	14	7	6	7	32	15	412
West	524	59	15	11	11	11	29	45	705
Southern and Eastern	2,101	216	148	48	87	36	241	327	3,204
Dublin	200	45	3	7	13	7	30	118	423
Mid-East	489	50	39	11	30	12	51	58	740
Mid-West	335	39	21	8	11	4	46	49	513
South-East	491	43	48	9	18	8	38	58	713
South West	586	39	37	13	15	5	76	44	815
State	3,739	361	214	79	118	66	353	425	5,355
Extension									
Border, Midland and Western	674	60	11	12	56	12	-	-	825
Border	330	30	5	4	24	7	-	-	400
Midland	122	11	4	1	4	5	-	-	147
West	222	19	2	7	28	-	-	-	278
Southern and Eastern	1,830	127	16	27	148	30	-	-	2,178
Dublin	622	39	-	5	47	10	-	-	723
Mid-East	347	20	4	3	27	3	-	-	404
Mid-West	192	18	3	1	19	6	-	-	239
South-East	307	24	2	8	31	2	-	-	374
South West	362	26	7	10	24	9	-	-	438
State	2,504	187	27	39	204	42	-	-	3,003
Alteration and Conversion									
Border, Midland and Western	36	99	4	2	18	6	-	-	165
Border	13	36	2	-	8	2	-	-	61
Midland	12	22	2	1	3	2	-	-	42
West	11	41	-	1	7	2	-	-	62
Southern and Eastern	150	217	2	4	58	23	-	-	454
Dublin	91	70	-	1	28	8	-	-	198
Mid-East	24	53	1	-	9	4	-	-	91
Mid-West	4	25	-	-	15	4	-	-	48
South-East	12	43	1	3	3	3	-	-	65
South West	19	26	-	-	3	4	-	-	52
State	186	316	6	6	76	29	-	-	619
All Developments									
Border, Midland and Western	2,348	304	81	45	105	48	112	98	3,141
Border	1,155	123	44	17	46	21	51	38	1,495
Midland	436	62	20	9	13	14	32	15	601
West	757	119	17	19	46	13	29	45	1,045
Southern and Eastern	4,081	560	166	79	293	89	241	327	5,836
Dublin	913	154	3	13	88	25	30	118	1,344
Mid-East	860	123	44	14	66	19	51	58	1,235
Mid-West	531	82	24	9	45	14	46	49	800
South-East	810	110	51	20	52	13	38	58	1,152
South West	967	91	44	23	42	18	76	44	1,305
State	6,429	864	247	124	398	137	353	425	8,977

- No permissions

**Table 3(b) Total Floor Area Planned (000 sq.m) in new construction and extensions,
Q4 2008, classified by region and functional category**

Type of Development and Planning Region	Functional Category						Total ¹
	Dwellings	Commercial Buildings	Buildings for Agriculture	Industrial Buildings	Govt., Health and Education	Other Buildings for Social Use	
New Construction							
Border, Midland and Western	776	158	41	155	34	14	1,178
Border	448	67	28	118	8	5	674
Midland	149	29	9	18	6	5	216
West	178	62	4	20	21	5	290
Southern and Eastern	1,252	391	78	87	111	31	1,950
Dublin	87	97	11	17	46	7	265
Mid-East	393	50	19	29	26	14	531
Mid-West	157	40	7	8	12	2	226
South-East	369	139	23	13	11	6	561
South West	246	66	18	21	16	3	370
State	2,028	550	118	243	146	46	3,130
Extension							
Border, Midland and Western	50	21	8	9	13	3	104
Border	26	9	5	2	5	2	49
Midland	9	3	2	2	0	1	17
West	16	9	0	5	8	-	38
Southern and Eastern	121	83	8	20	46	6	284
Dublin	32	51	-	10	29	2	124
Mid-East	26	4	1	1	5	2	39
Mid-West	15	5	1	0	2	1	24
South-East	22	4	1	5	6	0	38
South West	25	21	5	4	4	1	60
State	171	104	15	28	59	9	387
Total New Construction and Extension							
Border, Midland and Western	826	179	48	164	47	17	1,281
Border	474	76	33	120	12	7	722
Midland	158	32	11	19	6	6	232
West	194	71	4	25	28	5	327
Southern and Eastern	1,374	475	85	107	158	37	2,236
Dublin	120	147	11	27	75	9	389
Mid-East	419	54	20	30	31	16	570
Mid-West	171	44	8	8	15	3	249
South-East	391	143	24	18	17	6	599
South West	272	86	22	25	19	3	427
State	2,199	654	134	271	205	54	3,517

¹ For categories where floor area is a relevant measure

NOTE: 0 implies less than 500 sq.m

Table 4 Summary of Planning Permissions Granted for new houses and apartments, Q1 2004 - Q4 2008

Period	All Houses				of which Multi-Development Houses				of which One-Off Houses				Apartments			
	Number of Permissions	Number of Units	Floor Area (000 m ²)	Average Floor Area per Unit (m ²)	Number of Permissions	Number of Units	Floor Area (000 m ²)	Average Floor Area per Unit (m ²)	Number of Permissions	Number of Units	Floor Area (000 m ²)	Average Floor Area per Unit (m ²)	Number of Permissions	Number of Units	Floor Area (000 m ²)	Average Floor Area per Unit (m ²)
2004 Q 1	6,426	17,054	2,509	147.1	585	11,213	1,331	118.7	5,841	5,841	1,177	201.6	457	8,347	646	77.4
Q 2	7,123	18,653	2,770	148.5	640	12,170	1,443	118.6	6,483	6,483	1,328	204.8	425	7,313	543	74.2
Q 3	6,647	17,097	2,580	150.9	601	11,051	1,336	120.9	6,046	6,046	1,244	205.7	446	7,399	579	78.3
Q 4	5,555	16,772	2,428	144.8	551	11,768	1,392	118.3	5,004	5,004	1,036	207.1	403	9,018	691	76.6
Year	25,751	69,576	10,287	147.8	2,377	46,202	5,502	119.1	23,374	23,374	4,785	204.7	1,731	32,077	2,459	76.7
2005 Q 1	5,749	18,913	2,810	148.6	627	13,791	1,729	125.4	5,122	5,122	1,081	211.0	416	6,437	487	75.7
Q 2	6,244	21,938	3,186	145.2	756	16,450	2,027	123.2	5,488	5,488	1,159	211.1	472	6,880	553	80.4
Q 3	6,005	18,190	2,756	151.5	680	12,865	1,612	125.3	5,325	5,325	1,144	214.8	476	5,791	461	79.6
Q 4	5,516	16,609	2,526	152.1	583	11,676	1,452	124.3	4,933	4,933	1,075	217.8	435	4,594	352	76.7
Year	23,514	75,650	11,278	149.1	2,646	54,782	6,820	124.5	20,868	20,868	4,458	213.6	1,799	23,702	1,854	78.2
2006 Q 1	5,500	16,454	2,504	152.2	602	11,556	1,433	124.0	4,898	4,898	1,071	218.7	385	6,070	485	79.8
Q 2	5,259	15,014	2,413	160.7	563	10,318	1,359	131.7	4,696	4,696	1,055	224.6	327	4,083	316	77.5
Q 3	5,683	15,486	2,504	161.7	602	10,405	1,351	129.8	5,081	5,081	1,153	226.9	345	5,397	456	84.5
Q 4	4,967	13,054	2,105	161.3	485	8,572	1,086	126.7	4,482	4,482	1,019	227.3	283	3,197	263	82.2
Year	21,409	60,008	9,526	158.7	2,252	40,851	5,228	128.0	19,157	19,157	4,298	224.3	1,340	18,747	1,520	81.1
2007 Q 1	5,345	15,654	2,532	161.8	603	10,912	1,418	130.0	4,742	4,742	1,114	234.9	360	4,884	402	82.3
Q 2	5,240	18,201	2,918	160.3	556	13,517	1,809	133.8	4,684	4,684	1,109	236.8	387	5,787	478	82.7
Q 3	5,472	15,838	2,610	164.8	595	10,961	1,447	132.0	4,877	4,877	1,163	238.4	391	6,300	536	85.1
Q4	4,731	13,135	2,235	170.2	479	8,883	1,206	135.8	4,252	4,252	1,029	242.0	286	4,598	418	90.9
Year	20,788	62,828	10,295	163.9	2,233	44,273	5,880	132.8	18,555	18,555	4,415	238.0	1,424	21,569	1,834	85.0
2008 Q1	4,448	13,301	2,191	164.7	436	9,289	1,221	131.4	4,012	4,012	970	241.7	317	5,281	442	83.8
Q2	4,393	12,598	2,238	177.7	429	8,634	1,259	145.8	3,964	3,964	979	247.0	317	7,344	632	86.0
Q3	3,980	11,532	1,913	165.9	364	7,916	1,012	127.8	3,616	3,616	901	249.1	259	3,761	331	87.9
Q4	3,476	10,375	1,717	165.5	314	7,213	918	127.3	3,162	3,162	799	252.6	246	3,392	285	83.9
Year	16,297	47,806	8,059	168.6	1,543	33,052	4,410	133.4	14,754	14,754	3,649	247.3	1,139	19,778	1,690	85.4

Background Notes

Scope and Background

Details of the scope and background of this series were given in the March 1973 Statistical Bulletin. The Planning and Development Acts 1963 – 2000, imposes certain requirements on builders, developers and all other persons who propose to build or develop and specifies that a planning permission must be obtained from the relevant Planning Authority.

Local authority building (including housing) is exempt in the case where construction takes place in the Authorities' own area. Therefore, works undertaken by a local authority outside its functional area come within the scope of the Acts, and need planning permission. Planning permission is also needed for development by the State, except where the consultation procedures provided for in the Local Government (Planning and Development) Act, 1993 obtain (e.g. national security, public safety or order, the administration of justice etc.). This series only provides coverage where development is subject to the requirement to obtain planning permission.

This series is also available using the interactive tables in Database Direct on www.cso.ie.

Regions

The Local Government Act 1991 (Regional Authorities) (Establishment) Order, 1993, which came into operation on 1 January 1994, established eight new Regions. The CSO has adopted these in place of the old Planning Regions as the basis for the regional breakdown of planning permissions data.

Classification

Planning permissions are classified by type of development, local authority district and by regional authority. A distinction is made between residential and non-residential building and civil engineering.

Coverage

Only final grants of permission or approvals are covered, i.e. only works which involve construction. The following permissions are excluded since they do not entail construction per se:

- Changes of a technical and business nature as distinct from a building or structural nature;
- Outline permission;
- Retention of an existing building;
- Changes to existing plan;
- Bye-law permission;
- Refusals - permissions subsequently granted on appeal by An Bord Pleanála are included.

Rounding

As the figures for floor area have been rounded there may be slight discrepancies between the sum of the constituent items and the totals shown.

Estimates are included where complete details of floor area size are not available.

NUTS2 and NUTS3 regions

The regional classifications in this release are based on the NUTS (Nomenclature of Territorial Units) classification used by Eurostat. The NUTS3 regions correspond to the eight Regional Authorities established under the Local Government Act, 1991 (Regional Authorities) (Establishment) Order, 1993, which came into operation on 1 January 1994. The NUTS2 regions, which were proposed by Government and agreed by Eurostat in 1999, are groupings of the NUTS3 regions. The composition of the regions is set out below.

Border, Midlands and Western NUTS2 Region

Border	Cavan Donegal Leitrim Louth Monaghan Sligo
Midland	Laoighis Longford Offaly Westmeath
West	Galway City Galway County Mayo Roscommon

Southern and Eastern NUTS2 Region

Dublin	Dublin City Dun Laoghaire-Rathdown Fingal South Dublin
Mid-East	Kildare Meath Wicklow
Mid-West	Clare Limerick City Limerick County North Tipperary
South-East	Carlow Kilkenny South Tipperary Waterford City Waterford County Wexford
South-West	Cork City Cork County Kerry