

**Strategic Housing Development**

**Section 5 Pre-Application Consultation Request**

|  |
| --- |
| **Application Form** |

**Before you fill out this form**

Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your request. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the request form. You are advised to refer to the “General Guidance Note” provided on pages 21 to 25 prior to completing this form.

**Data Protection**

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

**Holding of Pre-Application Consultations with An Bord Pleanála**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by An Bord Pleanála, or the planning authority or authorities in whose area or areas the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

|  |  |
| --- | --- |
|  | Application Form for a Section 5 Consultation in Respect of a Strategic Housing Development |
|  | |

**Contact details for sections 1 to 4 to be supplied in section 24 of this form.**

1. **Prospective Applicant:**

|  |  |
| --- | --- |
| Name of Prospective Applicant: |  |

**2. Where Prospective Applicant is a Company (Registered under the Companies Acts):**

|  |  |
| --- | --- |
| Registered Address of Company: |  |
| Company Registration No: |  |

**3. Name of Person/Agent (if any) Acting on Behalf of the Prospective Applicant:**

|  |  |
| --- | --- |
| Name: |  |
| Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of prospective applicant? (Please tick appropriate box) | Yes: [ ] No: [ ]  (Please note that if the answer is “No”, all correspondence will be sent to the prospective applicant’s address) |

1. **4. Person Responsible for Preparation of Drawings and Plans:**

|  |  |
| --- | --- |
| Name: |  |
| Company: |  |

**5. Site of Proposed Strategic Housing Development:**

|  |  |  |  |
| --- | --- | --- | --- |
| Postal Address/Townland/ Location of the Proposed Development (sufficient to identify the site in question) | Address Line 1:  Address Line 2:  Address Line 3:  Town / City:  County:  Country:  Eircode: | | |
| Ordnance Survey Map Ref. No. (and the Grid Reference where available) |  | | |
| Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. | | | |
| Area of site to which the application relates in hectares: | | | ha |
| Site zoning in current Development Plan or Local Area Plan for the area: | |  | |
| Existing use of the site and proposed use of the site: | |  | |
| Name of the Planning Authority(s) in whose functional area the site is situated: | |  | |

**6. Characteristics of Proposed Strategic Housing Development:**

|  |  |
| --- | --- |
| 1. Please provide a brief description of the nature and purpose of the proposed development, including-  * The number of proposed houses or student accommodation units, as the case may be, and, in the case of student accommodation units, the combined number of bed spaces, and any other uses to which those units may be put, * Proposed services ancillary to residential development, and * Other proposed uses in the development of the land, the zoning of which facilitates such use: | |
|  | |
| 1. Please provide a brief description of possible effects on the environment, highlighting any aspect of the development likely to have (i) significant effects on the environment **and** (ii) significant effects on a European site:   (see item no. 6 of “General Guidance Note” on page 22 of this form) | |
|  | |
| Please submit a site location map sufficient to identify the land, at appropriate scale. | **Enclosed:**  Yes: [ ] No: [ ] |
| Please submit a draft layout plan of the proposed development, at appropriate scale. | **Enclosed:**  Yes: [ ] No: [ ] |

**7. Particulars of Proposed Strategic Housing Development**

|  |  |
| --- | --- |
| Please provide a brief description of the proposed development, which should include information, drawings or representations on the following: | |
|  | **Enclosed** |
| 1. the proposed types of houses or student accommodation units, or both, as appropriate, and their design, including proposed internal gross floor spaces, housing density, plot ratio, site coverage, building heights, proposed layout and aspect. | Yes: [ ] No: [ ] |
| 1. public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, | Yes: [ ] No: [ ] |
| 1. the provision of ancillary services, where required, including childcare facilities and the proposed gross floor space for each such service.   Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the request should be accompanied by a statement of the rationale for this, | Yes: [ ] No: [ ] |
| 1. other proposed uses in the development, the zoning of which facilitates such use, including the proposed gross floor space for each such use, | Yes: [ ] No: [ ] |
| 1. any proposals to address or, where relevant, integrate the proposed development with surrounding land uses, | Yes: [ ] No: [ ] |
| 1. proposals under Part V of the Act of 2000, where relevant, | Yes: [ ] No: [ ] |
| 1. any proposals to provide for services infrastructure (including water, wastewater and cabling, including broadband provision), and any phasing proposals, | Yes: [ ] No: [ ] |
| 1. details of Protected Structures, national monuments or other monuments included in the Record of Monuments and Places, where relevant, and | Yes: [ ] No: [ ] |
| 1. any aspect of the proposed development likely to have significant effects on the environment or significant effects on a European site. | Yes: [ ] No: [ ] |

**8. Proposed Residential Development**

1. Provide an indicative breakdown of proposed residential content:

|  |  |  |
| --- | --- | --- |
|  | **Houses** |  |
| **Unit Type** | **No. of Units** | **Gross floor space in m²** |
| 1 bed |  |  |
| 2 bed |  |  |
| 3 bed |  |  |
| 4 bed |  |  |
| 4+ bed |  |  |
| **Total** |  |  |

|  |  |  |
| --- | --- | --- |
|  | **Apartments** |  |
| **Unit Type** | **No. of Units** | **Gross floor space in m²** |
| Studio |  |  |
| 1 bed |  |  |
| 2 bed |  |  |
| 3 bed |  |  |
| 4 bed |  |  |
| 4+ bed |  |  |
| **Total** |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Student Accommodation** |  | | |
| **Unit Type** | **No. of Units** | **Gross floor space in m²** | | |
| Studio |  |  | | |
| 1 bed |  |  | | |
| 2 bed |  |  | | |
| 3 bed |  |  | | |
| 4 bed |  |  | | |
| 4+ bed |  |  | | |
| **Total** |  |  | | |
| (B) State total number of residential units in proposed development: | | |  |
| (C) State cumulative gross floor space of residential accommodation, in m²: | | |  |

**9. Proposed Ancillary and Other Uses in the Development**

|  |  |
| --- | --- |
| (A) In the case of a proposed strategic housing development that includes other uses on the land, the zoning of which facilitates such uses, provide details of the different classes of development, as follows: | |
| **Class of Development:** | **Gross Floor Space in m²** |
|  |  |
|  |  |
|  |  |
|  |  |

|  |  |
| --- | --- |
| (B) State cumulative gross floor space of non-residential development in m²: |  |
| (C) State cumulative gross floor space of residential accommodation and other uses in m²: |  |
| (D) Express 8(C) as a percentage of 9(C): | **%** |

**10. Where the Proposed Strategic Housing Development Relates to Existing Building(s)/ Structure(s):**

|  |  |
| --- | --- |
| State estimated gross floor space of any existing building(s) / structure(s) in m²: |  |
| State estimated gross floor space of any proposed demolition, in m²: |  |
| State estimated gross floor space of any building(s)/structure(s) to be retained in m²: |  |
| State total gross floor space of development in m²: |  |

**11. Prior Consultations in Respect of Proposed Strategic Housing Development:**

|  |  |
| --- | --- |
| Date(s) of statutory consultation(s) with the relevant planning authority(s) under section 247 of the Act of 2000, together with names and posts of the participants in the consultation(s) referred to: | |
| **Advisory Note:**  As per section 5(4) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the failure by a planning authority to comply with the requirement to hold a consultation meeting for the purposes of section 247 of the Act of 2000 by virtue of subsection (3) within the time limits provided for by that subsection shall not prevent An Bord Pleanála from proceeding to deal with the application concerned. | |
| Please provide details of the outcome of statutory consultations(s) held under section 247 of the Act of 2000, which may include minutes and any other details deemed relevant. | **Enclosed:**  Yes: [ ] No: [ ] |
| Please provide details of any previous pre-application consultation carried out with An Bord Pleanála under section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016: | |
| An Bord Pleanála Reference No.:  Date of consultation meeting: | |
| Please provide a schedule of any other consultations the prospective applicant has had with authorities prescribed under section 8(1)(a) and (b) of the Act of 2016 or with the public including details of methods, dates, venues etc. This may be submitted as a separate schedule with the application form. | **Enclosed:**  Yes: [ ] No: [ ] |

**12. Statements Enclosed with the Request Which Demonstrate That:**

|  |  |
| --- | --- |
| In the prospective applicant’s opinion, the proposal is consistent with the relevant objectives of the Development Plan/Local Area Plan concerned. | **Enclosed:**  Yes: [ ] No: [ ] |
| The statement should be accompanied by a list of the principal plan objectives considered by the prospective applicant in making the statement. | |
| In the prospective applicant’s opinion, the proposal is consistent with the relevant planning scheme for a strategic development zone made under section 169 of the Act of 2000 (where applicable). | **Enclosed:**  Yes: [ ] No: [ ] |
| The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement. | |
| In the prospective applicant’s opinion, the proposal is consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000. | **Enclosed:**  Yes: [ ] No: [ ] |
| The statement should be accompanied by a list of the guidelines considered by the prospective applicant in making the statement. | |

**13. Material Contravention:**

|  |  |
| --- | --- |
| Does the proposed development materially contravene the development plan or local area plan, as the case may be, other than in relation to the zoning of land? | Yes: [ ] No: [ ] |
| If the answer is “Yes” above, is a statement provided which indicates why, in the prospective applicant’s opinion, permission should nonetheless be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000? | **Enclosed:**  Yes: [ ] No: [ ] |

**14. Prospective Applicant’s Interest in the Site:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Please tick appropriate box to show prospective applicant’s legal interest in the land or structure: | Owner | Occupier | | Other |
|  |  | |  |
| Where legal interest is “Other”, please expand further on your interest in the land or structure. | | | | |
|  | | | | |
| State Name and Address of the Site Owner:  **If you are not the legal owner,** please note that you are required to supply a letter of consent, signed by the site owner. |  | | | |
| Does the prospective applicant own or control adjoining, abutting or adjacent lands? | | | Yes: [ ] No: [ ] | |
| If the answer is “Yes” above, identify the lands and state the nature of the control involved: | | | | |

**15. Site History:**

|  |  |  |
| --- | --- | --- |
| Is the prospective applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure? | | Yes: [ ] No: [ ] |
| If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s): | | |
| **Reg. Ref. No / An Bord Pleanála Reference No.** | **Nature of Proposed Development** | **Final Decision by Planning Authority / An Bord Pleanála** |
|  |  |  |
|  |  |  |
|  |  |  |
| Is the site of the proposed development subject to a current appeal to An Bord Pleanála? | | Yes: [ ] No: [ ] |
| If the answer is “Yes” above, please specify the An Bord Pleanála reference no.: | | |
| Is the prospective applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites? | | Yes: [ ] No: [ ] |
| If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s): | | |
|  | | |
| Is the prospective applicant aware of the site ever having been flooded? | | Yes: [ ] No: [ ] |
| If the answer is “Yes” above, please give details e.g. year, extent: | | |
| Is the prospective applicant aware of previous uses of the site e.g. dumping or quarrying? | | Yes: [ ] No: [ ] |
| If the answer is “Yes” above, please give details: | | |

**16. Drawings, Plans and Other Information:**

|  |
| --- |
| Please provide a booklet in A3 format with key plans, drawings and maps of the proposed development, including:   * Site or layout plans shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown, * Indicative heights, and other information, drawings or representations as the prospective applicant may wish to provide, * A schedule listing the number and type of residential units / student accommodation including number of bed spaces and gross floor space of each unit. |
| **Enclosed:** Yes: [ ] No: [ ] |

**17. Strategic Housing Development Details:**

|  |  |  |
| --- | --- | --- |
| **Please tick appropriate box:**  **\*\*If answer is “Yes”, please supply details separately** | **Yes** | **No** |
| Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? |  |  |
| Does the proposed development consist of work to a Protected Structure and / or its curtilage or proposed Protected Structure and / or its curtilage? |  |  |
| Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)? |  |  |
| Does the application relate to development which affects or is close to a national monument in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014? |  |  |
| Is the proposed development, in whole or in part, within or close to a European Site or a Natural Heritage Area? |  |  |
| Is a Natura Impact Statement (NIS) required for the proposed development? |  |  |
| Is an Environmental Impact Assessment Report (EIAR) required for the proposed development? |  |  |
| Is the proposed development likely to have significant effects on the environment in a transboundary state? |  |  |
| Does the proposed development include an activity requiring an integrated pollution control license or a waste license? |  |  |
| Is there potential for the proposed development to impact on a public water supply source?  If the answer is “Yes”, the request should be accompanied by evidence that the prospective applicant has engaged with Irish Water in relation to protecting that water source. |  |  |
| Is the proposed development in a strategic development zone? |  |  |
| Does the proposed development involve the demolition of any structure (including a habitable house) in whole or in part? |  |  |
| Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control etc.) apply to the site and/or any building thereon? |  |  |
| Do the Major Accident Regulations apply to the proposed development? |  |  |
| \*\*If the answer to any of the above statements in Question 17 is “Yes”, please submit a brief statement/explanation with the request and, as appropriate, related plans, drawings and maps. | | |

**18. Social Housing (Part V)**

|  |  |  |
| --- | --- | --- |
| **Please tick appropriate box:** | **Yes** | **No** |
| (A) Does Part V of the Planning and Development Act 2000 apply to the proposed development |  |  |
| (B) If the answer to Question 17(A) is “Yes”, are details enclosed as to how the prospective applicant proposes to comply with section 96 of Part V of the Act including, for example— |  |  |
| 1. details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and |  |  |
| 1. details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and |  |  |
| 1. a layout plan showing the location of proposed Part V units in the development? |  |  |
| (C) If the answer to Question 18(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, provide details indicating the basis on which section 96(13) is considered to apply to the development. |  |  |

**19. Services:**

|  |  |
| --- | --- |
| **Proposed Source of Water Supply:** | |
| Please indicate as appropriate:   1. Existing Connection: [ ] New Connection: [ ]   (b) Public Mains: [ ]  Group Water Scheme: [ ] Name of Scheme:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Private Well: [ ]    Other (please specify): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | |
| **Proposed Wastewater Management / Treatment:** | |
| Please indicate as appropriate:  (a) Existing Connection: [ ] New Connection: [ ]   1. Public Sewer: [ ]   Conventional septic tank system: [ ]  Other on-site treatment system: [ ] Please specify:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed: | |
| **Proposed Surface Water Disposal:** | |
| Please indicate as appropriate:  (a) Public Sewer/Drain: [ ]  Soakpit: [ ]  Watercourse: [ ]  Other: [ ] Please specify: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | |
| **Irish Water Requirements:** | |
| Please submit a current / valid Confirmation of Feasibility statement (COF) from Irish Water in response to a Pre-Connection Enquiry (PCE) in relation to the proposed development.  (i.e. evidence that Irish Water has determined that it is feasible to provide a water and/or wastewater service and that there is capacity to connect to an Irish Water Network). | **Enclosed:**  Yes: [ ] No: [ ] |
| **Traffic and Transportation and Associated Infrastructure:** | |
| Please submit a statement on how the proposed development would address traffic and transportation issues, including road infrastructure, traffic generation, pedestrian and cyclist linkages and safety, public transport availability and capacity, and where applicable, issues regarding scoping of a Traffic / Transportation Impact Assessment. | **Enclosed:**  Yes: [ ] No: [ ] |
| Please submit a statement indicating, in the prospective applicant’s opinion, the proposal is consistent with the Design Manual for Urban Roads and Streets (Department of Transport, Tourism and Sport & Department of Environment, Community and Local Government, 2013). | **Enclosed:**  Yes: [ ] No: [ ] |

**20. Other Information that the Prospective Applicant Wishes to Provide:**

|  |  |
| --- | --- |
| Is there any other information, drawings or representations that the prospective applicant wishes to provide or make available enclosed with the request?  If the answer is “Yes”, please submit a schedule accompanying this request, detailing all other information submitted. | **Enclosed:**  Yes: [ ] No: [ ] |

**21. Maps, Plans and Drawings:**

|  |  |
| --- | --- |
| List in a separate schedule all accompanying maps, plans and drawings enclosed with the request, stating title, scale and drawing number. | **Enclosed:**  Yes: [ ] No: [ ] |

**22. Copy of Pre-Application Consultation Request to Planning Authority:**

|  |  |
| --- | --- |
| Has a copy of the pre-application consultation request been sent to the planning authority? | Yes: [ ] No: [ ] |

**23. Request Fee:**

|  |  |
| --- | --- |
| Fee Payable: | **€** |
| Is the required fee enclosed with the request? | Yes: [ ] No: [ ] |

**I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of Part 2 of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder.**

|  |  |
| --- | --- |
| Signed: (Prospective Applicant or agent as appropriate) |  |
| Date: |  |

**24. Contact Details- Not to be Published**

**Prospective Applicant(s):**

|  |  |
| --- | --- |
| **First Name:** |  |
| **Surname:** |  |
| **Address Line 1:** |  |
| **Address Line 2:** |  |
| **Address Line 3:** |  |
| **Town / City:** |  |
| **County:** |  |
| **Country:** |  |
| **Eircode:** |  |
| **E-mail address (if any):** |  |
| **Primary Telephone Number:** |  |
| **Other / Mobile Number (if any):** |  |

**Where the Prospective Applicant(s) is a Company:**

|  |  |
| --- | --- |
| **Name(s) of Company Director(s):** |  |
| **Company Registration Number (CRO):** |  |
| **Contact Name:** |  |
| **Primary Telephone Number:** |  |
| **Other / Mobile Number (if any):** |  |
| **E-mail address:** |  |

**Person/Agent (if any) acting on behalf of the Prospective Applicant(s):**

|  |  |
| --- | --- |
| **First Name:** |  |
| **Surname:** |  |
| **Address Line 1:** |  |
| **Address Line 2:** |  |
| **Address Line 3:** |  |
| **Town / City:** |  |
| **County:** |  |
| **Country:** |  |
| **Eircode:** |  |
| **E-mail address (if any):** |  |
| **Primary Telephone Number:** |  |
| **Other / Mobile Number (if any):** |  |

**Person responsible for preparation of maps, plans and drawings:**

|  |  |
| --- | --- |
| **First Name:** |  |
| **Surname:** |  |
| **Address Line 1:** |  |
| **Address Line 2:** |  |
| **Address Line 3:** |  |
| **Town / City:** |  |
| **County:** |  |
| **Country:** |  |
| **Eircode:** |  |
| **E-mail address (if any):** |  |
| **Primary Telephone Number:** |  |
| **Other / Mobile Number (if any):** |  |

**Contact for arranging entry on site, if required:**

|  |  |
| --- | --- |
| **Name:** |  |
| **Mobile Number:** |  |
| **E-mail address:** |  |

**General Guidance Note:**

1. In this form, “prospective applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one prospective applicant, the details of all prospective applicants should be inserted, as required, on the form.
2. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
3. A prospective applicant shall send 6 printed copies of the request to the planning authority or authorities in whose area or areas the proposed strategic housing development would be situated, together with 3 copies of the request in a machine readable form on digital devices (and a separate electronic copy of the request).
4. Where the plans have been drawn up by a firm / company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm / company, should be stated.
5. (i) The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.

(ii) All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

1. Question 6 states, inter alia, the following: “Please provide a brief description of possible effects on the environment, highlighting any aspect of the development likely to have (i) significant effects on the environment **and** (ii) significant effects on a European site”

To assist the prospective applicant in determining possible effects on the environment, it is suggested that the prospective applicant use the aspects of the environment as listed below as a framework (this is based on Schedule 6 ‘Information to be contained in an EIS’, specifically Schedule 6.2(b) of the Planning and Development Regulations 2001 [as amended] but also taking into account changes introduced pursuant to EU Directive 2014/52/EU):

• ‘Population and Human Health’

• ‘Biodiversity’

• ‘Land’

• ‘Soil, water, air, climate and the landscape’

• ‘Material assets, including the architectural and archaeological heritage, and the cultural heritage’

• ‘The expected effects deriving from the vulnerability of the project to risks of major accidents and/ or disasters.’

• ‘The inter-relationship between the above factors’

In providing a response to Question 6, the prospective applicant should make a clear statement on the possible effects on the environment, where the prospective applicant is of the opinion that there are no effects arising, then that should be stated. Where the prospective applicant is of the opinion that there are significant effects arising, then the prospective applicant should highlight what aspect of the development is likely to have the significant effect and what aspect of the environment will be subject of the significant effect. It should be noted that the above is a suggested framework that can be used even where no EIS (EIAR) is required. The statements in response to Question 6 should be brief, precise and development specific.

1. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.
2. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the development would be likely to have significant effects on the environment. Under section 7(1)(a)(I) of the Act of 2016, a prospective applicant may, following the pre-application consultation meeting with An Bord Pleanála, request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development.
3. An appropriate assessment (AA) of the proposed development is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the development would have a significant effect on a European site. Under section 7(1)(a)(II) of the Act of 2016, a prospective applicant may, following the pre-application consultation meeting with An Bord Pleanála, request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
4. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under *National Monuments in State Care*. A list of preservation orders is similarly available from this website (under *Monument Protection*). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.
5. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under *Publications, Forms & Legislation*. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months’ advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
6. Part V of the Planning and Development Act 2000 applies where—

* the land is zoned for residential use or for a mixture of residential and other uses,
* there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and / or affordable housing, and
* the proposed development is not exempt from Part V.

1. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.