



Comhairle Contae Thiobraid Árann
Tipperary County Council

Checklist

Ref No: **2360047**

Date Received: **25/01/2023**

Applicant: **Singland Homes Limited.**

Fee received: **1170.00**

sub art	Application (article 22) Administrative check	Yes/ no/ na
1	Is the Planning Application Form set out as at Form No.2 of Schedule 3 or substantially to the like effect?	Yes
	Have all the Relevant Questions been answered?	Yes
	Where preplanning Q19 is yes attach record of meeting (confirm done)	No
2 a	Relevant page of approved paper one copy or categorised correctly	Yes
	Is advert headed TIPPERARY COUNTY COUNCIL ?	Yes
	Is the name of the APPLICANT included ?	Yes
	Is the location, townland or postal address of the land or structure to which the application relates (as may be appropriate) stated on the notice?	Yes
	Is it stated PERMISSION / RETENTION PERMISSION/ OUTLINE PERMISSION/ PERMISSION CONSEQUENT on the grant of outline permission (stating the reference number on the register of the relevant outline permission)	Yes
	Where Notices refer to Protected Structure/EIAR/NIS/Waste Licence/ Other EPA Licence/ Major accident Regulations/Demolition of a Structure does development details Q match or vice versa?	N/A
	A brief description of the nature and extent of the development, including ?	Yes
	i)where application relates to provision of houses, the number of houses to be provided.	Yes
	(ii)where application relates to retention of a structure, the nature of the proposed structure, and where appropriate, the period for which it is proposed to retain the structure.	N/A
	Is it stated that the planning application may be inspected or purchased during the public offices hours of the planning authority and that submissions or observations in relation to the application maybe made in writing to the planning authority on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application ?	Yes
	Has the Application been received within 2 WEEKS of the publication date ?	Yes
2a	Site Notice one copy or categorised correctly	Yes
	Has one copy of the SITE NOTICE been submitted, & identifying the type of PERMISSION required?	Yes
	Is the Site Notice set out in Form No 1 of Schedule 3 or a form substantially to the like effect?	Yes
	Is the SITE NOTICE signed and dated ?	Yes
	Does the SITE NOTICE and NEWSPAPER description match ?	Yes

2b	Site location map 6 copies or categorised correctly	Yes
4a	Site layout plan 6 copies or categorised correctly	Yes
4a	Drawings etc 6 copies or categorised correctly	Yes
	Accompanying docs if applicable	
2c	Site suitability if disposing of waste water other than a public sewer submitted see services Q20 categorised correctly	N/A
2e	Part 5 documents see social housing Q16 are they correctly categorised	Yes
2f	Land owner consent submitted see owner Q10 correctly categorised	N/A
2f	Group water consent see services Q20 correctly categorised	N/A
2ga	EIAR 10 copies one electronic & confirmation both categorised correctly (1 paper)	N/A
	NIS 10 copies one electronic or categorised correctly	N/A
	Other non-statutory information check categorised correctly	N/A
	Form b non-statutory check categorised correctly	No

Insert any Administration observations

Completed by: Willie Morgan

Date: 23/01/2023

sub art	Technical check	
	Public notices	
	Is the development description stated on the PUBLIC NOTICE's adequately identify the proposed works as set out on the submitted Maps/ Plan's & Elevations drawings?	✓
	Is the correct permission type stated on the PUBLIC NOTICE's for the proposed works ie: PERMISSION/ RETENTION/ OUTLINE PERMISSION/ PERMISSION CONSEQUENT?	✓
	Where Notices refer to Protected Structure/EIAR/NIS/Waste Licence/ IPPCL/ Major accident Regulations/Demolition of a Structure does development details match the form and the planning register?	n/a
	Is the SITE NOTICE correct colour? (Where a valid planning application was made within the last 6 months and a subsequent application is made in respect of land substantially consisting of the site or part of the site to which the first-mentioned application related the site notice must be YELLOW)	✓
	Is the correct TOWNSLAND/ POSTAL ADDRESS on the Site Notice	✓
	Site location map (article 22 (2) & 23 (1)(g) & (h))	
(b)(i)	Are the Site Boundaries identified in RED ?	✓
(b)(ii)	Is any land that adjoins, abuts or is adjacent to the land to be developed identified in BLUE ?	✓

(b)(iii)	Are Way leaves identified in YELLOW ?	n/a
(b)(iv)	Is position of Site Notice included on the Site Location Map?	✓
(b)	Are Location Maps (1:1000 in built up areas, and 1:2500 in all other areas) clearly identifying the lands or structure to which the application relates and the boundaries thereof ?	✓
g & h	Is the NORTH POINT or the OS sheet number included on the Location Map?	✓
	Site layout plan (Article 23 (1))	
(a)	Does the Site Layout Plan submitted include the following, site outlined in red: Roads: Buildings: 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 and is it to a scale of not less than 1:500?	✓
(c)	Does the Site Layout Plan plans show the level or contours, where applicable of the land and proposed structure relative to an Ordnance survey datum or a temporary local bench mark ?	✓
(f)	Does the Site Layout plan indicate the distances of all proposed structures from the boundaries of the site? Principal dimensions of site and proposed structure?	✓
(g-h)	Is the NORTH POINT or OS sheet no. included on the Site Layout Plan ?	✓
	Plans Elevations & section (Article 23 (1))	
(b)	Are the Plans, Elevations & Sections to a scale of not less than 1:200	✓
(d)	Are Drawings of elevations of any proposed structure showing the main features of any buildings which would be contiguous to the proposed structure if it were erected on the application site or in the vicinity at a scale of not less than 1:200 as may be appropriate ?	✓
(e)	Are Plans relating to works comprising reconstruction/ alteration or extension of a structure marked or coloured as to distinguish them between the existing structure and the proposed works ?	n/a
(c&f)	Are Floor Plans/ Elevations & Sections indicating in figures the principal dimensions, F.F.L's, Site Levels, (including overall height) of any proposed structures ?	✓
	If the development involves CHANGE OF USE, are existing and proposed uses clearly identifiable and is it consistent with Q in application from? A22(4)(b)(i) &(iii)	n/a
(h)	Is the NORTH POINT included on the Plans ?	✓
	Part V (22) (2) (e)	
	Is the application for the development of houses (inc flats apts etc)?	n/a
	Are details as described in (i) , (ii) or (iii) submitted or	n/a
	Is a section 97 cert or application submitted or	n/a
	Are details under Section 96 13 submitted	n/a
	Protected Structures & Architectural Conservation Area's. Art 18, 22, 23(2)	
	Where development details indicate an RPS or ACA confirm on register this is correct?	n/a
	Are Photographs/ Plans/Particulars as necessary to show how the development would affect the character of the structure	n/a

	If the development involves the Demolition of a Protected Structure, Is there PLAN'S/ ELEVATION'S submitted showing the proposed structure to be demolished ?	n/a
	Fee (Article 22 (2) (h))	
	Did the correct fee accompany the application?	✓
	Restriction on outline application: (article 21, 96, 134 & 236) confirm below that A,B or c are not included in outline permission	
	(a) Retention permission?	n/a
	(b) Protected Structures or proposed Protected Structures?	n/a
	(c) EPA licence or a Waste Licence / EIAR/ NIS/ major accidents directive?	n/a
	EIAR	
	Confirm checked if threshold development	n/a
	If yes Confirm EIAR 10 paper on electronic of one paper and correctly categorised for e file and confirmation submitted	n/a
	General	
	Check development details Q17 question is answered accurately	✓
	Check the form, accompanying documents and register are consistent	✓
22 (2) (c)	Check evidence of site suitability relates to site when applicable	n/a
	File Valid/Invalid	Valid

Insert any technical observations: File is valid

26/01/2023

The site was entered on register map on. Date _____

Sack Doble

Validation completed by _____

For office use only

2360047

Previous files on site	14600503, 18601348, 201453, 07520056, 09520029, 02523000, TUD-15-084
Control officer	Carmel Daly
District	Nenagh
Zoning/designation	Areas Under Urban Influence
Road number	L-94451-4

Notify/request report from	
District Engineer	√
Roads Capital	
Transport Infrastructure Ireland (T.I.I) art.28	
Road Design Office- Tramore/ Mid West Consultant for Road Reservation Corridors/ By-Pass/ Road Realignment	
Water Services	√
Irish Water (refer by email) art.28	√
Housing(Part V)	√
Environment & Waste Mgt.	
Environmental Protection Agency (EPA) art.28	
Chief Fire Officer	
HSE (Env Health &Emergency Planning) art.28	
DOECLG (Dept of Culture, Heritage & Gaeltacht) art.28	
An Taisce art.28	
Heritage Council art.28	
Arts Council art.28	
Commission for Energy Regulation art.28	
Minister for Communications Marine & Natural Resources art.28	
Fáilte Ireland art.28	
Waterways Ireland (refer by email) art.28	
Inland Fisheries Ireland (Suir) art.28	
Inland Fisheries Ireland (Shannon) art.28	
Irish Aviation Authority art.28	
Iarnrod Eireann art.28	
Regional Assembly art.28	
Childcare Committee	
Health & Safety Authority art.137	
Adjoining Local Authority: art.28	
Flooding indicated	√
Cllr/TD/Senator	