**SOUTH DUBLIN COUNTY COUNCIL**

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**APPLICATION FORM**

**FOR PRE-PLANNING CONSULTATION**

**Section 247 of Planning Acts 2000 (as amended)**

**Do not use this form for consultations under Section 6(9) of the 2016 Act**

**Land Use Planning & Transportation Directorate, County Hall, Tallaght, Dublin 24**

**Telephone: 01 4149000 Email:** [**preplanning@sdublincoco.ie**](mailto:preplanning@sdublincoco.ie)

**IMPORTANT NOTES**

**Please read prior to completing this form**

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| Pre-planning consultation is given in good faith and based on information available at the time & does not prejudice any subsequent planning application and/or bind the Planning Authority in the assessment of any application subsequently received on foot of pre-planning consultation. Consultation may not be required before making an application subject to the provisions of S. 247. |
| Consultation may be carried out over the phone or by email. Meetings are only held for complex proposals and if it is considered a meeting would be beneficial.  Where a pre-planning meeting is warranted and scheduled, SDCC will take written minutes as a record of the meeting and the advice it provides. **SDCC does not give its consent to any recording of pre-planning meetings** or of utterances of its staff by way of voice-to-text transcript/audio recording/video recording or by other similar means. |
| Guidance is provided on **specific** proposed developments submitted only.  General planning advice is not provided. |
| You are strongly advised to review the Pre-Planning Guidance documents available on [www.sdcc.ie/planning](http://www.sdcc.ie/planning) in advance of consultation, so that the maximum benefit can be obtained from the process. |
| This form, with the exception of the applicant’s contact details, and supporting documents, are made available to the public when a planning application is submitted for the proposed development. |
| Pre-planning consultation requests with required documentation when received are chronologically processed. |
| A Site Location Map must be submitted at a scale of at least 1:500, with the site subject to consultation clearly outlined in red, along with sketches of the proposed development. Consultation may be declined if insufficient information is provided. |
| Completed forms should returned:   * by email to [preplanning@sdublincoco.ie](mailto:preplanning@sdublincoco.ie) **ONLY** * or by post Planning Registry, SDCC, County Hall, Tallaght, Dublin 24, D24 YNN5 |
| For any new water supply requirement, the applicant is strongly advised to submit a Pre-Connection Enquiry directly to Irish Water. |
| Should you require any assistance in completing this form, please contact  01-4149000 Ext 7161 |

**1. NAME OF APPLICANT:**

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|  |
| *Address to be supplied at end of this application form -* ***Question 14*** |

**2. PERSON ACTING ON BEHALF OF THE APPLICANT (IF ANY):**

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| *Address to be supplied at end of this application form -* ***Question 15*** |

**3. ADDRESS OF STRUCTURE OR LAND:**

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**4. LEGAL INTEREST IN THE STRUCTURE OR LAND:**

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| Have you a legal entitlement to pre-planning consultation regarding the subject site?  Yes  No  If YES, please specify:  Owner  Tenant  Written Consent of Owner  (Confirmation required) |
| *(The Planning Authority may only undertake S247 Pre-Planning consultation on specific proposals where the consultee has legal interest in the lands.)* |

**5. IS THE PROPOSED DEVELOPMENT FOR:**

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| **MORE THAN 10 DWELLINGS**    **NON-RESIDENTIAL DEVELOPMENT OF 1,000sq.m OR MORE**  **OTHER** |

**6. DETAILED DESCRIPTION OF THE PROPOSED DEVELOPMENT**

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| *Description must be comprehensive and state the size and nature of the development.* |

**7. PROPOSED DEVELOPMENT DETAILS**

| ***Please tick appropriate box*** | ***YES*** | ***NO*** |
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| *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, 199410* |  |  |
| *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?* |  |  |
| *Does the proposed development require the preparation of an Environmental Impact Assessment Report?* |  |  |
| *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 license?* |  |  |
| *Do the Major Accident Regulations apply to the proposed development?* |  |  |

**8. SITE HISTORY:**

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| **(A)**  Is the prospective applicant aware of the site ever having been flooded?  Yes  No  If YES, give details e.g. year, extent:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

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| **(B)**  Is the prospective applicant aware of previous uses of the site e.g. dumping or quarrying?  Yes  No  If YES, give details  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

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| **(C)**  Is the prospective applicant aware of any valid planning applications previously made in respect of the site?  Yes  No  If the answer to question 5(C) is “Yes”, complete the following table: |

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| --- | --- | --- |
| **Reg. Ref. No** | **Nature of Proposed Development** | **Nature of final decision on application: grant or refusal by planning authority or An Bord Pleanála** |
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| **(D)**  Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?  Yes  No  If YES, specify the Board’s reference number for that appeal:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

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| **(E)**  Is the prospective applicant aware of any pre-planning consultations previously facilitated in respect of the site?  Yes  No  If YES, specify the Planning Authority’s reference number for any such consultation(s):  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

**9. Would proposal require Public Water or Foul Drainage Services?**

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| **(A)**  YES  NO  If YES, has a Pre-Connection Enquiry been made to Irish Water?  YES  NO  (If YES, Please provide details, If NO, please clarify why)  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

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| **(B)**  Has a concept design for Storm water, including Sustainable Urban Drainage System (SuDS) been considered in the proposed development?  (Refer to [sdcc-suds-explanatory-design-and-evaluation-guide.pdf](https://eur04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sdcc.ie%2Fen%2Fservices%2Fplanning%2Fplanning-applications%2Fwater-and-drainage-considerations%2Fsdcc-suds-explanatory-design-and-evaluation-guide.pdf&data=05%7C01%7Cjryan%40SDUBLINCOCO.ie%7Cc1b52cd837ad4ed4f5c408db56173f2e%7C6a3c00c019d0492da8de95fad8fda1d4%7C0%7C0%7C638198430331051255%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=opOcg6HFx%2B%2BX05SK2tejWXxecv99hTpbN543vhX1xbI%3D&reserved=0))  YES  NO  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

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| **(C)**  **Is the site within an area at risk of flooding?**  **(Refer to Strategic Flood Risk in SDCC Development Plan 2022-2028,** [Adopted Development Plan (arcgis.com)](https://eur04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fexperience.arcgis.com%2Fexperience%2Ff8990ef0badf42acaee196bd4b9a3725&data=05%7C01%7Cjryan%40SDUBLINCOCO.ie%7Cc1b52cd837ad4ed4f5c408db56173f2e%7C6a3c00c019d0492da8de95fad8fda1d4%7C0%7C0%7C638198430331051255%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=o4iCyHcrcx93k2uLm7kCE5mhoLnP1LhFbk6AFjyIBUQ%3D&reserved=0))  YES  NO  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

**10. IF PERMISSION WAS PREVIOUSLY REFUSED ON THE SUBJECT SITE, PLEASE INDICATE HOW IT IS INTENDED TO OVERCOME ALL THE REASON(S) FOR REFUSAL**

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**11. IS THE PROSPECTIVE APPLICANT AWARE WHETHER THE STRUCTURE OR LAND IS CURRENTLY THE SUBJECT OF ANY PLANNING ENFORCEMENT PROCEEDINGS**

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| YES  NO  If YES, specify the Planning Authority’s reference number  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

**12. SUPPORTING PRELIMINARY SKETCHES, SITE CONTEXT, PHOTOGRAPHS OR OTHER MATERIALS INCLUDED (as applicable).**

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**13. PLEASE CONFIRM THAT YOU HAVE READ THE COUNCIL’S PRE-PLANNING GUIDANCE DOCUMENTS AVAILABLE ON THE COUNCIL’S WEBSITE AND HAVE INCORPORATED SUCH GUIDANCE AS APPROPRIATE INTO PROPOSALS FOR CONSULTATION**

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| --- |
| YES  NO |
| *These documents are available at* [*http://www.sdcc.ie/services/planning/planning-applications/pre-planning-guidance-and-consultation*](http://www.sdcc.ie/services/planning/planning-applications/pre-planning-guidance-and-consultation) |

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| ***ADDITIONAL CONTACT INFORMATION***  ***THIS PAGE MUST BE SUBMITTED ON A COMPLETELY SEPARATE***  ***PAGE AS IT WILL NOT FORM PART OF THE PUBLIC FILE*** |

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| **OFFICE USE ONLY – PRE-PLAN REF:** |

#### 14. Prospective Applicant (person seeking planning permission and not an

#### agent on their behalf):

|  |  |
| --- | --- |
| *Address (Required)* |  |
| *If applicant is a company under the Companies Act* | Registered address of company:  Company registration number: |
| *Telephone No.* |  |
| *Email Address* |  |

**15. Person/Agent acting on behalf of the prospective Applicant (if any):**

|  |  |
| --- | --- |
| *Address (Required)* |  |
| *Telephone No.* |  |
| *Mobile No.* |  |
| *Email Address (if any)* |  |

**16. Person responsible for maps, sketches submitted:**

|  |  |
| --- | --- |
| *Address* |  |
| *Telephone No.* |  |
| *Mobile No.* |  |
| *Email Address* |  |

**17. With whom should the consultation be carried out?**

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| Applicant ❑ Agent ❑  I certify that all the information given in this form is correct to the best of my knowledge:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Applicant/Agent) |