

P22



Comhairle Contae an Chláir  
Clare County Council

Pre Planning Ref No.:
PPI _____
Planner Name:
_____

### APPLICATION FORM FOR A PRE-PLANNING CONSULTATION RE LARGE-SCALE RESIDENTIAL (LRD) DEVELOPMENTS

**Address:** Planning Department, Economic Development Directorate, Clare County Council,  
New Road, Ennis, Co. Clare, V95 DXP2.  
**Telephone:** (065) 6821616  
**Website Address:** www.clarecoco.ie  
**Email Address:** planoff@clarecoco.ie

Request for Section 247 Consultation or LRD meeting			
<input type="checkbox"/>	Section 247 Consultation		LRD Meeting (Section 32B)
<b>Section 247 Consultation Reference:</b>			
A request for an LRD meeting can only be requested once a Section 247 Consultation is complete			

1. Prospective Applicant Name(s): \_\_\_\_\_

2. Contact Details of Person Authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for public release).

Name: \_\_\_\_\_

Correspondence Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Eircode: \_\_\_\_\_

Contact Number(s): \_\_\_\_\_

Email Address: \_\_\_\_\_

**3. 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 and Development Act 2000, as amended, and the Regulations made thereunder. I certify that the information given in this form is correct and to the best of my knowledge

**Signature of person authorised to operate on behalf of the Prospective Applicant(s):** \_\_\_\_\_

**Date:** \_\_\_\_\_

**4. Formal Request:**

In accordance with sections 32B and 247 of the Planning and Development Act 2000, as amended, and article 16A of the Planning and Development Regulations 2001, as amended, [insert prospective applicant name] formally requests to enter into a Section 247 consultation /LRD meeting with Clare County Council regarding the development of a Large-scale Residential Development of [ insert number] residential units at [ insert proposed development address].

**5. Information to be included where relevant with a LRD Meeting Request under section 32B of the Planning and Development Act 2000, as amended and article 16A of the Planning and Development Regulations 2001, as amended.**

Information	Enclosed with Request		
A site location map sufficient to identify the land on which the proposed development would be situated	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	
A brief description of the nature and purpose of the proposed development and of its possible effects on the environment	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	
A draft layout plan of the proposed development	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	
A brief description of any proposals to provide for water services infrastructure, including, in the case where it is proposed to connect the proposed development to a public water or wastewater network or both, evidence that Irish Water has confirmed that it is feasible to provide the appropriate service or services and that the relevant network or networks have the capacity to service the proposed development	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input type="checkbox"/>
Details of any consultations that have taken place with prescribed bodies or the public	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input type="checkbox"/>
Such other information, drawings or representations as the prospective LRD applicant may wish to provide or make available	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input type="checkbox"/>
A statement setting out how the proposed LRD has had regard to the relevant objectives of the development plan or local area plan in whose area or areas the proposed LRD would be situated	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	

A brief description of the proposed numbers and types of houses or numbers of student accommodation units and bedspaces, or both, as appropriate, and their design, including proposed gross floor spaces, internal floor areas and principle dimensions, housing density, plot ratio, site coverage, building heights, proposed layout and aspect	Yes: []	No: []	
A brief description of proposed public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant	Yes: []	No: []	N/A: []
A brief description of the proposed provision of ancillary services, where required, including child care facilities	Yes: []	No: []	N/A: []
Where relevant, any other proposed use in the development, the zoning of which facilitates such use, including the proposed gross floor space for each such use	Yes: []	No: []	N/A: []
A brief description of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses	Yes: []	No: []	N/A: []
A description of the capacity of existing or planned infrastructure to serve the proposed development, of the impact of the proposed development on existing /planned infrastructure and of any proposals to provide for other services infrastructure (including cabling such as broadband provision) and any phasing proposal	Yes: []	No: []	N/A: []
A brief description under Part V of the Planning and Development Act 2000, where relevant	Yes: []	No: []	N/A: []
Details of protected structures, national monuments or other monuments included in the Record of Monuments and Places, where relevant	Yes: []	No: []	N/A: []
Details of traffic and transport assessment where relevant and of traffic, cycle and pedestrian	Yes: []	No: []	N/A: []
Details relating to residential amenity including the assessment of sunlight, daylight shadow, overlooking and overbearance, where relevant; for existing properties and proposed residential unit	Yes: []	No: []	N/A: []

Flood risk, risk of major accident and ecological impacts	Yes: []	No: []	N/A: []
Landowner consent	Yes: []	No: []	
The appropriate fee	Yes: []	No: []	

<b>Planning Authority Official Use only:</b>	
<b>8) Planning Reference:</b>	
<b>Planning Authority Stamp:</b>	

### Qualification

Please note that any advice is given in good faith and without prejudice to the formal consideration of any subsequent planning application. Section 247 (3) of the Local Planning & Development Act 2000 as amended states that "the carrying out of consultations shall not prejudice the performance by a planning authority of any other of its functions under this Act, or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings." Formal consideration of an application is necessarily more extensive than consideration at the pre-application stage including because of consideration of any internal technical reports e.g. environment section or submissions from a third party or prescribed bodies.



## **Form of request to Clare County Council to enter into consultations in relation to a proposed Large-scale Residential Development**

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

Failure to complete this form or attach the necessary documentation (detailed on page 2 of the form), or the submission of incorrect information or omission of required information, will lead to the planning authority 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.

### **HOLDING OF PRE-APPLICATION CONSULTATIONS WITH THE PLANNING AUTHORITY**

Under section 32E of the Planning and Development Act 2000, as amended, neither the taking place of an LRD meeting nor the provision of an LRD opinion shall prejudice the performance by the planning authority of its functions under this Act or any regulations under this Act or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

### **DATA PROTECTION**

It is the responsibility of persons or entities wishing to use any personal data on this form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 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.

In accordance with Section 4(6) of the Planning and Development (Large-Scale Residential Development) Regulations 2021, the request to enter into a LRD meeting must be accompanied by 6 hard copies of each drawing and a soft copy provided on a USB stick.