

LARGE-SCALE RESIDENTIAL DEVELOPMENT INFOCARD JANUARY 2024



Large-scale Residential Development (LRD) is defined under Section 2 of the Planning Development (Amendment)(Large-scale Residential Development) Act 2021 as:

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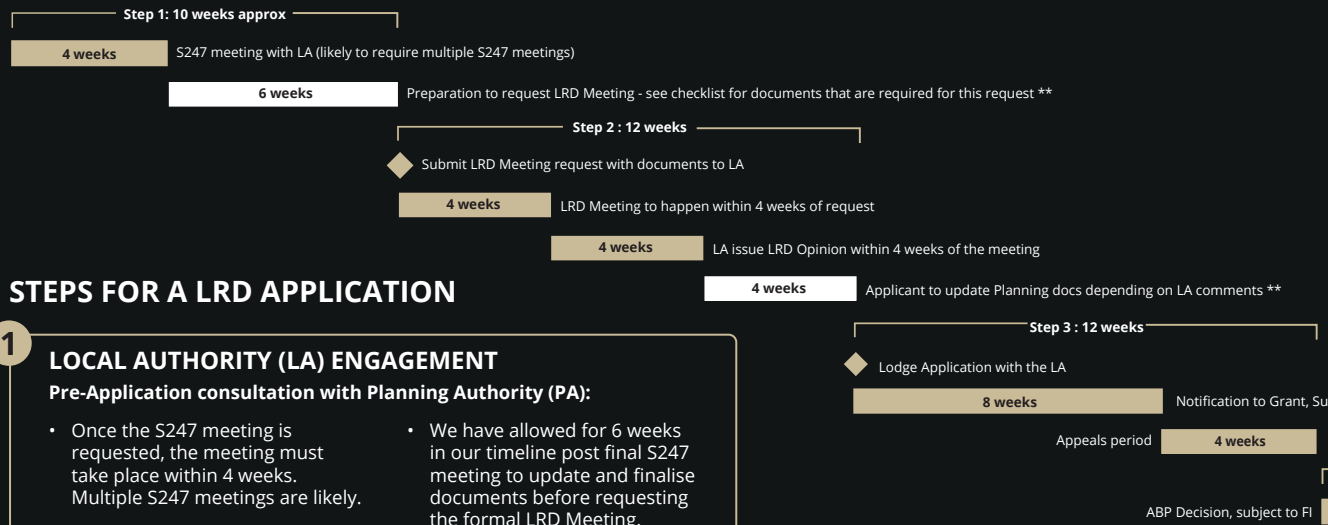
(a) development of 100 or more houses*
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(b) development of student accommodation which contains 200 or more bed spaces*
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(c) development that includes or contains 100 or more houses & student accommodation
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(d) both the development of student accommodation that includes 200 or more bed spaces and of houses

* on land the zoning of which facilitates the use for the purposes proposed in the application



KEY CHANGES UNDER THE LRD ARRANGEMENTS

- Up to 30% of the gross floor space of the proposed development to be for other uses, instead of the 15% cap under the SHD arrangements.
- Mixed developments combining housing and student accommodation to be classified as an LRD where the threshold is met for either element.
- Judicial review can happen following the Board's decision. Allow 8 week period post planning permission.
- Holders of SHD permissions will not be able to alter them using the s146B route. Amendments can be made via the LRD route.

STEPS FOR A LRD APPLICATION

1 LOCAL AUTHORITY (LA) ENGAGEMENT
Pre-Application consultation with Planning Authority (PA):

- Once the S247 meeting is requested, the meeting must take place within 4 weeks. Multiple S247 meetings are likely.
- We have allowed for 6 weeks in our timeline post final S247 meeting to update and finalise documents before requesting the formal LRD Meeting.

2 LRD MEETING & OPINION

Requesting a LRD Meeting with the LA: Once LRD meeting is requested, this is to take place within 4 weeks. See page 2 for checklist of documents required in order to request this meeting. Note this includes IW confirmation of feasibility.

LRD Opinion: The LA provides a LRD Opinion 4 weeks after the LRD meeting advising if the applicant has reasonable basis to make an application. This opinion lasts 6 months.

We have allowed for 4 weeks post final receipt of LRD Opinion to update and finalise documents in our chart below before lodging the application.

3 LODGE PLANNING WITH THE LA

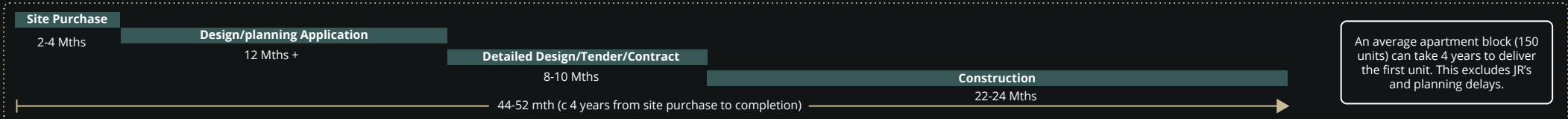
The applicant can now lodge their application with the LA. This kicks off the 8 week review period by the LA and 3rd parties. 1 Nr. FI requests can happen (under limited circumstances) during this period.

The LA are to provide their notification to decision at the end of the 8 weeks, which then kicks off the 4 week appeals period, as per a standard section 34 planning application.

4 AN BORD PLEANÁLA APPEAL

The decision of the LA can then be appealed to An Bord Pleanála (first party appeal or third-party appeal). The Board are to make their decision within 16 weeks of the appeal being lodged (subject to no Oral Hearing being required) but they may extend this determination where it appears to the Board that it would not be possible to determine it within the 16 weeks. In this case, the Board are to notify the relevant parties.

A penalty, payable to the developer, will apply to both the planning authority (3.5 times the application fee paid or €10,000, whichever is the lesser) and the Board (€10,000) for late decisions on LRD planning applications or LRD appeals.



LRD MEETING REQUEST CHECKLIST			
Document	Action Owner	Document	Action Owner
Name and address of the applicant	Client	Road infrastructure;	Traffic Consultant
Site Location Map and Drawings or other information on the development	Architect	Proposals under Part V, where relevant;	Client
Brief description of the proposed development	Planning Consultant	The appropriate fee	Client
Evidence that Irish Water has confirmed that it is feasible to provide the appropriate service or services and that the relevant network have the capacity to service the proposed development	C&S Engineer	Any proposals to provide for services infrastructure (including water, wastewater and cabling, including broadband provision), and any phasing proposals;	Engineer
Details of any consultations that have taken place with prescribed bodies or the public	Planning Consultant	details of protected structures and archaeological monuments included in the Record of Monuments and Places, where relevant	Archaeologist
Statement on how the development complies with the development plan or local area plan	Planning Consultant	The provision of ancillary services, where required, including child care facilities. Social and Community Infrastructure Audit / Assessment.	Planning Consultant
The proposed types of houses and student accommodation units and their design, including proposed internal floor areas, housing density, plot ratio, site coverage, building heights, proposed layout and aspect	Architect	The provision of public and private open spaces, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant;	Landscape Consultant
Assessment of sunlight, daylight, shadow, overlooking and overbearance report	Consultant	Flood risk, risk of major accident and ecological impacts	Consultant

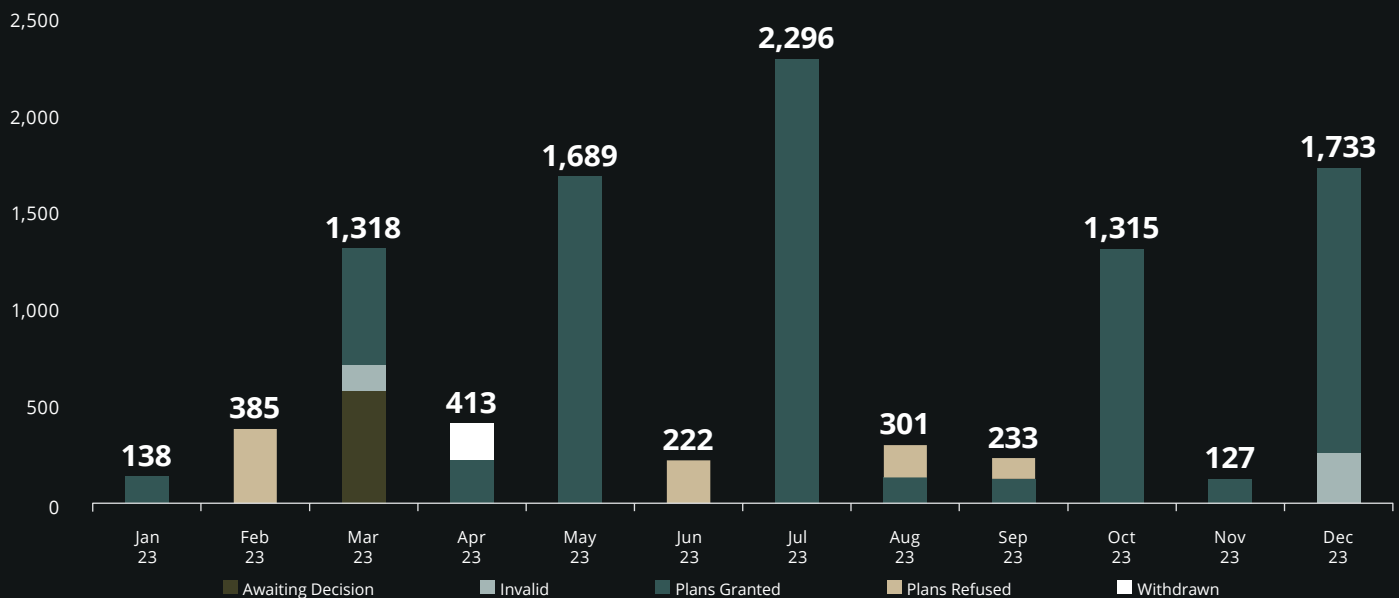
Other reports that are likely to be required include but are not limited to; EIA Screening Report, Microclimate Analysis & Pedestrian Comfort Report, Basement Impact Assessments, Road Safety Audits, Demolition Method Statements, Climate Action Energy Statements, Telecommunication Reports, Hydrological Risk Assessments, Embodied Carbon Assessments.

SCHEDULE OF LRD APPLICATION FEES GUIDE			
Pre-App Consultation	€1,500	Other Permitted Uses	€7.20/m ² *
Housing	€130/unit	Submission of an EIS	€10,000
Student Accommodation	€65/bed	Submission of an NIS	€10,000
Note: The total fee cannot be more than € 80,000		*to a maximum of €32,400	

Note: The LA may notify the prospective applicant that other/additional specified information, beyond that listed above, must be submitted with the application for permission.


LRD PERMISSIONS

2023



- 43 schemes have been decided on in 2023, resulting in 8,116 units granted permission (there were 9,549 SHD permissions granted in 2023)
- 80% of schemes were granted permission, compared to 52% under the SHD route

- 8% of LRD schemes were refused compared to 19% in SHD
- Only one scheme has yet to be decided upon. The scheme has had a difficult planning history with multiple JR's.
- The 10,170 applications comprised 74% apartments, 22% housing and 4% student



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