



Enabling Quality Residential Development

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Fermanagh & Omagh
District Council
Comhairle Ceantair
Fhear Manach agus na hÓmaí

Housing Crisis

Northern Ireland 'needs to build 100,000 homes by 2039'

9 December 2024

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Protest outside Dáil over Ireland's growing housing crisis

17 June 2025

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25 SEPT 2025

New statistics show continuing housing crisis, CIH Northern Ireland warns



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Contents

- Why is a Quality Residential Development important
- Role of the Council's Planning Department
- Fermanagh and Omagh Local Development Plan 2030
- Positive reflections and ongoing challenges
- Planning performance locally



Quality Residential Development

- Physical and personal importance
- Health and well being
- Economic growth
- Place Shaping
- Environment and climate change



Role of the Planning Department

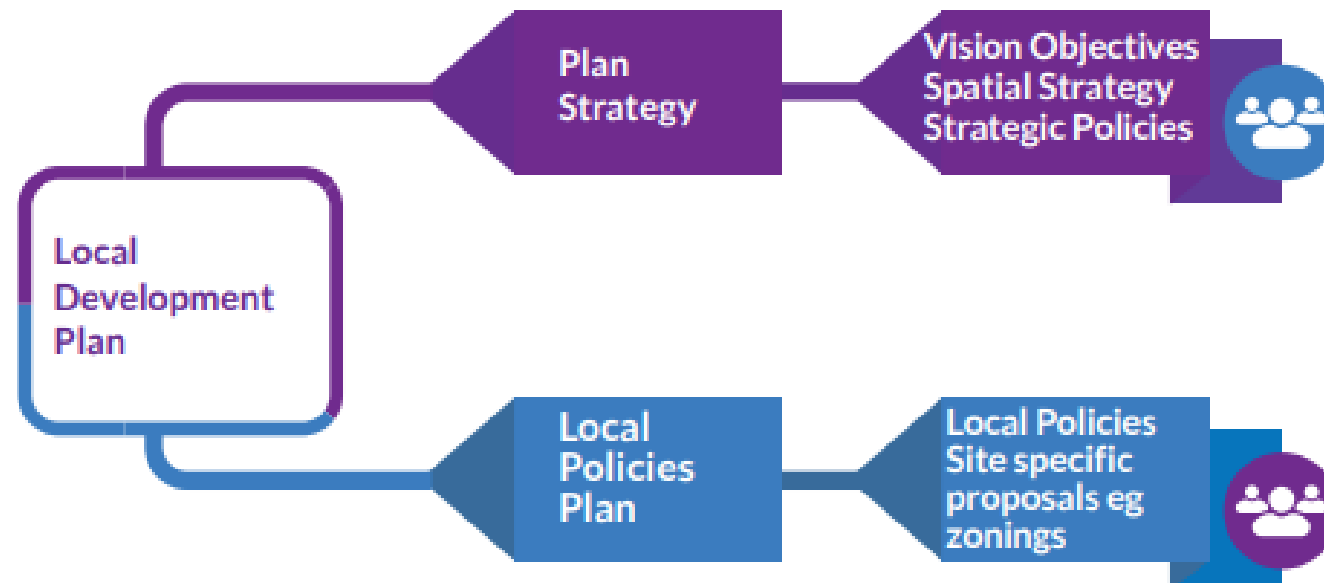
- Must prepare a Local Development Plan
- Spatial reflection of the Community Plan
- Collaboration and engagement
- Planning application decision making
- Monitoring



Local Development Plan

Sets the policy framework and land use proposals that guide development decisions.

Figure 1: Content of Local Development Plan Documents



Local Development Plan - Plan Strategy

- Adopted 16 March 2023
- Spatial Growth Strategy
- Planning Policy Framework
 - People and Places
 - Development and Design
 - Flood Risk Management
- Supplementary Planning Guidance



Positive Reflections

- Collaboration and engagement
- Planning policy framework
- Permissions granted

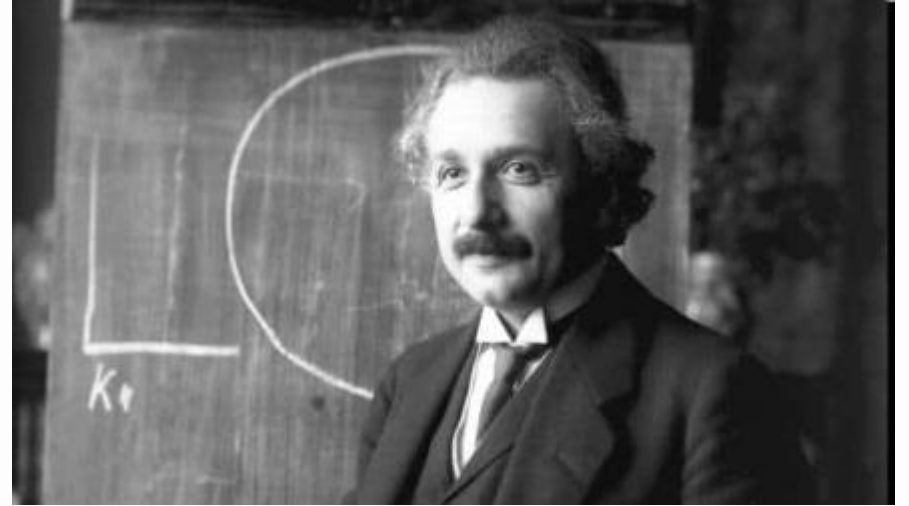


Ongoing Challenges

- Sewage infrastructure
- Availability and deliverability
- Statutory Planning Consultees
- Timelines - Local Development Plan



We cannot solve
our problems with
the same thinking
we used when we
created them.

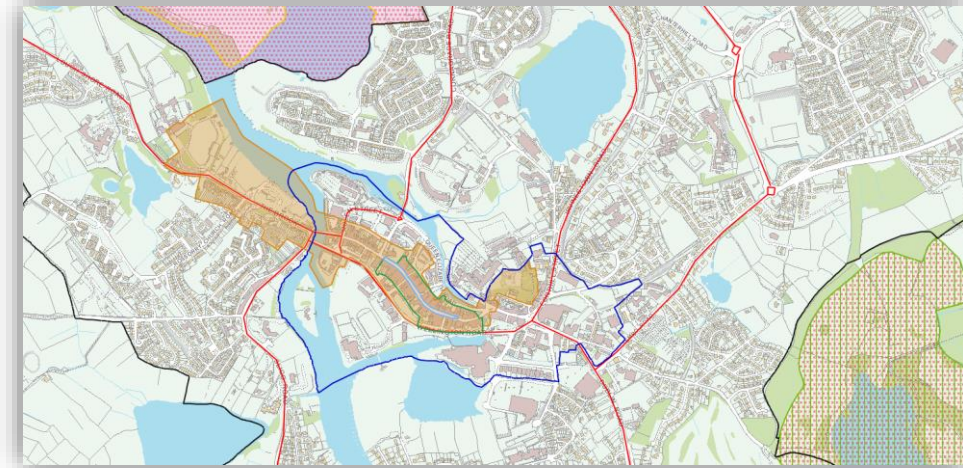


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Local Development Plan - Local Policies Plan

Sets out Council's local policies and site-specific proposals in relation to development and use of land.

- Call for Sites
- Strategic Housing and Land Availability Assessment
 - Suitable
 - Available
 - Deliverable
- Housing Need
- Allocate and Zone land for housing (phase 1 & 2) and Housing Policy Areas



Planning Performance Locally

Local Planning Improvement Programme

- Validation Checklist
- Detailed validation process
- Review of key operating protocols
- Pre –Application Discussions



Planning Performance Locally

- 2024/2025 – Published Statistics
 - Local – 10.2 weeks (Target 15 weeks)
 - Major – 24.5 weeks (Target 30 weeks)
 - Enforcement – 83.3% (Target 70%)
 - Approval rate – 96.9% (NI Average 94.5%)
- 2025/2026 – Q1 - Published Statistics
 - Local – 7.6 weeks
 - Major – 10 weeks
 - Enforcement – 87.5%
 - Approval rate – 97.1% (NI Average 94.6%)



Concluding Remarks



Thank you

- Contact Planning
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- Website Links
 - Planning - [Planning – Fermanagh & Omagh District Council](#)
 - Validation Checklist – [Planning Applications Validation Checklist – Fermanagh & Omagh District Council](#)
 - Local Development Plan - [Local Development Plan – Fermanagh & Omagh District Council](#)
 - Supplementary Planning Guidance - [Supplementary Planning Guidance \(SPG\) – Fermanagh & Omagh District Council](#)

