

Appendix 2

Controlling Development – Requirements, Standards and Criteria

The development control process is necessary to facilitate the implementation of the strategy, policies and objectives contained in the Plan. It ensures that development takes place in the right location in accordance with the terms of planning permissions. The granting of planning permission does not in itself mean that development can take place. Other legal and procedural matters must be complied with including:

- *Building Regulations*
- *Public Health Acts*
- *Fire Regulations*
- *Air and Water Pollution Legislation*
- *Environmental Impact Assessment Regulations*

The development standards and criteria contained in the Plan are necessary to ensure that future development is consistent with proper planning and sustainable development and the preservation of amenities. The County Council will adopt a positive attitude to development which is appropriate in location and scale and which adheres to the principles of good design. Where possible therefore a degree of flexibility is allowed for in the application of these standards and criteria.