

Appendix 3 - Main provisions of the Planning and Development (Large-scale Residential Development) Regulations 2021 (SI 716 of 2021)

Article No.	Title	Main Provisions
1	Citation	
2	Commencement	17 December 2021
3	Interpretation	
4	Pre-Application consultations for LRD	Inserts a new Article 16A into the Principal Regulations to prescribe the form for request for pre-application consultation (s. 247 and s .32B consultations), including the detailed documentation/information to be submitted with the form
5	Notice in Newspaper	Amends Article 18 of the Principal Regulations to provide that a newspaper notice must indicate if the application relates to an LRD and include the web address referred to in article 20A
6	Additional requirements for an LRD application	Inserts a new Article 20A which provides that the applicant must put details of an LRD planning application etc., up on a dedicated website for viewing by the public.
7	Content of planning applications generally	Amends Article 22 of the Principal Regulations to provide that an LRD application must in addition to Form No. 2 include Form No. 19 also.
8	Procedures on receipt of a planning application	Amends Article 26 of the principal Regulations to provide that the planning authority shall make all planning applications available for inspection at its offices.
9	Weekly list of planning applications.	Amends Article 27 of the Principal Regulations to provide that the weekly lists should indicate if an application relates to an LRD
10	Weekly list of LRD pre-application consultations and LRD meetings	Inserts a new Article 27A in the Principal Regulations to provide for the inclusion in planning authority weekly lists of the receipt of LRD meeting requests and the issuing of LRD opinions.
11	Further Information	Amends Article 33 of the Principal Regulations to outline the arrangements and procedures in relation to the seeking of further information by planning authorities in respect of LRD planning applications

12	Board's weekly list	Amends Article 72 of the Principal Regulations to provide that the Boards weekly lists should indicate if an appeal relates to an LRD
13	LRD Appeal - Further Information	Inserts a new Article 73A to the Principal Regulations to outline the arrangements and procedures in relation to the seeking of further information by the Board in respect of LRD appeals.
14	Oral Hearing of the Board	24 weeks is prescribed for a decision on an LRD appeal from the date of receipt of an appeal if an Oral Hearing is held.
15	Additional Forms	Inserts new LRD related forms into the Principal Regulations
Schedule to the Regulations		
Schedule	<p><u>Form No. 18:</u> Form of request to a Planning Authority to enter into consultations in relation to a proposed large scale residential development</p> <p><u>Form No. 19:</u> Form to be included with an application for permission for a Large-scale Residential Development</p>	<p>Application for section 247 pre-application consultation or LRD meeting</p> <p>Supplementary information to be included with Form no. 2 when applying for LRD</p>

**PLANNING AND DEVELOPMENT (LARGE-SCALE RESIDENTIAL DEVELOPMENT FEES)
REGULATIONS 2021**

Column 1 Class of Development	Column 2 Amount of Fee	Column 3 Amount of Fee for Retention Permission
<p>14. The provision of a large-scale residential development:</p> <p>(a) Pre-Application Consultation</p> <p>(b) Basic fee structure: Each Housing Unit</p> <p>Note: In respect of an application comprising student accommodation, or shared accommodation the above structure range and fee per unit should be applied on the pro rata basis of the fee for 1 housing unit = the fee for 2 bed spaces of student accommodation or shared accommodation.</p> <p>(c) Fee Structure for other uses on the land, the zoning of which facilitates such use: per square metre of gross floor space to a maximum of 30% of floor space of the entire development.</p> <p>(d) Submission of an EIS/NIS Fee Structure:</p> <p style="padding-left: 40px;">Submission of EIS</p> <p style="padding-left: 40px;">Submission of NIS</p>	<p align="center">€1,500</p> <p align="center">€130 per housing unit</p> <p align="center">€7.20 per square metre to a maximum of €32,400</p> <p align="center">€10,000</p> <p align="center">€10,000</p>	<p align="center">€390 per housing unit</p> <p align="center">€15 per square metre to a maximum of €65,000</p> <p align="center">€10,000</p> <p align="center">€10,000</p>

The maximum fee payable to a planning authority by an applicant in respect of an application for permission for a large-scale residential development shall be €80,000.