

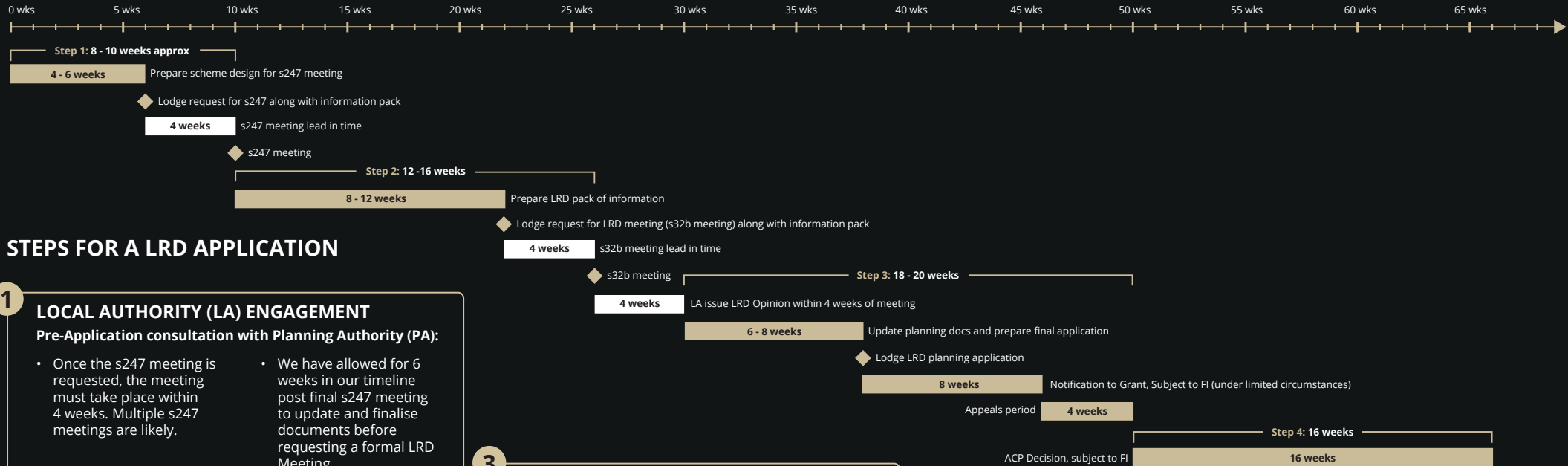
LARGE-SCALE RESIDENTIAL DEVELOPMENT INFOCARD JANUARY 2026



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

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



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 a formal LRD Meeting.

2 LRD MEETING & OPINION

Requesting an LRD Meeting with the LA: The LRD meeting should be scheduled within 4 weeks of the request. See page 2 for checklist of documents required.

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

3 LODGE PLANNING WITH THE LA

We have allowed 6-8 weeks post receipt of LRD Opinion to update and finalise the application pack.

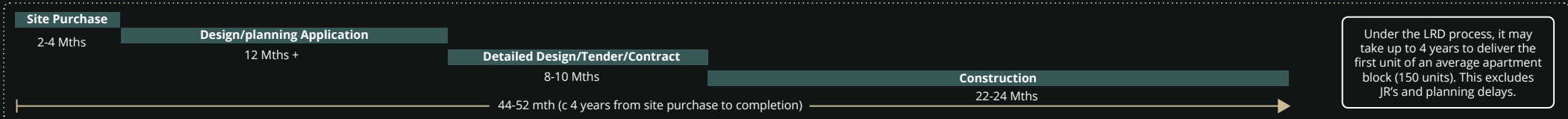
Application lodgement kicks off the 8 week review period by the LA and 3rd parties. 1 Nr. FI request can be issued (under limited circumstances) during this period.

Under the Act, the LA have 8 weeks to issue a Notification of Decision. If a Notification to Grant is issued, this kicks off the 4 week appeals period, as per a standard section 34 planning application.

4 AN COIMISIÚN PLEANÁLA APPEAL

The decision of the LA can then be appealed to An Coimisiún Pleanála (first party appeal or third-party appeal). ACP are required 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 ACP that it would not be possible to determine it within the 16 weeks. In this case, ACP 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 ACP (€10,000) for late decisions on LRD planning applications or LRD appeals.



Under the LRD process, it may take up to 4 years to deliver the first unit of an average apartment block (150 units). This excludes JR's and planning delays.



LRD MEETING REQUEST CHECKLIST

The LRD submission pack needs to be as close to a full planning application as possible. There should not be any 'TBCs' within reports or missing survey information. The LRD Opinion and other documents are required to be dated within 6 months of planning lodge.

<input checked="" type="checkbox"/> AA Screening	<input checked="" type="checkbox"/> Flood Risk Report, Water Management Plan
<input checked="" type="checkbox"/> Application form and associated Fee	<input checked="" type="checkbox"/> Full Set of Architectural Drawing and Schedule of Accommodation and Housing Quality Assessment
<input checked="" type="checkbox"/> Climate Action & Energy Report	<input checked="" type="checkbox"/> Landscape design report and drawings
<input checked="" type="checkbox"/> Construction Demolition and Construction Environmental Management Plans	<input checked="" type="checkbox"/> Landscape Visual Impact Assessment
<input checked="" type="checkbox"/> Cultural Impact and Social Infrastructure Audit	<input checked="" type="checkbox"/> Noise Impact and Acoustic Report
<input checked="" type="checkbox"/> Daylight, Sunlight, Shadow Analysis	<input checked="" type="checkbox"/> Operational Waste Management Plan
<input checked="" type="checkbox"/> Design Statement	<input checked="" type="checkbox"/> Planning Report & Statement of Consistency
<input checked="" type="checkbox"/> EclA and Ecological Survey Reports	<input checked="" type="checkbox"/> Roads, Transport, Cycling and Traffic Reports and drawings. Delivery and Servicing Management Plans
<input checked="" type="checkbox"/> EIAR Screening. If then applies, a full EIAR report.	<input checked="" type="checkbox"/> Site Location Map and associated site drawings
<input checked="" type="checkbox"/> Engineering Services Report and associated drainage drawings (incl Uisce Eireann Feasibility Statement) & Statement of Design Acceptance	<input checked="" type="checkbox"/> Verified Views Montages

Other reports that are likely to be required include but are not limited to; Aviation Impact Assessment, Basement Impact Assessments, Carbon Study, Car Park Management Plan, Child Care Report and Demand Assessment, Conservation, Architectural Heritage, Archaeology, External Lighting Design Report, Fire Safety Strategy (larger developments), Glint & Glare, Part V Proposals, Prelim Construction Management Plan, Residential Management Plan, Road Safety Audits, Schools Demand Assessment, Student Management Plan, Telecoms Study, Wind and Microclimate.

SCHEDULE OF LRD APPLICATION FEES GUIDE

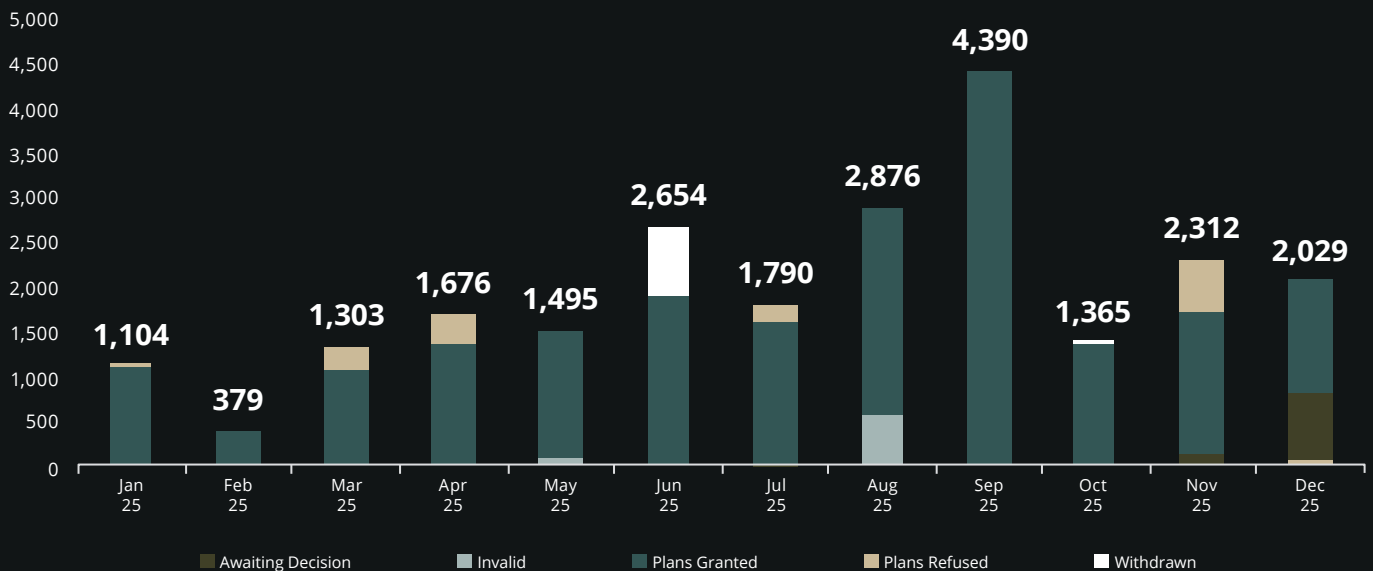
Pre-App Consultation	€1,500	Other Permitted Uses	€7.20/m ² *
Housing	€130/unit	Submission of an EIS	€10,000
Student Accommodation	€65/bed	Submission of an NIS	€10,000
Note: The total fee cannot be more than € 80,000			

* 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

2025



- 93 schemes were granted permission in 2025, resulting in 19,241 units, which is 1,553 more than 2024.
- 60% of schemes were granted permission in 2025, compared to 12% under the SHD route.
- 2% of LRD schemes were refused compared to 62% in SHD.
- 7 schemes have yet to be decided upon, making up 1,175 units.
- The LRD programme granted 95 permissions (19,241 units) in 2025 comprising 46% apartments, 35% housing and 19% student.



NEED MORE DETAILS? **GET IN TOUCH**
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Anthony McDermott
Director
086 303 2603

amcdermott@mitchellmcdermott.com



Ronan Tynan
Director
086 772 1256

rtynan@mitchellmcdermott.com



Paul Mitchell
Director
086 834 5444

pmitchell@mitchellmcdermott.com