



23 December 2020.

**Updated Apartment Guidelines to give effect to restrictions on Co-living  
Development**

A Chara,

I write further to the circular letter dated 23<sup>rd</sup> November 2020 in which I set out my preferred approach to restrict future commercial co-living development in Ireland. I confirm that further to completion of the requisite environmental assessment processes, I have issued updated *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities* December 2020, as Ministerial guidance under Section 28 of the Planning and Development Act 2000 (as amended).

The updated apartment guidelines now include a Specific Planning Policy Requirement (SPPR) for a presumption against granting planning permission for co-living/shared accommodation development, and replace the previous, 2018 version of the guidelines. The December 2020 changes solely relate to the ‘Shared Accommodation’ (Co-living) aspects of the guidance.

Planning authorities and An Bord Pleanála are required to have regard to ministerial guidelines in the course of carrying out their functions, and are required to comply with Specific Planning Policy Requirements. The updated apartment guidelines document is available on the Department’s website at: [www.housing.gov.ie](http://www.housing.gov.ie).

Is mise, le meas,

**Darragh O'Brien, TD,  
Minister for Housing, Local Government and Heritage.**