

Planning and Development Acts 2000-2010
Planning and Development Regulations 2001-2011

PLANNING APPLICATION FORM



Comhairle Contae Fhine Gall
Fingal County Council



Planning Application Form

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each section of this application is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to your application form.

ADDITIONAL INFORMATION

It should be noted that because each planning authority has its own development plan, which sets out local development policies and objectives for its own area it is necessary for Fingal County Council to require supplementary information (i.e. other than that required on this form) in order to determine whether the application conforms with the development plan.

Failure to supply the supplementary information will not invalidate your planning application; it may delay the decision-making process or lead to a refusal of permission. In case of doubt, applicants should contact Fingal County Council Planning Department to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

DATA PROTECTION

The planning process is an open and public one. In that context, all planning applications are made available for public inspection and we (the planning authority) publish weekly lists of planning applications received as well as weekly lists of planning decisions. It is the policy of Fingal County Council to also place this information on its website.

It has come to our attention that the publication of planning applications by planning authorities can lead to applicants being targeted in the business sector engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are hereby given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.

If you are satisfied to receive direct marketing please tick this box.

Direct marketing may be by post, by telephone, by hand or by electronic mail such as email or text message where such details are supplied.

It is the responsibility of those entities wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 & 2003 taking account of the preference outlined above.

**An Roinn Pleanála
& Infrastruchtúir Straitéisigh**

Bosca 174
Áras an Chontae
Sord, Fine Gall
Contae Átha
Cliath

Bóthar an Gharráin
Baile Bhlainséir
Átha Cliath 15

**Planning & Strategic
Infrastructure Department**

P.O. Box 174
County Hall
Swords, Fingal
Co. Dublin

Grove Road
Blanchardstown
Dublin 15



Comhairle Contae Fine Gall
Fingal County Council

Planning Application Form

GUIDANCE NOTES AND CHECK LIST ARE AVAILABLE ON REQUEST - ALL RELEVANT SECTIONS TO BE COMPLETED

OFFICE USE ONLY

Amount Received: _____
Reg. Reference No.: F _____
Receipt No.: _____
Newspaper Advert: _____
Documents Lodged _____

Date Received: _____

1. Name of Relevant Planning Authority:

2. Location of Proposed Development:

Postal address or Townland or Location (as may best identify the land or structure in question)	
Ordnance Survey Map Ref No (and the Grid Reference where available) ¹	

3. Type of planning permission (please tick appropriate box):

- Permission
 Permission for Retention
 Permission for Continuation of Use
 Outline Permission
 Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number: _____

Date of Grant of Outline Permission: _____

Fón/Tel. Swords: Clárlann, Registry 8905541, Cinntí/ Decisions 8905670, Achomhairc/ Appeals 8905724 Facs/ Fax 8906779
Fón/ Tel. Blanchardstown 8708476 Facs/ Fax 8905832
planning@fingalcoco.ie www.fingalcoco.ie

5. Applicant²:

Name(s)	
Address	Address to be supplied at the end of this form (Question: 24)

6. Where Applicant is a Company (registered under the Companies Acts 1963 to 1999):

Name(s) of company director(s)	
Registered address (of company)	
Company Registration No.	

7. Person / Agent acting on behalf of the Applicant (if any):

Name	
Address	Address to be supplied at the end of this form (Question: 25)

8. Person responsible for preparation of Drawings and Plans³:

Name	
Firm / Company	

9. Description of Proposed Development:

Brief description of nature and extent of development ⁴	
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10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Occupier
	C. Other	

Where legal interest is 'Other', please expand further on your interest in the land or structure	
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation	

11. Site Area:

Area of site to which the application relates in hectares	Ha
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in m ²	
Gross floor space of proposed works in m ²	
Gross floor space of work to be retained in m ² (if appropriate)	
Gross floor space of any demolition in m ² (if appropriate)	

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of development	Gross floor area in m ²

14. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							
Apartments							
Number of car-parking spaces to be provided	Existing		Proposed			Total:	

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use ⁶ (or previous use where retention permission is sought)	
Proposed use (or use it is proposed to retain)	
Nature and extent of any such proposed use (or use it is proposed to retain)	

16. Social and Affordable housing:

Please tick appropriate box	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 (as amended) applies ⁷		
If the answer to the above question is “yes” and the development is not exempt (see below) you must specify as part of your application the manner in which you propose to comply with section 96 of Part V of the Act (as amended).		
If the answer to the above questions “yes” but you consider the above development to be exempt by virtue of section 97 of the Planning and Development Act 2000 ⁸ (as amended), a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).		
If the answer to the above question is “no” by virtue of section 96(13) of the Planning and Development Act 2000 ⁹ (as amended), details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.		

17. Development Details:

Please tick appropriate box	Yes	No
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 monument or place recorded under section 12 of the National Monuments (Amendment) Act 1994 ¹⁰ ?		
Does the application relate to work within or close to a European Site (under S.I. No 94 of 1997) or a National Heritage area?		
Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ?		
Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?		
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		
Do the Major Accident Regulations apply to the proposed development?		
Does the application relate to a development in a Strategic Development Zone?		
Does the proposed development involve the demolition of any structure?		

18. Site History:

Details regarding site history (if known)
Has the site in question ever, to your knowledge, been flooded? Yes [] No [] If yes, please give details e.g. year, extent. Are you aware of previous uses of the site e.g. dumping or quarrying? Yes [] No [] If yes, please give details.
Are you aware of any valid planning applications previously made in respect of this land/structure?
Yes [] No [] If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known: Reference No.: _____ Date: _____ If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 (as amended).
Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development¹³?
Yes [] No [] _____ An Bord Pleanála Reference No.:

19. Pre-application Consultation:

Has a pre-application consultation taken place in relation to the proposed development¹⁴?
Yes [] No [] If yes, please give details. _____ _____ Reference No. (if any): _____ Date(s) of consultation: ____ / ____ / ____ Persons involved: _____ _____

20. Services:

Proposed source of Water Supply	
Existing connection <input type="checkbox"/>	New connection <input type="checkbox"/>
Public Mains <input type="checkbox"/>	Group Water Scheme <input type="checkbox"/>
	Private Well <input type="checkbox"/>
Other (please specify)	
Name of Group Water Scheme (where applicable)	
Proposed Wastewater Management/Treatment	
Existing <input type="checkbox"/>	New <input type="checkbox"/>
Public Sewer <input type="checkbox"/>	Conventional septic tank system <input type="checkbox"/>
Other on-site treatment system <input type="checkbox"/> Please specify	
Proposed Surface Water Disposal	
Public Sewer/Drain <input type="checkbox"/>	Soakpit <input type="checkbox"/>
Water Course <input type="checkbox"/>	Other <input type="checkbox"/> Please specify

21. Details of Public Notice:

Approved newspaper ¹⁵ in which notice was published	
Date of Publication	
Date on which site notice was erected	

22. Application Fee:

Fee Payable	
Basis of Calculation	

23. Declaration:

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 Planning & Development Act 2000, (as amended), and the Regulations made thereunder

Signed (Applicant or Agent as appropriate)	
Date	

An Applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations which set out basic design and construction requirements.

***Note:** A supplementary application form for Planning Permission for a dwelling in a Rural Area must also accompany this form, and is available on request.*

CONTACT DETAILS

– not to be published –

24. Applicant address/contact details

Name	
Address	
Email Address	
Telephone No (optional)	

25. Agent's (if any) address / contact details

Name	
Address	
Email Address	
Telephone No.	
Should all correspondence be sent to the above address where applicable? (Please tick appropriate box) (Please note that if the answer is 'No', all correspondence will be sent to the applicant's address) Yes <input type="checkbox"/> No <input type="checkbox"/>	

A contact address must be given, whether that of the Applicant or that of the Agent

Directions for completing this form

1. Grid reference in terms of the Irish Transverse Mercator.
2. "The applicant" means the person seeking the planning permission, not an agent acting on his or her behalf.
3. 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 that firm/company, should be given.
4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building; that is, Floor areas must be measured from inside the external wall.
6. Where the existing use is 'vacant', please, state most recent authorised use of the land' or structure.
7. Part V of the Planning and Development Act 2000 (as amended) 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.
8. Under section 97 of the Planning and Development Act 2000 (as amended) applications involving development of 4 or fewer houses or development on land of less than 0.1 hectare may be exempt from Part V.
9. Under section 96(13) of the Planning and Development Act 2000 (as amended), 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
10. The Record of Monuments and Places, under section 12 of the National Monuments Act Amendment Act 1994, is available, for each county, in the local authorities and public libraries in that county. Please note also that if the proposed development affects or is close to national monument which, under the National Monuments Acts 1930 to 2004, is in the ownership or guardianship of the Minister for Arts, 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 is required, under the National Monuments Acts, from the Minister for Arts, Heritage and the Gaeltacht. For information on whether national monuments are in the ownership or guardianship of the Minister for the Arts, Heritage and the Gaeltacht or a local authority or are the subject of preservation orders, contact the National Monuments Section, Department of the Arts, Heritage and the Gaeltacht.
11. An Environmental Impact Statement (EIS) is required to accompany a planning application for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2011 which exceeds a limit, quantity or threshold set for that class of development. An EIS will also be required by the Planning Authority in respect of sub-threshold development where the authority considers that the development would be likely to have significant effects on the environment (article 103).
12. An appropriate assessment of proposed development is required in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. It is the responsibility of the Planning Authority to screen proposed developments to determine whether an appropriate assessment is required and where the authority determines that an appropriate assessment is required, the authority will normally require the applicant to submit a Natura impact statement (NIS). Where the applicant considers that the proposed development is likely to have a significant effect on a European site it is open to him/ her to submit a NIS with the planning application.
13. The appeal must be determined or withdrawn before another similar application can be made.
14. A formal pre-application consultation may only occur under Section. 247 of the Planning and Development Act 2000. An applicant should contact his/ her planning authority if he/ she wishes to avail of a pre-application consultation. In the case of residential development to which Part V of the 2000 Act applies, applicants are advised to avail of the pre-application consultation facility in order to ensure that a Part V agreement in principle can be reached in advance of the planning application being submitted.
15. The list of approved newspapers, for the Purpose of giving notice of intention to make a planning application, is available from the planning authority to which the application will be submitted.
16. All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001-2011.
17. The location of the site notice(s) should be shown on site location map.
18. See Schedule 9 of Planning and Development Regulations 2001. If a reduced fee is tendered, details of previous relevant payments and planning permissions should be given. If exemption from payment of fees is being claimed under Article 157 of the 2001 Regulations, evidence to prove eligibility for exemption should be submitted.

This form should be Accompanied by the Following Documentation:

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

ALL Planning Applications

The relevant page of newspaper that contains notice of your application

- A copy of the site notice
- 6 copies of site location map¹⁶
- 6 copies of site or layout plan¹⁶⁺¹⁷
- 6 copies of plans and ,other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections - except in the case of outline permission)
- 10 copies where an application is accompanied by an E.I.S. (Environmental Impact Statement).
- The appropriate Planning Fee

Where the applicant is not the legal owner of the land or structure in question:

- The written consent of the owner to make the application

Where the application is' for residential development that is subject to Part V of the 2000 Act (as amended):

- Specification of the manner in which it is proposed to comply with Section 96 of Part V

Or

- A certificate of exemption from the requirements of Part V

Or

- A copy of the application submitted for a certificate of exemption.

Where the application is for residential development that is not subject to Part V of the 2000 Act (as amended) by virtue of section 96(13) of the Act:

- Information setting out the basis on which section 96(13) is considered to apply to the development.

Where the disposal of wastewater for the proposed development is other than to a public sewer:

- Information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed.

Where the application refers to a protected structure / proposed protected structure / or the exterior of a structure which is located within an architectural conservation area (ACA):

- Photographs, plans and other particulars necessary to show how the development would affect the character of the structure.

Applications that refer to a material change of use or retention of such a material change of use:

- Plans (including a site or layout plan and drawings of floor plans, elevations and sections which comply with the requirements of Article 23) and other particulars required describing the works proposed.

Where an application requires an Environmental Impact Statement:

- An Environmental Impact Statement

Applications that are exempt from planning fees:

- Proof of eligibility for exemption¹⁸