**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Planning and Development (Strategic Housing Development) Regulations 2017**

**Notice of Strategic Housing Development**

**Application to An Bord Pleanála**

I, .............................................., ¹ intend to apply to An Bord Pleanála for permission for a strategic housing development at..........................................²

The development will consist of.......................................................3

The application contains a statement setting out how the proposal will be consistent with [the]⁴ objectives of the relevant development plan or local area plan.

[Insert Where Relevant:] ⁵

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

[Insert Where Relevant:]6

A[n] [Environmental Impact Assessment Report] [and a] [Natura Impact Statement] [has][have] been prepared in respect of the proposed development.

[Insert Where Relevant:]5

The proposed development is likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention.

The application [together with a[n] [environmental impact assessment report] [and a] [Natura impact statement,]4 may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and ….7. The application may also be inspected online at the following website set up by the applicant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_8.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](http://www.pleanala.ie) relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

1. the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
2. the subject matter of the submission or observations, and
3. the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Signed: ..........................................................................9

Date of publication ....................................10

**Directions for completing this notice:**

1. The name of the applicant for permission (and not his or her agent) should be inserted here.

2. The location, townland or postal address of the land or structure to which the application relates should be inserted here.

3. A description of the nature and extent of the proposed strategic housing development should be inserted here. The description should include—

(a) the types and number of proposed houses or student accommodation units, as the case may be,

(b) in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,

(c) proposed services ancillary to the residential development,

(d) other proposed uses in the development of the land, the zoning of which facilitates such use, and

(e) where an Environmental Impact Assessment Report or Natura impact Statement has been prepared in respect of the application, an indication of that fact,

(f) where the proposed development includes the retention of a structure, the nature of the proposed use of the structure and, where appropriate, the period for which it is proposed to retain the structure,

(g) where the proposed development includes the carrying out of works to a protected structure or proposed protected structure, an indication of that fact,

(h) where the proposed development includes an activity requiring an integrated pollution control licence or a waste licence, an indication of that fact, and

(i) where the proposed development includes the provision of, or modifications to an establishment within the meaning of Part 11 of these Regulations (Major Accidents Directive), an indication of that fact.

4. Delete text in square brackets, where appropriate.

5. This statement must be included in the notice where relevant.

6. This statement, with appropriate deletions of text in square brackets, must be included in the notice where one or both of the statements concerned accompany the application.

7. The name of the planning authority or authorities in whose functional area or areas the proposed development would be situated should be entered here.

8. The website at which the application and related documents may be inspected online should be specified here.

9. Either the signature of the applicant or the signature of the person acting on behalf of the applicant should be inserted here.

10. The date of publication in the newspaper.