

PLANNING APPLICATION FORM.

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

It is a requirement under Section 38 of the Planning & Development Act 2000 – 2018 that this Planning Authority must make all documentation submitted as part of a planning application available for inspection and purchase at the planning office and also available for review on our website.

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 form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to your application form.

OTHER STATUTORY CODES

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. Also, any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals, constitute a criminal offence unless covered by a derogation licence issued by the Minister for Arts, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

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 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 the prosecution.

PLANNING APPLICATION FORM

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

STANDARD PLANNING APPLICATION FORM AND ACCOMPANYING DOCUMENTATION:

Please ensure that each section of this application form is fully completed and signed. The applicant should enter n/a (not applicable) where appropriate.

Please ensure that all necessary documentation is attached to your application form.

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.

PLEASE NOTE:

When submitting planning applications involving “Retention” the following descriptions must be adhered to:-

The applicant must apply for “Retention Permission to retain XX” followed by a description of the development or use carried out.

For applications where both retention permission and permission are being sought the applicant must apply for “Retention Permission to retain XX” (followed by a description of the development / use carried out) and “Permission to/for YY” (followed by a description of the proposed development)

“Permission to retain and complete” will not be accepted and such applications will be returned as invalid together with the application fee.

ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

Failure to supply the supplementary information will not invalidate your planning application. However, if it is not supplied, the planning authority may not be able to reach a decision on whether or not to grant permission on the basis of the information available to it. Therefore failure to supply this information could delay the decision on an application or lead to a refusal of permission.

Applicants should therefore contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

KERRY COUNTY COUNCIL PLANNING APPLICATION FORM



Comhairle Contae Chiarraí, Áras an Chontae, Trá Lí, Co. Chiarraí
Guthán: (066) 7183582 E-mail: plan@kerrycoco.ie Faics: (066) 7120328
Kerry County Council, County Buildings, Tralee, Co. Kerry
Tel: (066) 7183582 Web: <http://www.kerrycoco.ie> Fax: (066) 7120328

Please note, where a reference number appears after a question e.g. Q5. Applicant² you may refer to the 'Directions for completing this form' section at the back of this document.

All personal data collected is in compliance with the requirements of the General Data Protection Regulation (GDPR) 2016, and Data Protection Acts 1988 to 2003. Individual privacy notices for each section/service are available at www.kerrycoco.ie

1. Name of Relevant Planning Authority:

KERRY COUNTY COUNCIL

2. Location of Proposed Development:

<i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i>	Ardshanavooly, Killarney, Co. Kerry.
<i>Ordnance Survey Map Ref No (and the Grid Reference where available)¹</i>	6084-02 6039-C

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

- [X] Permission
 [] Retention Permission
 [] Outline Permission
 [] Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission: **N/A**

Outline Permission Register Reference Number: _____

Date of Grant of Outline Permission: ____ / ____ / ____

5. Applicant²:

<i>Name(s)</i>	Wrightwood Development Ltd
	Contact details to be supplied at the end of this form (Question 24)

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

<i>Name(s) of company director(s)</i>	Kevin O'Donoghue Sheila O'Donoghue Timothy O'Donoghue Bernadette O'Donoghue
<i>Registered Address (of company)</i>	Torc Heights, Dennehy's Boreen, Killarney Co. Kerry, V93 F8W8
<i>Company Registration No.</i>	388598

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

<i>Name</i>	Robert Keran, Foundation
	Address to be supplied at the end of this form. (Question 25)

8. Person responsible for preparation of Drawings and Plans³:

<i>Name</i>	Davide Mosca
<i>Firm/Company</i>	DM Design

9. Description of Proposed Development⁴:

<i>Brief description of nature and extent of development</i>	<p>The proposed development comprises of:</p> <ol style="list-style-type: none"> 1. Construction of a 124 no. dwellings in a mix of duplex, maisonette and apartment typologies comprising 16 no. 1 bed apartments, 6 no. 2 bed apartments, 16 no. 1 bed duplex apartments, 16 no. 2 bed duplex maisonettes, 33 no. 2 bed duplex apartments, 33 no. 3 bed maisonettes and 4 no. 3 bed terrace houses, all in building heights ranging from 2 to 4 storeys. 2. A total of 143 no. surface car parking spaces, including 4 no. car-share parking spaces, 6 no. visitor spaces, and 5 no. assigned Part M/accessible spaces. 3. Bicycle parking comprising of 272 no spaces in total, comprising 118 no. spaces within the private open space of ground floor residential units and 102 no. spaces within secure sheltered structures and designated secure bicycle parking areas, and 52 no. short stay/visitor spaces. 4. 3,636 sq.m of public open space, including arrival pocket park, central pocket park and amenity landscape areas (including 117 sq.m of play), grass lawns, kickabout areas, picnic areas and seating areas; 5. 956 sq.m of communal external open space, including seating areas, nature trails, and amenity grass lawns. 6. Additional environmental open space of 1,790 sq.m, including landscape buffers, protection and enhancement of existing hedgerows and trees. 7. A new vehicular, pedestrian and cyclist access from the existing estate road adjoining the site to the south. 8. Infrastructure works to serve the proposed development to include the internal road and footpath network, ESB cabinets/substations/switchrooms, site and external building lighting, site drainage works, hard and soft landscaping, boundary treatments, communal bin stores, and all ancillary site services and development works above and below ground.
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10. Legal Interest of Applicant in the Land or Structure:

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

<i>Where legal interest is 'Other', please expand further on your interest in the land or structure</i>	Land is owned by others and a letter of consent is enclosed.
<i>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</i>	Dermot Lyne and Michael Lyne Dennehy's Boreen Killarney V93 D91F Letter of consent is enclosed.

11. Site Area:

<i>Area of site to which the application relates in hectares</i>	2.23 ha
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12. Where the application relates to a building or buildings:

<i>Gross floor space⁵ of any existing building(s) in m²</i>	0
<i>Gross floor space⁵ of proposed works in m²</i>	12,952 sq.m
<i>Gross floor space⁵ of work to be retained in m² (if appropriate)</i>	0
<i>Gross floor space⁵ of any demolition in m² (if appropriate)</i>	0

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:

N/A

<i>Class of Development</i>	<i>Gross floor area in m²</i>

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

<i>Number of</i>	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
<i>Houses</i>							

<i>Apartments</i>		32	55	37			
<i>Number of car-parking spaces to be provided</i>	Existing: 0		Proposed:		Total: 143		

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:

<i>Existing use⁶ (or previous use where retention permission is sought)</i>	Agricultural
<i>Proposed use (or use it is proposed to retain)</i>	Residential
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	12,952 sq.m in 124 no. units with associated services and development.

16. Social and Affordable Housing

Please tick appropriate box	<i>Yes</i>	<i>No</i>
<p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>⁷</p>	<p>X</p>	
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with Section 96 of Part V of the Act including, for example,</p> <p>(i) details of such part or parts of the land which is subject to the application for permission 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</p> <p>(ii) 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.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000⁸, 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).</p> <p>If the answer to the above question is “no” by virtue of section 96(13) of the Planning and Development Act 2000⁹, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.</p>	<p>Refer to enclosed Part V submission</p>	

17. Development Details

<i>Please tick appropriate box</i>	<i>Yes</i>	<i>No</i>
<i>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?- Refer to Volume 3 of Kerry Co. Development Plan 2022-2028 for new protected structure numbering.</i>		X
<i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i>		X
<i>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, 1994¹⁰</i>		X
<i>Does the proposed development require the preparation of an Environmental Impact Assessment Report¹¹? (if yes, please see Page 14 of this form)</i>		X
<i>Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area? ¹²</i>		X
<i>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?</i>		X
<i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i>		X
<i>Do the Major Accident Regulations apply to the proposed development?</i>		X
<i>Does the application relate to a development in a Strategic Development Zone?</i>		X
<i>Does the proposed development involve the demolition of any structure¹²?</i>		X

18. Site History

Details regarding site history (if known)
Has the site in question ever, to your knowledge, been flooded? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details e.g. year, extent. Are you aware of previous uses of the site e.g. dumping or quarrying? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details.
Are you aware of any valid planning applications previously made in respect of this land/structure?
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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.
<i>Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development ¹³?</i>
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <i>An Bord Pleanála Reference No.:</i> _____

19. Pre-application Consultation

<i>Has a pre-application consultation taken place in relation to the proposed development ¹⁴?</i>
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Reference No. (if any): Section 247 Meeting Date(s) of consultation: 18/10/2024 Persons involved: Fiona O’Sullivan, Michael Lynch Reference No. (if any): PP24/328 - LRD Final Consultation Meeting Date(s) of consultation: 07/11/2025 Persons involved: Fiona O’Sullivan, Michael Lynch, Michael Boyce, Brian O’Connor, Noel Cronin, Donal O’Connell, Anna Meria Costelloe, Donal Murphy, Michael Connolly, Leanne Ryan

20. Services

<i>Proposed Source of Water Supply</i>
Existing connection <input type="checkbox"/> New connection <input checked="" type="checkbox"/> Public Mains <input checked="" type="checkbox"/> Group Water Scheme <input type="checkbox"/> Private Well <input type="checkbox"/> Other (please specify): _____ <i>Name of Group Water Scheme (where applicable)</i> _____
<i>Proposed Wastewater Management/Treatment</i>
Existing <input type="checkbox"/> New <input checked="" type="checkbox"/> Public Sewer <input checked="" type="checkbox"/> Conventional septic tank system <input type="checkbox"/> Other on-site treatment system <input type="checkbox"/> Please specify _____

Proposed Surface Water Disposal²⁰ (see requirements on page 17 item 20)

Public Sewer/Drain Soakpit
Watercourse Other Please specify _____

21. Details of Public Notice

<i>Approved newspaper¹⁵ in which notice was published</i>	Irish Daily Star
<i>Date of publication</i>	9th January 2026
<i>Date on which site notice was erected</i>	9th January 2026

22. Application Fee

<i>Fee Payable¹⁸</i>	€16,120
<i>Basis of Calculation</i>	€130 per unit

23. DECLARATION

<i>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</i>	
<i>Signed (Applicant or Agent as appropriate)</i>	Robert Keran (Agent)
<i>Date</i>	12th January 2026

Please Note: 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.

FOR OFFICE USE ONLY
Fee Recd. € _____
<input type="checkbox"/> Cash
<input type="checkbox"/> Cheque
<input type="checkbox"/> Money Order
<input type="checkbox"/> Draft
<input type="checkbox"/> Postal Order
<input type="checkbox"/> Credit Card
Receipt No _____
Date _____
Received by _____

SUPPLEMENTARY INFORMATION

To be provided for Residential Development in the Rural Area

Section 1: Details of Site Ownership	
1.1	Name and address of the person from whom the site has or will be acquired:
1.2	Applicants relationship, if any, to current owner of the site
1.3	Outline in blue all lands in the ownership of the person named above on a map at scale 6” to 1 mile or 1:2500. This map should be submitted with the application form.
1.4	<p>Number of sites sold or transferred from the land holding to:</p> <p>family members</p> <p>non-family members</p> <p>Details of the relevant planning register numbers should be given</p>
Section 2: General Information	
2.1	<p>Are you or any other intended adult occupant(s) a resident of the rural area in which the dwelling is proposed</p> <p align="right">Yes: <input type="checkbox"/> No: <input type="checkbox"/></p>
2.2	<p>Is your current accommodation?</p> <p align="right">Owned: <input type="checkbox"/> Rented: <input type="checkbox"/> Other: <input type="checkbox"/></p> <p>If other, please specify:</p> <p>.....</p> <p>.....</p>
2.3	<p>Applicants current occupation</p> <p>Additional occupant(s) current occupation (other than the applicant)</p> <p>.....</p> <p>.....</p>

<p>2.4 Name and address of current employer</p> <p>.....</p> <p>.....</p> <p>.....</p>	<p>Name and address of current employer</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>2.5 Actual place of work</p> <p>.....</p> <p>.....</p> <p>.....</p>	<p>Actual place of work</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>2.6 Distance of work:</p> <p>(i) from present residence</p> <p>(ii) from proposed site</p>	<p>Distance of work:</p> <p>(i) from present residence</p> <p>(ii) from proposed site</p>
<p>Section 3: Intended use of proposed dwelling</p>	
<p>3.1 Is the proposed dwelling for:</p> <p>Occupation as a primary permanent place of residence:</p> <p>Occupation by a farmer engaged wholetime in agriculture:</p> <p>Occupation by a member of the family:</p> <p>Applicants own occupation:</p> <p>Sale:</p> <p>As a second home/holiday home:</p> <p>Other, (please specify):</p>	<p>Yes: <input type="checkbox"/> No: <input type="checkbox"/></p>
<p>Is proposed dwelling located in an area of prime/secondary amenity:</p>	<p>Yes: <input type="checkbox"/> No: <input type="checkbox"/></p>

Is proposed dwelling located in an area where it is the Planning Authority's policy to conserve views and prospects:	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Is proposed dwelling located on a national primary route:	Yes: <input type="checkbox"/> No: <input type="checkbox"/>

<i>Signed</i> <i>(Applicant or Agent as appropriate)</i>	
<i>Date</i>	

Note: Failure to supply the supplementary information will not invalidate your planning application. However, if it is not supplied, the planning authority may not be able to reach a decision on whether or not to grant permission on the basis of the information available to it. Therefore, failure to supply this information could delay the decision on an application or lead to a refusal of permission.

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 plan as appropriate¹⁶⁺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) as appropriate²⁰
- The appropriate planning fee¹⁸

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:

- Details of the manner in which it is proposed to comply with section 96 of Part V of the Act including, for example,
 - (i) details of such part or parts of the land which is subject to the application for permission 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
 - (ii) 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

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 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 Assessment Report, and
- A copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations.

Applications that are exempt from planning fees:

- Proof of eligibility for exemption¹⁸

CONTACT DETAILS

Please Note: The name and address elements of the application provided in questions 24-25 below will be held, and be available for inspection/purchase by the public in accordance with the Planning and Development Act 2000 and associated regulations for a period of 7 years commencing on the date of the making of the decision. The additional contact information will be destroyed on the completion of the application process and when no appeal is made to An Bord Pleanála.

24. Applicant address/contact details¹⁹

<i>Applicant</i>	Wrightwood Developments Ltd
<i>Address</i>	Torc Heights, Dennehy's Boreen, Killarney Co. Kerry, V93 F8W8

25. Agent's (if any) address¹⁹

<i>Agent (if any)</i>	Foundation Management Consultants Ltd
<i>Address</i>	6 Upper Mount Street, Dublin 2, D02 VF44

Please indicate which address all correspondence is to be sent (please tick as appropriate)

Applicant [] Agent []

If for any reason a refund of planning fees must be made, please indicate to whom the refund cheque is to be made payable (please tick as appropriate)

Applicant [] Agent []

Please Note: The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application. These details will not be made available to any third party with the exception of An Bord Pleanála in the event of an appeal, where again it will only be used by An Bord Pleanála for the purposes of administering the appeal.

<i>Phone number</i>	087 2543332
<i>Email address</i>	Robert.keran@wearefoundation.ie
<i>The above details belong to:</i> The applicant [<input type="checkbox"/>] The agent [<input checked="" type="checkbox"/>]	

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; i.e. floor areas must be measured from inside the external wall.
6. Where the existing land or structure is not in use, please state most recent authorised use of the land or structure.
7. 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.
8. Under section 97 of the Planning and Development Act 2000, applications involving development of 9 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, 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 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 a national monument which, under the National Monuments Acts 1930 to 2004, 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 is required, under the National Monuments Acts, from the Minister for Culture,

Heritage and the Gaeltacht. For information on whether national monuments are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority or are the subject of preservation orders, contact the National Monuments Section, Department of Culture, Heritage and the Gaeltacht.

11. An Environmental Impact Assessment Report (EIAR) and the confirmation notice from the EIA portal are required to accompany a planning application for a development of a class set out in Schedule 5 of the Planning and Development Regulations 2001 -2018 which equals or exceeds, or as the case may be, a limit, quantity or threshold set for that class of development. An EIAR and a confirmation notice from the EIA portal 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 or 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.

Please note: 16 & 17 below, refer to the 'Accompanying Documentation Section' of the form:

16. All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001-2018.
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.
19. The address of the Applicant and Agent (if any) should be included here.
20. All planning applications for development adjacent to or exiting onto a public road should contain details of the proposed method of disposal of surface water emanating from the site of the proposed development. The details should include a drawing to scale of the proposals with other appropriate details such as pipesizes, gradients, outfall points, gulley locations etc. Surface water run-off may discharge to a drain or watercourse within or adjacent to a site or to soakaways constructed within the site. In the latter case, adequate percolation must be shown to be present. Drawings should also indicate methods to be used to prevent surface water flowing from the site onto the public road such as channels etc. Failure to provide this information at planning application stage may result in a deferral of the application at assessment stage.