

## **DHLGH-OPR Online Information Seminar on the**

### **'Implementation of the New Large-Scale Residential Development (LRD) Arrangements'**

#### **Follow-up Information**

At the DHLGH-OPR Online Information Seminar in relation to Large-scale Residential Developments on 10 March 2022, there were a number of questions unanswered during the Q&A session due to time constraints. As there were multiple questions on the same topic or area of the legislation, this document provides information in relation to each of these topics in order to address the questions asked.

#### **1. Amendment of SHDs or LRDs or s.34 permissions**

- Amendments to a permitted SHD or LRD are provided for in the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021.
- Section 146B of the Planning and Development Act 2000 (the Principal Act) no longer applies to the modification of SHDs.
- Any application to amend a previously permitted SHD/LRD is submitted to the planning authority under the LRD procedures, with modified requirements under section 247(7) and 34(3C) of the Principal Act:
  - The new section 247(7) of the Principal Act provides that for an application which proposes to amend an already approved SHD or LRD, the planning authority may determine that both the pre-application consultations under section 247 and the LRD opinion of the planning authority are not required in cases where the proposed development is substantially the same as the previously permitted development and the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.
  - The new section 34(3C) of the Principal Act provides that the planning authority shall be limited to solely considering the proposed modifications to the previously permitted development and not to reconsidering the original application again in combination with the proposed new modifications.
- Amendments to a previously permitted section 34 application (pre-SHD) which falls under the definition of an LRD should be submitted to the planning authority under the LRD procedures. The modified requirements under section 247(7) and 34(3C) of the Principal Act will not apply to these types of applications. Given the passage of time since a section 34 permission

was first decided, it is considered reasonable that these applications are required to go through the pre-application process.

- An application to amend a permitted SHD, LRD or section 34 development is technically a new application for the entire development and as such it is the total number of units in the now proposed development (not the amended units) which will determine whether the new application meets the LRD thresholds for development and is required to comply with the LRD procedures or whether it is below the LRD thresholds and is submitted as a standard section 34 application.

## **2. Non-Material Amendments**

- With regard to non-material amendments, under the Planning Acts all development requires permission unless otherwise exempted.
- Section 3 of the Principal Act defines “development” to mean, *“except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.”*
- If someone considers the change proposed to be non-material it would be open to them to seek a declaration under section 5 as to whether it is considered development or not:  
*“If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.”*
- If an amendment is deemed material but minor in nature, scale and effect, it is submitted to the planning authority under the LRD procedures and the modified requirements under section 247(7) and 34(3C) of the Principal Act mentioned above would likely apply.

## **3. Further Information**

- The circumstances where requests for further information can be made in respect of an LRD application are set out in the Planning Regulations:  
*“the planning authority may only request further information in relation to matters of technical or environmental detail, or both, that were unforeseen at the time of the LRD opinion and the time of lodging the LRD planning application, or new matters raised through the planning application public participation process, and such requests for further information with regard*

*to an application for LRD may only be requested once by the planning authority.”*

- The LRD further information procedures are aimed at continuing the SHD arrangements which ensured that the full extent of information required was submitted with the application and there was no provision for further information, thereby facilitating proper assessment by stakeholders and the planning authority.
- Further information procedures are not intended to be a second opportunity for submitting or finalising an application. The limitations on further information requests are intended to ensure that the provision of as much information as possible in relation to a proposed development is front-loaded and provided at the earliest stage in the process, in the interests of transparency and full and early public participation.
- The limitations on further information purely relate to matters that would reasonably be expected to have been included in a planning application in the first instance, either generally or as a result of issues discussed or raised as part of the pre-application consultation stages.
- However, acknowledging that there are certain limited circumstances where further information might be required, it is not the intention to prevent requests for further information altogether. The following matters will continue to be able to be addressed by means of further information requests, as deemed appropriate on a case-by-case basis:
  - i. matters raised by third parties during the 5 week public consultation stage of a planning application,
  - ii. material issues which legitimately could not be foreseen or raised at pre-application stage,
  - iii. material errors in documentation and faults or deficiencies in an Environmental Impact Assessment Report (EIAR) or Natura Impact Statement (NIS) or other relevant environmental documentation.
- Further information requests are allowed for matters unforeseen at the time of the LRD opinion and the time of lodging the LRD planning application.
  - i. The section 247 procedure provides an applicant with an opportunity to discuss the proposed development with the planning authority and will inform the development of the documentation to be submitted as part of the LRD opinion process. The outcome of the LRD meeting is an opinion *“as to whether or not the documents submitted for the purposes of the meeting constitute a reasonable basis on which to*

*make an application for permission for the proposed LRD*". Anything unforeseen at this stage may be subject to further information.

- ii. Where the opinion of the planning authority is that the documents submitted for the purposes of the LRD meeting do not constitute a reasonable basis on which to make an application for permission for the proposed LRD it shall specify in the LRD opinion—
  1. the areas, or the issues, in respect of which the documents submitted do not constitute a reasonable basis on which to make the application, and
  2. any issues that, if addressed by the relevant documents, could result in the documents constituting a reasonable basis on which to make the application.
- The LRD Regulations amended article 22 of the Principal Regulations to provide that where, under section 32D of the Act, the planning authority issued an LRD opinion to the prospective LRD applicant that the documents enclosed with the request for the LRD meeting do not constitute a reasonable basis on which to make the LRD application, the LRD application shall be accompanied by a statement of response to the issues set out in the LRD opinion, which should offset the need for further information if appropriately addressed.
- The timeline for responding to further information requests on an LRD application is detailed in the Planning and Development (Large-scale residential Development) Regulations 2021. A two-month period is allowed for responding to these requests however, this may, on agreement with the planning authority, be extended to six months where the request relates to an Environmental Impact Assessment or Appropriate Assessment.

#### **4. Pre-application Requirements**

- The pre-application consultation stage involves two steps in the majority of cases; firstly, the applicant will be required to seek standard pre-application consultation as currently mandated for developments of this scale under section 247 of the Planning Act.
- At that first stage of the process, the planning authority may, within 4 weeks of the receipt of the pre-application consultation request, either arrange the section 247 consultations or, for LRD proposals which propose to amend previously permitted LRDs or SHDs, the planning authority may make a determination under the new section 247(7) that, as the proposed development is substantially the same as the previously permitted

development, further pre-application consultations are not required in respect of the development.

- In cases where the initial section 247 pre-application consultation meetings have been held, the second step in the pre-application consultation process involves an “LRD meeting” with the relevant planning authority for the purpose of receiving an “LRD opinion” as to whether the proposals constitute a reasonable basis for submitting a planning application.
- Specified documentation is required to be submitted by the prospective applicant relating to the proposed development with their LRD meeting request, including a site location map, a draft layout of the proposed scheme, details of the proposed house types and design, the housing density, building heights, vehicular access, open space provision, integration with surrounding land uses etc.
- Planning authorities are required to hold the LRD meeting with the prospective applicant within 4 weeks of the request to do so. The planning authority must then issue an LRD opinion within 4 weeks of the meeting taking place on whether the proposals constitute a reasonable basis for submitting a planning application on the LRD proposals. (A written explanation must be provided to the applicant where these timeframes are not met).
- The LRD opinion, or determination under section 247(7), will be valid for 6 months and allows the prospective applicant to progress to application stage i.e. a planning application must be submitted within 6 months of receipt of the LRD opinion. Otherwise, the prospective applicant must re-start the process again.
- Section 32C(5) in relation to the LRD meeting records provides that *“A record kept by a planning authority under subsection (4) shall only be made public when a planning application in respect of the proposed development is made in accordance with section 34.”*
- The new section 32D(2A) provides that: *“The LRD opinion issued by a planning authority under subsection (1) shall be made public when a planning application in respect of the proposed development is made in accordance with section 34.”*
  - These provisions are intended to provide that the meeting records and opinion do not need to be released until an application is lodged.
  - The SHD Act did not have similar provisions.

## **5. Resources**

- Matters regarding staffing and resource allocations are a matter for relevant planning authorities.
- Under the LRD arrangements, the relevant fees payable will be retained in full by planning authorities which will assist them in funding the increased staffing resources required for the new LRD arrangements from their own resources.
- The Department is engaging with the LGMA and CCMA with regard to resourcing requirements for planning authorities, which will include any resources required to support the LRD arrangements.

## **6. Material Contraventions**

- The existing provisions regarding material contraventions will apply to LRDs.
- Under the current arrangements set out in the Planning Acts, a planning authority may decide to grant permission where a proposed development would materially contravene the development plan provided that the requirements set out in section 34(6) of the Act are complied with. The new LRD system does not amend that provision.
- Similarly, the Act already provides that in cases on appeal, the Board may grant planning permission for a proposed development that materially contravenes the development plan in specified circumstances.
- Material contravention is a longstanding feature of the planning system and there are no plans to amend the existing material contravention provisions at this time.

## **7. Website and availability of documentation**

- The LRD Regulations insert a new article 20A into the Principal Regulations, which provides that an LRD applicant shall make a copy of the application including any EIAR and/or NIS available for inspection online from the date of making the application until 8 weeks following the planning authority decision.
  - If the decision is appealed, the application shall continue to be made available online until 8 weeks after the Boards decision.
- The Planning and Development Act 2000 (Section 38) Regulations 2020 provide that planning authorities shall upload all planning application documents onto their websites not later than 5 working days after the day on which they receive the documents relating to the application, subject to certain exceptional circumstances.

## **8. Extension of duration**

- Further guidance in this regard will be made available in due course.

## **9. Development Plans and LRD**

- In accordance with the provisions of s34 of the Planning Act, in making a decision on a planning application, including an LRD application, a planning authority, or the Board on appeal, must consider the proper planning and sustainable development of the area, having regard to the provisions of the development plan or local area plan, any submissions or observations received from the public and the statutory consultees, and any relevant Ministerial or Government policies, including any guidelines issued by the Department, and shall apply any specific planning policy requirements of guidelines issued by the Minister.

## **10. Central LRD Database**

- The Department does not intend to bring in a central LRD database.
- The LRD Regulations provide that where an application relates to an LRD, the weekly lists should indicate that fact.
  - i. This will ensure that LRDs are specifically identifiable on weekly lists and annual planning statistics.

## **11. Irish Forms**

- A copy of the LRD forms in Irish is available and is included as an attachment.

## **12. Engagement with Prescribed Bodies**

- As an LRD application is an application under section 34 of the Principal Act, the requirements in relation to notice to certain bodies under article 28 of the Planning and Development Regulations 2001 apply.

## **13. Online pre-application meetings**

- The hosting of pre-planning meetings is a matter for the relevant planning authority.

## **14. LRDs - Appeals and JRs**

- The ultimate goal of the LRD process is to provide a system which maintains the quality of applications seen under SHD, while also providing as much certainty of timelines as possible to prospective applicants which will assist in addressing the ongoing housing crisis.

- By enhancing the pre-application process, the quality of applications should be an improvement on the applications previously dealt with under the section 34 process prior to the introduction of SHD. Better quality applications should lead to fewer appeals to the Board.
- The inclusion of a new mandatory timeframe for appeals for these types of proposals, means that those applications that are appealed will be dealt with in a timely manner.
- By employing a two-stage decision-making process which allows for appeals to the Board, and increased public consultation at local level, it is considered that the number of decisions regarding large-scale housing developments subject to judicial review will be reduced.

**15. What is the final date for receipt of SHD applications, which were in receipt of an opinion on 17 December 2021?**

- Both the Department and An Bord Pleanála consider that April 19th is the final day for the submission of SHD applications (for those prospective applicants who were issued with an 'Opinion' by the 17th December 2021).

**Attach: Irish Version of LRD Forms**

## Sceideal

Foirm uimh. 18

*Airteagal 16A*

### **Foirm iarrata ar údarás pleanála le comhairliúcháin a iontráil maidir le Forbairt Cónaithe ar Mhórsála a bheartaítear**

TABHAIR FAOI DEARA AN MÉID SEO A LEANAS, LE DO THOIL, SULA LÍONANN TÚ AN FHOIRM SEO

Má theipeann ort an fhoirm seo a líonadh nó an cháipéisíocht riachtanach a cheangal, nó má sheolann tú eolas mícheart ar ais nó má fhágann tú an t-eolas a theastaíonn ar lár, diúltóidh an t-údarás pleanála do dhéileáil le d'iarraidh. Ar an ábhar sin, cinntigh, le do thoil, go líontar gach mír den fhoirm iarrata seo go hiomlán agus go sínítear é, agus go n-iontráiltear n/b (neamhbhainteach) sa chás gur cuí, agus go mbíonn an cháipéisíocht riachtanach go léir ar ceangal leis an bhfoirm iarrata.

### **COMHAIRLIÚCHÁIN RÉAMHIARRATAIS A CHUR AR SIÚL LEIS AN ÚDARÁS PLEANÁLA**

Faoi Alt 32E den Acht um Pleanáil agus Forbairt, 2000 (arna leasú), ní dhéanfaidh cruinniú um Fhorbairt Cónaithe ar Mhórsála (FCM) ná tuairim faoi FCM difear don údarás pleanála tabhairt faoina fheidhmeanna faoin Acht seo ná d'aon rialacháin faoin Acht seo ná 'aon achtú eile agus ní féidir brath air sa phróiseas pleanála foirmiúil ná in imeachtaí dlíthiúla.

### **COSAINN SONRAÍ**

Tá an fhreagracht ar dhaoine nó ar aonáin ar mian leo aon sonraí pearsanta a úsáid ar an bhfoirm seo ar mhaithe le cuspóirí margaíochta díri a bheith sásta gur féidir leo amhlaidh a dhéanamh go dlisteanach faoi cheanglais na nAchtanna um Chosaint Sonraí, 1988 go 2018. Luann Oifig an Choimisinéara Cosanta Sonraí go bhféadfadh go gcuirfidh an Coimisinéir Cosanta Sonraí tús le caingean in aghaidh an tseoltóra, ionchúiseamh san áireamh, má sheoltar ábhar margaíochta chuig daoine aonair gan toiliú.

Iarraidh ar chomhairliúchán foirmiúil réamhiarratais nó ar chruinniú FCM cruinniú le [Iontráil ainm an Údaráis Phleanála] i dtaca le forbairt bheartaithe

### Forbairt Cónaithe ar Mhórsála

<b>1) Ainm an Iarratasóra Ionchasaigh:</b>	
--	--

<b>2) Iarraidh ar Chomhairliúchán Alt 247 nó ar chruinniú FCM</b>			
<input type="checkbox"/>	<b>Comhairliúchán Alt 247</b>	<input type="checkbox"/>	<b>Cruinniú FCM (Alt 32B)</b>
<b>Tagairt Chomhairliúchán Alt 247:</b>			
Ní féidir iarraidh ar chruinniú FCM a dhéanamh ach a luaithe a bhíonn Comhairliúchán Alt 247 críochnaithe			

<b>3) Sonraí teagmhála duine atá údaraithe oibriú thar ceann an Iarratasóra Ionchasaigh (Iarratasóir nó Gníomhaire): (Níl seo le heisiúint go Poiblí)</b>	
<b>Ainm:</b>	
<b>Seoladh Comhfhreagrais:</b>	
<b>Guthán:</b>	
<b>Ríomhphost:</b>	

<b>4) Dearbhú:</b>	
Dearbhaím, leis seo, go bhfuil an t-eolas a thugtar san fhoirm seo ceart agus cruinn agus go gcomhlíonann sé an tAcht um Pleanáil agus Forbairt, 2000 (arna leasú) agus na Rialacháin a dhéantar faoi sin go hiomlán.	
<b>5) Síniú an duine atá údaraithe oibriú thar ceann an Iarratasóra Ionchasaigh:</b>	
<b>Dáta:</b>	

<b>6) Iarraidh Fhoirmiúil:</b>
I gcomhréir le hailt 32B agus 247 den Acht um Pleanáil agus Forbairt, 2000, arna leasú, agus airteagal 16A de na Rialacháin um Pleanáil agus Forbairt, 2001, arna leasú, iarrann [iontráil ainm an iarratasóra ionchasaigh] go foirmiúil iontráil isteach i gcomhairliúchán Alt 247/cruinniú FCM le [iontráil ainm an Údaráis Phleanála] i dtaca le Forbairt Cónaithe ar Mhórsála [iontráil an líon] aonad cónaithe ag [iontráil seoladh na forbartha a Bheartaítear].

<b>7) Eolas atá le cur san áireamh, nuair is ábhartha, le hIarraidh ar Chruinniú FCM faoi alt 32B den Acht um Pleanáil agus Forbairt, 2000, arna leasú agus airteagal 16A de na Rialacháin um Pleanáil agus Forbairt, 2001, arna leasú.</b>			
<b>Eolas</b>	<b>Faoi Iamh leis an Iarraidh</b>		
Léarscáil de shuíomh an láithreáin ar leor í leis an talamh ar a mbeadh an fhorbairt bheartaithe suite a shainaithint	Tá: [ ]	Níl: [ ]	
Cur síos gearr ar chineál agus cuspóir na forbartha a bheartaítear agus ar a héifeachtaí féideartha ar an timpeallacht	Tá: [ ]	Níl: [ ]	
Dréachtphlean de leagan amach na forbartha a bheartaítear	Tá: [ ]	Níl: [ ]	
Cur síos gearr ar aon tograí le bonneagar seirbhísí uisce a sholáthar, an cás san áireamh ina mbeartaítear an fhorbairt a bheartaítear a cheangal le líonra uisce nó fuíolluisce poiblí nó an dá rud, fianaise gur dheimhnigh Uisce Éireann gurb indéanta an tseirbhís nó na seirbhísí cuí uisce a sholáthar agus go bhfuil an acmhainn ag an líonra nó na líonraí ábhartha freastal ar an bhforbairt a bheartaítear	Tá: [ ]	Níl: [ ]	N/B
Sonraí faoi aon chomhairliúcháin a thit amach le comhlachtaí forordaithe nó leis an bpobal	Tá: [ ]	Níl: [ ]	N/B
An t-eolas, na líníochtaí nó na huiríll eile sin a d'fhéadfadh gur mian leis an iarratasóir ionchasach FCM a sholáthar nó a chur ar fáil	Tá: [ ]	Níl: [ ]	N/B
Ráiteas ina leagtar amach conas a thug an FCM a bheartaítear aird ar chuspóir ábhartha an phlean forbartha nó an phlean ceantair áitiúil a lonnófaí an FCM a bheartaítear ina cheantar nó ina cheantair	Tá: [ ]	Níl: [ ]	
Cur síos gearr ar líonta agus saghsanna beartaithe na dtithe nó líonta na n-aonad cóiríochta agus spásanna leapa do mhic léinn, nó an dá rud, faoi mar is cuí, agus a ndearadh, a n-ollspásanna urláir, a n-achair urláir inmheánaigh agus a bpríomhthoisí, a ndlús tithíochta, a gcóimheas lota, a gcumhdach súimh, a n-airdí foirgnimh, a leagan amach beartaithe agus a dtreoíocht	Tá: [ ]	Níl: [ ]	
Cur síos gearr ar an spás oscailte poiblí agus príobháideach a bheartaítear a sholáthar, tírdhreachú, áiseanna súgartha, tréscailteacht do choisithe, rochtain ag feithiclí agus soláthar páirceála, sa chás gurb iomchuí	Tá: [ ]	Níl: [ ]	N/B: [ ]
Cur síos gearr ar sheirbhísí coimhdeacha, áiseanna cúraim leanaí san áireamh, nuair is gá, a bheartaítear a sholáthar	Tá: [ ]	Níl: [ ]	N/B: [ ]
Sa chás gurb iomchuí, aon úsáid eile a bheartaítear a bhaint san fhorbairt, a n-éascaíonn criosú na húsáide sin an úsáid sin, an t-ollspás urláir a bheartaítear san áireamh do gach úsáid den saghas sin	Tá: [ ]	Níl: [ ]	N/B: [ ]
Cur síos gearr ar aon tograí chun dul i ngleic leis an bhforbairt a bheartaítear nó, sa chás gurb iomchuí, an fhorbairt a bheartaítear a chomhtháthú leis na húsáidí talún máguaird	Tá: [ ]	Níl: [ ]	N/B: [ ]

Cur síos ar acmhainn an bhonneagair reatha nó phleanáilte chun freastal ar an bhforbairt a bheartaítear, ar thionchar na forbartha a bheartaítear ar an mbonneagar reatha/pleanáilte agus ar aon tograí le soláthar a dhéanamh do bhonneagar eile seirbhísí (cáblú san áireamh, cosúil le leathanbhanda a sholáthar) agus aon togra pasála	Tá: [ ]	Níl: [ ]	N/B: [ ]
Cur síos gearr ar thograí faoi Chuid 5 den Acht um Pleanáil agus Forbairt, 2000, sa chás gurb iomchuí	Tá: [ ]	Níl: [ ]	N/B: [ ]
Sonraí faoi struchtúir faoi chosaint, séadchomharthaí náisiúnta nó séadchomharthaí eile a chuirtear san áireamh sa Taifead ar Shéadchomharthaí agus Áiteanna, sa chás gurb iomchuí	Tá: [ ]	Níl: [ ]	N/B: [ ]
Sonraí faoi mheasúnú tráchta agus iompair, sa chás gurb iomchuí agus ar shábháilteacht tráchta, rothar agus choisithe	Tá: [ ]	Níl: [ ]	N/B: [ ]
Sonraí a bhaineann le taitneamhacht chónaithe, ina measc measúnú a dhéanamh ar sholas gréine, solas an lae, scáthanna, radharc amach agus láithreach fhorlámhach, sa chás gurb iomchuí; i gcás réadmhaoine atá ann faoi láthair agus aonad cónaithe a bheartaítear	Tá: [ ]	Níl: [ ]	N/B: [ ]
Riosca i gcás tuilte, riosca i leith timpiste mhór agus tionchair éiceolaíochta	Tá: [ ]	Níl: [ ]	N/B: [ ]
Toiliú an úinéara talún	Tá: [ ]	Níl: [ ]	
An táille chuí	Tá: [ ]	Níl: [ ]	

<b>D'Úsáid Oifigiúil an Údaráis Phleanála Amháin</b>	
<b>8) Tagairt na Pleanála:</b>	
<b>Stampa an Údaráis Phleanála</b>	

## **Foirm uimh. 19**

*Airteagal 22*

### **Tá an fhoirm le cur san áireamh le hiarratas ar chead d'Fhorbairt Cónaithe ar Mhórsála**

TABHAIR FAOI DEARA AN MÉID SEO A LEANAS, LE DO THOIL, SULA LÍONANN TÚ AN FHOIRM SEO

Má theipeann ort an fhoirm seo a líonadh, nó an cháipéisíocht riachtanach a cheangal, nó má sheolann tú eolas mícheart ar ais nó má fhágann tú an t-eolas a theastaíonn ar lár, beidh d'iarratas neamhbhailí. Ar an ábhar sin, cinntigh, le do thoil, go líontar gach mír den fhoirm seo go hiomlán agus go sínítear é, agus go n-iontráiltear n/b (neamhbhainteach) sa chás gur cuí, agus go mbíonn an cháipéisíocht riachtanach go léir ar ceangal leis an bhfoirm iarratais.

### **COSAINN SONRAÍ**

Tá an fhreagracht ar dhaoine nó ar aonáin ar mian leo aon sonraí pearsanta a úsáid ar fhoirm iarratais pleanála ar mhaithe le cuspóirí margaíochta díri a bheith sásta gur féidir leo amhlaidh a dhéanamh go dlisteanach faoi cheanglais na nAchtanna um Chosaint Sonraí, 1988 go 2018. Luann Oifig an Choimisinéara Cosanta Sonraí go bhféadfadh go gcuirfidh an Coimisinéir Cosanta Sonraí tús le caingean in aghaidh an tseoltóra, ionchúiseamh san áireamh, má sheoltar ábhar margaíochta chuig daoine aonair gan toiliú.

**Eolas forlíontach a ghabhfaidh le hiarratas ar  
Forbairt Cónaithe ar Mhórsála**

<b>Ainm an Iarratasóra Ionchasaigh:</b>	
---	--

**Sonraí teagmhála duine atá údaraithe oibriú thar ceann an Iarratasóra Ionchasaigh (Iarratasóir nó Gníomhaire): (Níl seo le heisiúint go Poiblí)**

<b>Ainm:</b>	
<b>Seoladh Comhfhreagrais:</b>	
<b>Guthán:</b>	
<b>Ríomhphost:</b>	

**Dearbhú:**

Dearbhaím, leis seo, go bhfuil an t-eolas a thugtar san fhoirm seo ceart agus cruinn agus go gcomhlíonann sé an tAcht um Pleanáil agus Forbairt, 2000 (arna leasú) agus na Rialacháin a dhéantar faoi sin go hiomlán.

**Síniú an duine atá údaraithe oibriú thar ceann an Iarratasóra Ionchasaigh:**

<b>Dáta:</b>

**Seoladh na Forbartha Cónaithe ar Mhórsála a Bheartaítear**

--

**Criosú:**

Criosú suímh sa Phlean Forbartha nó sa Phlean Ceantair Áitiúil reatha don cheantar:	
An úsáid/na húsáidí a bhaintear as an suíomh i láthair na huairé agus an úsáid/na húsáidí a bheartaítear a bhaint as an suíomh:	

<b>Cáipéisí tacaíochta</b>	<b>Faoi iamh</b>		
Léarscáil de shuíomh an láithreáin ar leor í leis an talamh a shainaithint ar scála cuí.	Tá: [ ]	Níl: [ ]	
Plean de leagan amach na forbartha a bheartaítear, ar scála cuí.	Tá: [ ]	Níl: [ ]	
Ráiteas comhsheasmhachta leis an bPlean Forbartha	Tá: [ ]	Níl: [ ]	

Nuair a thug an t-údarás pleanála a thuairim le fios don iarratasóir gur ghá breithniú agus leasú breise a dhéanamh ar na cáipéisí a bhí faoi iamh leis an iarraidh ar chruinniú FCM le bonn réasúnta a bhunú d'iarratas ar chead, an ngabhann ráiteas den fhreagairt do na saincheisteanna a leagtar amach sa Tuairim faoin FCM leis an iarratas?	Tá: [ ]	Níl: [ ]	N/B: [ ]
Nuair a thug an t-údarás pleanála a thuairim le fios don iarratasóir gur cheart an t-eolas breise a shonraítear a sheoladh le haon iarratas ar chead, an ngabhann ráiteas leis an iarratas ina leagtar amach an t-eolas sin?	Tá: [ ]	Níl: [ ]	N/B: [ ]
<b>Dearadh</b>			
Ráiteas dearaidh ina bpléitear láthair agus comhthéacs an tsuímh agus straitéis bheartaithe dearaidh an tsuímh.	Tá: [ ]	Níl: [ ]	
Sceideal cóiríochta ina sonraítear líon agus saghas na n-aonad tithíochta a bheartaítear, achair urláir na n-aonad aonair, na seomraí leapa agus na spásanna leapa, an spás áise príobháidí a bhaineann le gach aonad, an spás stórála a bhaineann le gach aonad, na príomhthoisí agus, i gcás árasán, achar urláir comhiomlán gach seomra agus cibé acu an bhfuil déthreóíocht nó treóíocht shingil ag an aonad.	Tá: [ ]	Níl: [ ]	
<b>Seirbhísí Uisce:</b>	<b>Faoi iamh</b>		
Nuair is féidir leis an bhforbairt a bheartaítear tionchar a imirt ar fhoinsé soláthair uisce poiblí, gan aird ar cibé acu an dteastaíonn nó nach dteastaíonn ceangal le líonra uisce/fuíolluisce, caithfidh fianaise go ndearnadh idirchaidreamh le hUisce Éireann agus toradh an idirchaidrimh sin gabháil leis an iarratas seo.	Tá: [ ]	Níl: [ ]	
Deimhniú Ráiteas Indéantachta reatha/bailí ó Uisce Éireann maidir leis an bhforbairt a bheartaítear ina ndeimhnítear go bhfuil nó go mbeidh acmhainn dhóthanach chóireála ag an líonra uisce chun freastal ar an bhforbairt.	Tá: [ ]	Níl: [ ]	
Ráiteas Comhlíontachta Shonraí Caighdeánacha agus Chóid Chleachtais Uisce Éireann le haghaidh tograí bonneagair uisce agus/nó fuíolluisce (dearáí, leagan amach, etc.).	Tá: [ ]	Níl: [ ]	
Na hamlínte agus an céimniú a thabhairt le fios maidir leis an éileamh a bheidh ar uisce nó le riachtanais bhailithe fuíolluisce, nó an dá rud, faoi mar is cuí.	Tá: [ ]	Níl: [ ]	
Nuair a imreoidh an fhorbairt a bheartaítear tionchar ar shócmhainní Uisce Éireann, sonraí faoi thograí chun na sócmhainní siúd a chosaint nó a chur ar mhalairt slí.	Tá: [ ]	Níl: [ ]	

<b>Trácht agus Iompar:</b>	<b>Faoi iamh</b>		
An bhfuil Measúnacht Tionchair Tráchta / Iompair curtha san áireamh leis an iarratas, agus aird ar riachtanais ábhartha an Phlean Forbartha / an Phlean Ceantair Áitiúil agus na Treoirlínte um Measúnú Tráchta agus Iompair (BIÉ)?	Tá: [ ]	Níl: [ ]	
An bhfuil Plean Taistil curtha san áireamh leis an iarratas, agus aird ar riachtanais ábhartha an Phlean Forbartha / an Phlean Ceantair Áitiúil?	Tá: [ ]	Níl: [ ]	N/B: [ ]
<b>Tógáil i gCúram</b>	<b>Faoi iamh</b>		
An bhfuil sé beartaithe go dtógfaidh an t-údarás pleanála aon chuid den fhorbairt a bheartaítear i gcúram? Má “Tá”, ceangail plean súmh, le do thoil, ar a dtaispeántar go soiléir an limistéar/na limistéir atá le tógáil i gcúram.	Tá: [ ]	Níl: [ ]	
<b>Léarscáileanna, Pleananna agus Líníochtaí</b>	<b>Faoi iamh</b>		
Déan liosta i sceideal a ghabhann leis an iarratas seo de na léarscáileanna, na pleananna agus na líníochtaí go léir atá faoi iamh leis an iarratas, ina luaitear teideal, scála agus uimhir.	Tá: [ ]	Níl: [ ]	

### Sonraí faoin bhForbairt Cónaithe ar Mhórsála:

**Nóta:** Más é “Tá” an freagra ar aon cheann de na ráitis thíos, seol ráiteas gearr ar aghaidh, le do thoil, a thacaíonn le d’iarratas.

<b>Cuir tic sa bhosca cuí, le do thoil:</b>	<b>Tá</b>	<b>Níl</b>
(a) An bhfuil sonraí faoi dhlús tithíochta, cóimheas lota, cumhdach súmh, airdí foirgnimh, leagan amach beartaithe agus treoíocht faoi iamh leis an iarratas?		
(b) An bhfuil sonraí faoin spás oscailte poiblí agus príobháideach, tírdhreachú, áiseanna súgartha, tréscailteacht do choisithe, rochtain ag feithiclí agus soláthar páirceála, sa chás gurb iomchuí, faoi iamh leis an iarratas?		
(c) An bhfuil sonraí faoi aon tograí chun dul i ngleic leis an bhforbairt a bheartaítear nó, sa chás gurb iomchuí, an fhorbairt a bheartaítear a chomhtháthú leis na húsáidí talún máguaird faoi iamh leis an iarratas?		
(d) An bhfuil sonraí faoi aon tograí chun bonneagar seirbhísí, seachas uisce, cosúil le cablú (leathanbhanda a sholáthar san áireamh) agus aon togra pasála faoi iamh leis an iarratas?		
(e) An bhfuil Struchtú(i)r C(h)osanta le scartáil go hiomlán nó go páirteach mar chuid den fhorbairt a bheartaítear? Má “Tá”, ba cheart míniú maidir leis an ngá atá le Struchtú(i)r C(h)osanta le scartáil a bheith faoi iamh leis an iarratas seo.		

<p>(f) An bhfuil aon fhógraí reachtúla ag baint leis an suíomh agus/nó aon fhoirgneamh ar an suíomh (e.g. Sábháilteacht ó Dhóiteán, Forfheidhmiúchán, Foirgnimh Chontúirteacha, Láithreáin Thréigthe, Rialú Tógála, etc.)? Má “Tá”, cuir sonraí san áireamh leis an iarratas seo.</p>		
<p>(g) An bhfuil eolas sonraithe ag an údarás pleanála, faoi mar is gá, lena chur san áireamh in aon iarratas ar chead don FCM a bheartaítear curtha san áireamh?</p> <p>Má “Tá”, tabhair sonraí faoin eolas sonraithe a ghabhann leis an iarratas seo.</p>		

**Miondealú ar Aonaid Tithíochta:**

<b>Tithe</b>		
<b>Saghas an Aonaid</b>	<b>Líon na nAonad</b>	<b>Ollspás urláir in m<sup>2</sup></b>
1 sheomra leapa		
2 sheomra leapa		
3 sheomra leapa		
4 sheomra leapa		
4+ seomra leapa		
<b>Iomlán</b>		

<b>Árasáin</b>		
<b>Saghas an Aonaid</b>	<b>Líon na nAonad</b>	<b>Ollspás urláir in m<sup>2</sup></b>
Stiúideo		
1 sheomra leapa		
2 sheomra leapa		
3 sheomra leapa		
4 sheomra leapa		
4+ seomra leapa		
<b>Iomlán</b>		

<b>Cóiríocht do Mhic Léinn</b>			
<b>Saghsanna na nAonad</b>	<b>Líon na nAonad</b>	<b>Líon na Spásanna Leapa</b>	<b>Ollspás urláir in m<sup>2</sup></b>
Stiúideo			
1 sheomra leapa			
2 sheomra leapa			
3 sheomra leapa			
4 sheomra leapa			
4+ seomra leapa			
<b>Iomlán</b>			

Luaigh líon iomlán na n-aonad cónaithe san fhorbairt a bheartaítear	
---	--

<b>Spás Urláir FCM</b>	<b>Ollspás Urláir in m<sup>2</sup></b>
(a) Luaigh ollspás urláir carnach na cóiríochta cónaithe, in m <sup>2</sup> :	
(b) Luaigh ollspás urláir carnach na forbartha a bheartaítear ar a dtugtar neamhaird de bhun an tsainmhíne ar spás urláir FCM in alt 2 den Acht agus cuir na sonraí ar fáil faoi na haicmí éagsúla de spás urláir a dtugtar neamhaird orthu thíos:	
(i) e.g. Páirceáil	
(ii) e.g. Cúram Leanaí	
(iii)	
(c) Luaigh ollspás urláir carnach na forbartha neamhchónaithe a bheartaítear in m <sup>2</sup> , aon fhorbairt neamhchónaithe choimhdeach san áireamh (gan spás urláir a áireamh a dtugtar neamhaird air chun críocha (b) thuas) agus cuir na sonraí ar fáil faoi na haicmí éagsúla thíos:	
<b>Aicme na Forbartha</b>	<b>Ollspás Urláir in m<sup>2</sup></b>
(i)	
(ii)	
(iii)	
(d) Luaigh Spás Urláir FCM iomlán de réir tsainmhíne i Mír 2 den Acht ((a) móide (c))	
	<b>Céatadán</b>
(e) Léirigh (a) mar chéatadán de (d):	
(f) Léirigh (c) mar chéatadán de (d):	
(e) móide (f)	<b>100%</b>

<b>D'Úsáid Oifigiúil an Údaráis Phleanála Amháin</b>
<b>Tagairt na Pleanála:</b>
<b>Stampa an Údaráis Phleanála</b>