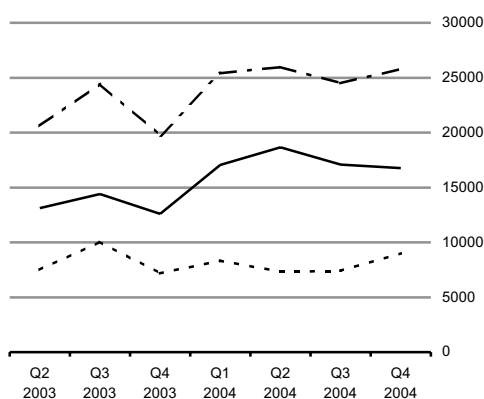
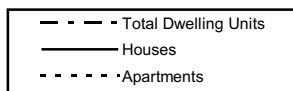




Planning Permissions Quarter 4 2004

Dwelling Units



Number of Dwelling Units

	Houses	Apartments	Total
Sep-Dec 2003	12,582	7,170	19,752
Sep-Dec 2004	16,772	9,018	25,790

New Dwellings approved up 30.6% in year

This release shows that for the fourth quarter of 2004, planning permissions were granted for 25,790 new dwellings, compared with 19,752 units for the same period in 2003, an increase of 30.6%.

The fourth quarter figures also show that:

- ◆ Planning permissions were granted for 16,772 new houses. This compares with 12,582 units in the same quarter of 2003, an increase of 33.3%. *See Table 4.*
- ◆ Planning permissions were granted for 9,018 apartments in the fourth quarter of 2004 and 7,170 in the fourth quarter of 2003. This is an increase of 25.8%. *See Table 7.*
- ◆ One-off houses accounted for 19.4% of all new dwelling units granted planning permission in this quarter. This compares with 35.6% for the same period in 2003. *See Table 5.*
- ◆ Total floor area planned was 4,714 thousand sq. metres in the fourth quarter of 2004. Of this, 66.2% was for new dwellings, 24.5% for other new constructions and 9.2% for extensions. The total floor area planned increased by 20.4% in comparison with the same quarter of 2003. *See Table 1.*
- ◆ The total number of permissions granted for all developments in 2004 was 50,272 this compares to 41,617 for 2003 an overall increase of 20.8%. *See Table 1.*

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Table 1 Summary of Planning Permissions Granted, 1998-2004

Period	Number of Permissions					Total Floor Area (000 m)			
	New Construction		Extension	Alteration and Conversion	Total	New Construction		Extension	Total
	Dwellings	Other				Dwellings	Other		
1998 1st Quarter	3,513	1,216	2,491	602	7,822	1,403	618	333	2,354
2nd "	3,854	1,182	3,087	671	8,794	1,383	521	388	2,292
3rd "	5,027	1,486	4,060	763	11,336	1,897	804	496	3,198
4th "	4,325	1,296	2,938	712	9,271	1,415	605	357	2,377
Year	16,719	5,180	12,576	2,748	37,223	6,098	2,548	1,574	10,221
1999 1st Quarter	5,201	-	-	-	-	-	-	-	-
2nd "	5,674	-	-	-	-	-	-	-	-
3rd "	6,517	-	-	-	-	-	-	-	-
4th "	6,203	-	-	-	-	-	-	-	-
Year	23,595	-	-	-	-	-	-	-	-
2000 1st Quarter	6,630	-	-	-	-	-	-	-	-
2nd "	6,597	-	-	-	-	-	-	-	-
3rd "	6,893	1,449	4,026	762	13,310	3,223	1,159	525	4,906
4th "	6,212	1,354	3,087	612	11,265	3,019	865	417	4,301
Year	26,332	-	-	-	-	-	-	-	-
2001 1st Quarter	6,333	1,455	2,986	674	11,448	2,909	1,084	510	4,503
2nd "	5,538	1,465	3,030	639	10,672	2,779	921	368	4,067
3rd "	6,157	1,671	3,715	786	12,329	2,513	998	453	3,964
4th "	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 1st Quarter	5,025	1,512	2,843	856	10,236	2,096	972	423	3,491
2nd "	4,547	1,349	2,883	665	9,444	2,505	873	370	3,748
3rd "	5,502	1,691	3,704	757	11,654	2,335	1,139	429	3,904
4th "	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 1st Quarter	4,846	1,278	2,713	645	9,482	1,797	713	365	2,874
2nd "	5,110	1,465	3,103	677	10,355	2,509	974	345	3,828
3rd "	5,583	1,693	3,457	689	11,422	2,832	1,184	411	4,427
4th "	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 1st Quarter	6,887	1,545	2,820	587	11,839	3,156	940	364	4,461
2nd "	7,563	1,660	3,511	652	13,386	3,344	1,156	398	4,898
3rd "	7,100	1,899	4,076	731	13,806	3,172	1,007	467	4,646
4th "	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

¹ For categories where floor area is a relevant measure

² 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, fourth quarter 2004, 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	2,797	545	940	193	4,475	1,182	280	140	1,602
Border	1,253	242	474	85	2,054	502	136	69	707
Cavan	178	30	57	5	270	110	7	16	133
Donegal	516	69	171	28	784	187	16	21	224
Leitrim	120	14	33	10	177	42	9	3	54
Louth	133	59	115	26	333	41	44	13	97
Monaghan	162	34	52	2	250	60	17	11	88
Sligo	144	36	46	14	240	62	44	6	112
Midland	373	105	157	46	681	275	60	27	362
Laois	96	38	42	6	182	95	15	4	114
Longford	81	15	19	9	124	36	5	5	46
Offaly	108	15	47	17	187	32	4	14	49
Westmeath	88	37	49	14	188	112	36	4	153
West	1,171	198	309	62	1,740	405	84	43	532
Galway City	18	7	29	9	63	22	2	7	30
Galway ²	521	91	148	25	785	164	41	16	221
Mayo	430	68	90	22	610	143	23	16	183
Roscommon	202	32	42	6	282	76	18	5	99
Southern and Eastern	3,165	1,068	2,121	412	6,766	1,941	875	296	3,112
Dublin	389	288	692	157	1,526	680	438	82	1,200
Dublin City	163	149	267	83	662	415	106	30	550
Dun Laoghaire-Rathdown	90	44	170	26	330	83	67	27	177
Fingal	82	51	126	34	293	89	223	12	323
South Dublin	54	44	129	14	241	93	43	14	150
Mid-East	310	143	275	59	787	165	56	55	276
Kildare	145	58	111	24	338	87	13	31	131
Meath	138	66	131	24	359	59	35	21	116
Wicklow	27	19	33	11	90	19	7	3	29
Mid-West	543	123	293	51	1,010	264	57	39	360
Clare	207	32	106	19	364	71	6	20	97
Limerick City	7	7	24	10	48	1	0	2	3
Limerick ²	206	52	96	11	365	77	44	10	132
North Tipperary	123	32	67	11	233	114	7	7	127
South-East	890	250	406	71	1,617	398	143	53	594
Carlow	56	26	40	12	134	54	16	8	79
Kilkenny	151	66	74	19	310	100	48	8	156
South Tipperary	146	58	71	9	284	52	37	8	97
Waterford City	18	13	27	10	68	28	8	3	38
Waterford ²	159	25	73	6	263	43	7	9	59
Wexford	360	62	121	15	558	120	27	18	165
South-West	1,033	264	455	74	1,826	434	180	67	681
Cork City	24	12	43	8	87	16	32	12	60
Cork ²	682	175	277	46	1,180	309	112	33	454
Kerry	327	77	135	20	559	109	36	22	167
State	5,962	1,613	3,061	605	11,241	3,123	1,155	436	4,714

¹ For categories where floor area is a relevant measure

² Excluding cities

Table 3A Number of Planning Permissions granted, fourth quarter 2004, 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	2,797	129	114	39	43	18	90	112	3,342
Border	1,253	69	47	9	14	7	40	56	1,495
Midland	373	20	21	17	9	5	18	15	478
West	1,171	40	46	13	20	6	32	41	1,369
Southern and Eastern	3,165	256	165	67	85	33	142	320	4,233
Dublin	389	67	2	18	30	9	24	138	677
Mid-East	310	41	23	7	12	5	15	40	453
Mid-West	543	23	28	4	7	6	22	33	666
South-East	890	64	56	19	19	8	28	56	1,140
South-West	1,033	61	56	19	17	5	53	53	1,297
State	5,962	385	279	106	128	51	232	432	7,575
Extension									
Border, Midland and Western	732	98	33	15	45	17	-	-	940
Border	365	52	21	5	23	8	-	-	474
Midland	112	17	6	7	9	6	-	-	157
West	255	29	6	3	13	3	-	-	309
Southern and Eastern	1,728	157	53	46	108	29	-	-	2,121
Dublin	607	43	1	10	25	6	-	-	692
Mid-East	220	18	5	12	15	5	-	-	275
Mid-West	223	20	12	5	26	7	-	-	293
South-East	333	27	12	13	16	5	-	-	406
South-West	345	49	23	6	26	6	-	-	455
State	2,460	255	86	61	153	46	-	-	3,061
Alteration and Conversion									
Border, Midland and Western	58	104	3	4	18	6	-	-	193
Border	22	45	1	4	12	1	-	-	85
Midland	13	25	1	-	4	3	-	-	46
West	23	34	1	-	2	2	-	-	62
Southern and Eastern	144	178	6	13	55	16	-	-	412
Dublin	77	59	2	2	13	4	-	-	157
Mid-East	9	27	2	2	16	3	-	-	59
Mid-West	12	20	-	5	12	2	-	-	51
South-East	17	37	2	2	9	4	-	-	71
South-West	29	35	-	2	5	3	-	-	74
State	202	282	9	17	73	22	-	-	605
All Developments									
Border, Midland and Western	3,587	331	150	58	106	41	90	112	4,475
Border	1,640	166	69	18	49	16	40	56	2,054
Midland	498	62	28	24	22	14	18	15	681
West	1,449	103	53	16	35	11	32	41	1,740
Southern and Eastern	5,037	591	224	126	248	78	142	320	6,766
Dublin	1,073	169	5	30	68	19	24	138	1,526
Mid-East	539	86	30	21	43	13	15	40	787
Mid-West	778	63	40	14	45	15	22	33	1,010
South-East	1,240	128	70	34	44	17	28	56	1,617
South-West	1,407	145	79	27	48	14	53	53	1,826
State	8,624	922	374	184	354	119	232	432	11,241

- No permissions

Table 3B Total Floor Area planned (000 sq.m) in new construction and extensions, fourth quarter 2004, 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	1,182	153	47	48	22	9	1,462
Border	502	96	20	6	10	4	638
Midland	275	29	7	18	3	4	335
West	405	28	21	24	10	1	489
Southern and Eastern	1,941	573	89	122	64	28	2,816
Dublin	680	309	26	60	37	7	1,118
Mid-East	165	31	7	11	2	6	221
Mid-West	264	37	10	7	2	1	321
South-East	398	81	22	16	13	11	541
South-West	434	116	24	28	9	3	615
State	3,123	726	136	170	86	37	4,278
Extension							
Border, Midland and Western	52	41	18	9	16	4	140
Border	24	19	15	3	5	3	69
Midland	8	6	1	4	7	1	27
West	19	15	1	2	5	0	43
Southern and Eastern	107	71	12	61	35	9	296
Dublin	30	17	0	23	12	2	82
Mid-East	16	7	1	24	3	4	55
Mid-West	16	12	3	3	4	2	39
South-East	24	10	4	11	3	1	53
South-West	22	25	5	1	13	2	67
State	158	112	30	71	51	14	436
Total New Construction and Extension							
Border, Midland and Western	1,234	194	65	58	38	13	1,602
Border	527	115	35	10	15	7	707
Midland	283	35	8	22	9	5	362
West	424	44	22	26	15	2	532
Southern and Eastern	2,048	644	101	183	99	38	3,112
Dublin	710	325	26	83	49	9	1,200
Mid-East	181	38	8	35	5	10	276
Mid-West	279	49	13	10	6	3	360
South-East	422	91	26	27	17	12	594
South-West	456	141	28	29	22	5	681
State	3,281	838	166	241	137	51	4,714

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, 1998-2004

Period	Houses				Apartments			
	Number of Permissions	Number of Units	Floor Area (000 m)	Average Floor Area per Unit (m)	Number of Permissions	Number of Units	Floor Area (000 m)	Average Floor Area per Unit (m)
1998 1st Quarter	3,304	9,280	1,286	138.5	206	1,600	115	71.6
2nd "	3,632	9,170	1,251	136.4	218	1,980	128	64.7
3rd "	4,792	12,232	1,754	143.4	234	2,035	143	70.5
4th "	4,119	9,276	1,283	138.3	204	1,816	130	71.8
Year	15,847	39,958	5,574	139.5	862	7,431	516	69.5
1999 1st Quarter	–	14,370	–	–	–	3,194	–	–
2nd "	–	14,303	–	–	–	3,410	–	–
3rd "	–	17,231	–	–	–	2,907	–	–
4th "	–	17,891	–	–	–	3,290	–	–
Year	–	63,795	–	–	–	12,801	–	–
2000 ¹ 1st Quarter	–	17,163	–	–	–	4,203	–	–
2nd "	–	18,985	–	–	–	3,914	–	–
3rd "	6,438	19,574	2,781	142.1	443	5,157	406	78.7
4th "	5,791	18,106	2,664	147.0	405	4,141	297	71.7
Year	–	73,828	–	–	–	17,415	–	–
2001 1st Quarter	5,891	16,492	2,427	147.2	435	6,066	475	78.3
2nd "	5,157	16,104	2,402	149.2	373	4,785	370	77.4
3rd "	5,741	14,452	2,223	153.8	411	3,561	283	79.4
4th "	5,220	13,618	1,997	146.6	361	3,368	262	77.9
Year	22,009	60,666	9,049	149.2	1,580	17,780	1,390	78.2
2002 1st Quarter	4,638	12,105	1,751	144.7	370	4,200	336	79.9
2nd "	4,192	15,236	2,103	138.1	350	5,163	391	75.7
3rd "	5,091	13,501	1,951	144.5	401	4,771	368	77.2
4th "	4,303	10,213	1,523	149.1	343	4,125	327	79.2
Year	18,224	51,055	7,328	143.6	1,464	18,259	1,422	77.9
2003 1st Quarter	4,469	9,511	1,464	153.9	370	4,030	325	80.6
2nd "	4,752	13,118	1,893	144.3	348	7,484	605	80.8
3rd "	5,132	14,394	2,035	141.4	439	10,065	789	78.4
4th "	4,970	12,582	1,905	151.4	435	7,170	562	78.3
Year	19,323	49,605	7,297	147.1	1,592	28,749	2,281	79.3
2004 1st Quarter	6,426	17,054	2,509	147.1	457	8,347	646	77.4
2nd "	7,123	18,653	2,770	148.5	425	7,313	543	74.2
3rd "	6,647	17,097	2,580	150.9	446	7,399	579	78.3
4th "	5,555	16,772	2,428	144.8	403	9,018	691	76.6
Year	25,751	69,576	10,287	147.8	1,731	32,077	2,459	76.6

¹ 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 5 Details of Planning Permissions granted for new one-off houses, fourth quarter 2004, classified by region and county.

Planning Region and County	Number of Permissions	Number of Units	Floor Area (000 sq.m)	Average Floor Area per Unit (sq.m)
One-Off Houses				
Border, Midland and Western	2,416	2,416	513	212.5
Border	1,057	1,057	232	219.8
Cavan	133	133	32	239.8
Donegal	438	438	92	209.9
Leitrim	102	102	21	206.2
Louth	118	118	27	227.7
Monaghan	140	140	35	249.9
Sligo	126	126	26	202.8
Midland	314	314	67	214.4
Laois	78	78	16	211.1
Longford	69	69	15	221.6
Offaly	96	96	20	212.4
Westmeath	71	71	15	213.6
West	1,045	1,045	214	204.6
Galway City	8	8	2	202.8
Galway ²	487	487	102	209.8
Mayo	382	382	78	203.2
Roscommon	168	168	32	193.0
Southern and Eastern	2,588	2,588	523	202.0
Dublin	232	232	33	141.7
Dublin City	81	81	8	104.2
Dun Laoghaire-Rathdown	61	61	10	158.0
Fingal	55	55	10	174.4
South Dublin	35	35	5	149.2
Mid-East	236	236	51	217.4
Kildare	113	113	25	217.8
Meath	106	106	24	222.5
Wicklow	17	17	3	183.5
Mid-West	469	469	98	208.6
Clare	179	179	37	207.0
Limerick City	3	3	1	271.0
Limerick ²	185	185	37	201.9
North Tipperary	102	102	23	221.8
South-East	779	779	169	216.5
Carlow	44	44	9	207.5
Kilkenny	124	124	29	230.6
South Tipperary	124	124	27	216.4
Waterford City	7	7	1	212.9
Waterford ²	153	153	32	211.3
Wexford	327	327	70	215.0
South-West	872	872	172	197.3
Cork City	11	11	2	191.9
Cork ²	582	582	118	202.4
Kerry	279	279	52	186.8
State	5,004	5,004	1,036	207.1

² Excluding cities

Table 6 Details of Planning Permissions granted for new houses³, fourth quarter 2004, classified by region and county.

Planning Region and County	Number of Permissions	Number of Units	Floor Area (000 sq.m)	Average Floor Area per Unit (sq.m)
Houses³				
Border, Midland and Western	260	4,800	584	121.7
Border	147	1,854	235	126.7
Cavan	36	576	72	124.3
Donegal	65	664	91	137.6
Leitrim	14	140	21	147.8
Louth	8	107	11	100.8
Monaghan	13	139	16	111.6
Sligo	11	228	25	109.7
Midland	34	1,500	173	115.6
Laois	12	628	69	110.3
Longford	8	146	20	136.5
Offaly	6	86	10	120.3
Westmeath	8	640	74	115.5
West	79	1,446	176	121.5
Galway City	4	113	19	166.5
Galway ²	19	480	57	118.7
Mayo	30	550	60	109.8
Roscommon	26	303	40	130.5
Southern and Eastern	291	6,968	808	115.9
Dublin	49	1,701	184	108.4
Dublin City	16	1,037	112	108.0
Dun Laoghaire-Rathdown	14	88	12	130.8
Fingal	11	336	34	102.1
South Dublin	8	240	27	110.5
Mid-East	37	692	88	127.3
Kildare	16	361	47	130.7
Meath	16	227	29	128.3
Wicklow	5	104	12	113.7
Mid-West	46	1,122	131	116.7
Clare	18	205	26	127.4
Limerick ²	14	263	32	120.2
North Tipperary	14	654	73	112.0
South-East	65	1,576	187	118.5
Carlow	8	334	40	120.2
Kilkenny	12	431	49	114.8
South Tipperary	16	196	24	124.2
Waterford City	5	147	18	120.0
Waterford ²	5	84	11	129.0
Wexford	19	384	44	115.6
South-West	94	1,877	218	115.9
Cork City	6	28	2	85.7
Cork ²	53	1,452	163	112.4
Kerry	35	397	52	130.9
State	551	11,768	1,392	118.3

² Excluding cities

³ Excluding one-off houses

Table 7 Details of Planning Permissions granted for new apartments, fourth quarter 2004, classified by region and county.

Planning Region and County	Number of Permissions	Number of Units	Floor Area (000 sq.m)	Average Floor Area per Unit (sq.m)
Apartments				
Border, Midland and Western	120	1,132	84	73.8
Border	48	437	34	77.9
Cavan	9	90	7	75.6
Donegal	12	39	3	78.2
Leitrim	4	8	1	75.2
Louth	7	40	3	79.6
Monaghan	9	131	9	70.7
Sligo	7	129	11	86.4
Midland	25	486	34	70.6
Laois	6	149	10	64.1
Longford	4	5	0	69.2
Offaly	6	17	1	58.9
Westmeath	9	315	23	74.2
West	47	209	15	72.7
Galway City	6	15	1	78.7
Galway ²	15	73	5	71.4
Mayo	18	75	5	68.1
Roscommon	8	46	4	80.4
Southern and Eastern	283	7,886	607	77.0
Dublin	106	5,997	460	76.7
Dublin City	64	3,809	292	76.6
Dun Laoghaire-Rathdown	15	683	62	90.6
Fingal	16	680	45	66.0
South Dublin	11	825	62	74.7
Mid-East	36	329	25	74.5
Kildare	15	199	15	72.9
Meath	16	72	6	89.0
Wicklow	5	58	4	61.8
Mid-West	28	448	35	78.6
Clare	10	81	8	96.9
Limerick City	4	10	1	56.3
Limerick ²	7	114	8	74.5
North Tipperary	7	243	18	75.3
South-East	46	550	43	77.3
Carlow	4	66	5	78.2
Kilkenny	15	265	22	84.2
South Tipperary	6	8	0	55.9
Waterford City	6	134	9	65.6
Waterford ²	1	1	0	52.0
Wexford	14	76	6	75.9
South-West	67	562	45	79.7
Cork City	7	124	12	93.7
Cork ²	47	372	28	75.3
Kerry	13	66	5	78.0
State	403	9,018	691	76.6

² Excluding cities

Background Notes

- Scope and Background** Details of the scope and background of this series were given in the March 1973 *Statistical Bulletin*. Works undertaken by a local authority outside its functional area come within the scope of the Local Government (Planning and Development) Acts, 1963 to 1993 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.
- 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.