**Form 18** Planning Development Management Cork City Council

City Hall, Cork,

T12 T99

**Email:** **LRD@corkcity.ie**

**Large-scale Residential Development**

**Pre-Application Consultation Application Form**

Request for formal pre-application consultation or LRD meeting with **Cork City Council** regarding the proposed development of a **Large-scale Residential Development**

**Information available at:** [**Large-scale Residential Developments (LRD) - Cork City Council**](https://www.corkcity.ie/en/council-services/services/planning/planning-application-process/large-scale-residential-developments.html)

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| **Request for Section 247 Consultation or LRD meeting (tick as appropriate)** |
| Section 247 Consultation | [ ]  |
| LRD Meeting (Section 32B) | [ ]  |
| **If request is for an LRD meeting, please provide the Section 247 Consultation Reference:** |  |
| A request for an LRD meeting can only be requested once a Section 247 Consultation is complete. |

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| **Address of Proposed Development:** |  |

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| **Details of Proposed Development:** |  |

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| **Prospective Applicant’s Name:** |  |

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| **Agent/Person acting on behalf of Applicant (if any):** |  |
| **Is the Applicant the owner of the land or structure?** | Yes [ ]  | No[ ]  |
| If **No**, is written consent from the landowner included? | Yes [ ]  | No[ ]  |

**NOTE: written consent from the landowner is required where Applicant is not the landowner**

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| **Details of previous pre-application consultations and site history:**Please list any know reference number of any pre-application consultation, planning application, An Bord Pleanála appeal, Planning Enforcement history or Section 5 Declaration on the site. |
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| **Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for public release)** |
| **Name:** |  |
| **Correspondence Address:** |  |
| **Telephone:** |  |
| **Email:** |  |

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| **Declaration:** |
| I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder. |

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| **Signature of person authorised to operate on behalf of the Prospective Applicant:** |
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| **Date:** |  |
| **Formal Request:** |
| In accordance with sections 32B and 247 of the Planning and Development Act 2000, as amended, and article 16A of the Planning and Development Regulations 2001, as amended, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (*insert prospective applicant name*) formally requests to enter into a Section 247 consultation/LRD meeting with **Cork City Council** regarding the development of a **Large-scale Residential Development** of \_\_\_\_\_\_\_\_\_\_ (*insert number*) residential units at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (*insert proposed development address*). |

**Once this form and documents are received you will be contacted in relation to your consultation.**

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| **Information to be included with a Section 247 consultation request.** |
| **Information** | **Enclosed with Request** |
| Address of the property or lands concerned | Yes [ ]  | No [ ]  |
| A site location map sufficient to identify the land on which the proposed development would be situated (scale 1:1,000 to 1:2,500) | Yes [ ]  | No [ ]  |
| Written consent of landowner if applicant is not the owner | Yes [ ]  | No [ ]  |
| Detailed description of proposed development (size, nature, etc) | Yes [ ]  | No [ ]  |
| Drawings of proposed development incl. site layout plan | Yes [ ]  | No [ ]  |
| Additional information (photographs, etc) | Yes [ ]  | No [ ]  |

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| **Information to be included where relevant, with an LRD Meeting Request under section 32B of the Planning and Development Act 2000, as amended and article 16A of the Planning and Development Regulations 2001, as amended.** |
| **Information** | **Enclosed with Request** |
| A site location map sufficient to identify the land on which the proposed development would be situated | Yes [ ]  | No [ ]  |  |
| A brief description of the nature and purpose of the proposed development and of its possible effects on the environment | Yes [ ]  | No [ ]  |  |
| A draft layout plan of the proposed development | Yes [ ]  | No [ ]  |  |
| A brief description of any proposals to provide for water services infrastructure, including, in the case where it is proposed to connect the proposed development to a public water or wastewater network or both, evidence that Irish Water has confirmed that it is feasible to provide the appropriate service or services and that the relevant network or networks have the capacity to service the proposed development | Yes [ ]  | No [ ]  | N/A [ ]  |
| Details of any consultations that have taken place with prescribed bodies or the public | Yes [ ]  | No [ ]  | N/A [ ]  |
| Such other information, drawings or representations as the prospective LRD applicant may wish to provide or make available | Yes [ ]  | No [ ]  | N/A [ ]  |
| A statement setting out how the proposed LRD has had regard to the relevant objectives of the development plan or local area plan in whose area or areas the proposed LRD would be situated | Yes [ ]  | No [ ]  |  |
| A brief description of the proposed numbers and types of houses or numbers of student accommodation units and bedspaces, or both, as appropriate, and their design, including proposed gross floor spaces, internal floor areas and principle dimensions, housing density, plot ratio, site coverage, building heights, proposed layout and aspect | Yes [ ]  | No [ ]  |  |
| A brief description of proposed public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant | Yes [ ]  | No [ ]  | N/A [ ]   |
| A brief description of the proposed provision of ancillary services, where required, including child care facilities | Yes [ ]  | No [ ]  | N/A [ ]  |
| Where relevant, any other proposed use in the development, the zoning of which facilitates such use, including the proposed gross floor space for each such use | Yes [ ]  | No [ ]  | N/A [ ]  |
| A brief description of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses | Yes [ ]  | No [ ]  | N/A [ ]  |
| A description of the capacity of existing or planned infrastructure to serve the proposed development, of the impact of the proposed development on existing /planned infrastructure and of any proposals to provide for other services infrastructure (including cabling such as broadband provision) and any phasing proposal | Yes [ ]  | No [ ]  | N/A [ ]  |
| A brief description of proposals under Part V of the Planning and Development Act 2000, where relevant | Yes [ ]  | No [ ]  | N/A [ ]  |
| Details of protected structures, national monuments or other monuments included in the Record of Monuments and Places, where relevant | Yes [ ]  | No [ ]  | N/A [ ]   |
| Details of traffic and transport assessment where relevant and of traffic, cycle and pedestrian safety | Yes [ ]  | No [ ]  | N/A [ ]  |
| Details relating to residential amenity including the assessment of sunlight, daylight, shadow, overlooking and overbearance, where relevant; for existing properties and proposed residential unit | Yes [ ]  | No [ ]  | N/A [ ]  |
| Flood risk, risk of major accident and ecological impacts | Yes [ ]  | No [ ]  | N/A [ ]  |
| Landowner consent | Yes [ ]  | No [ ]  |  |
| The appropriate fee | Yes [ ]  | No [ ]  |  |

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| **Cork City Council Official Use Only:** |
| **Planning Reference:** |  |
| **Cork City Council Stamp:** |



**Please note:**

* Information submitted with your application form will be available to view on the council’s website [www.corkcity.ie](http://www.corkcity.ie/) once a planning application has been submitted.
* You must submit 3no. hard copies and 1no. electronic copy of the application. Applications will only be considered when both hard and electronic copies have been received by Cork City Council.

Hard copies should be sent to Large-scale Residential Developments, Development Management, Community, Culture and Placemaking Directorate, Cork City Council, City Hall, Anglesea Street, Cork City T12 T997.

Electronic copies should be sent to LRD@corkcity.ie, or submitted with the hard copies in USB format.

* Incomplete pre-application application forms may be returned.
* The nature and scale of your proposal will dictate the level of detail required by Cork City Council to conduct productive pre-application consultations. The more information and detail you can provide, the more productive your consultation is likely to be.
* Pre-application consultations will be conducted either by e-mail, telephone call, video call, or in person (as appropriate).
* Cork City Council maintains a record of pre-application consultations which will be a matter of public record once a planning application is submitted.
* Pre-application consultations are advisory, and any advice is given in good faith based on information available at the time. Section 247 of the Planning and Development Act 2000 (as amended) states that the carrying out of consultations shall not prejudice the performance by a planning authority of any other of its functions under this Act, or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings.