



Comhairle Chontae Uíbh Fhailí
Offaly County Council

Áras an Chontae, Charleville Road,
Tullamore, Co. Offaly
R35 F893
Telephone: 057 935 7414; Email:
planning@offalycoco.ie

**Guidance Notes for a Pre-Planning Meeting for a
Development OTHER THAN a Single Dwelling**

The applicant is advised that any advice is given in good faith and without prejudice to the formal consideration of any subsequent planning application. In accordance with Section 247 (3) of the Planning & Development Act 2000 (as amended), "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".

The applicant is advised to familiarise themselves with the policies, objectives and development standards of the current Offaly County Development Plan and any relevant Local Area Plan PRIOR to requesting a pre-planning meeting.

Requirements for pre-planning meeting.

A pre-planning meeting will not be arranged where the following information is not submitted with this application form:

1. Site Location map to a scale of 1:2500. The site must be easily identifiable and outlined in red.
2. Sketch of proposed layout.
3. Photographs of the proposed site. The location where photographs have been taken shall be clearly indicated on the site layout.
4. Sketch of proposed development.
5. Indicate any areas for concern you envisage in your proposal as submitted.
6. Relevant sections of the Development Plan or Local Area Plan under which the proposal will be assessed, including objectives/standards and policies, which are applicable to the proposed development.

Upon receipt of a completed request form with the above-mentioned documentation attached, you will be notified of a date and time for a pre-planning meeting.

Please Note:

Where an applicant has received a decision to refuse planning permission on a site, it is not appropriate to hold a pre-planning meeting to discuss the refusal. The Planners Report relating to a decision is available for public viewing through the online enquiries system on our website and if the applicant feels they can overcome the refusal reasons, they are welcome to submit a new planning application.

The detailed requirements in relation to pre-planning meetings are detailed in Chapter 2 of the document "Development Management - Guidelines for Planning Authorities" (June 2007) published by the Stationary Office, Dublin and available online at www.environ.ie



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**Application Form for a Pre-Planning Meeting for a
Development OTHER THAN a Single Dwelling**

Name of Applicant(s)	
Address of Applicant(s)	
Contact Number	
E-Mail Address	

Name of Agent (if applicable)	
Address of Agent	
Contact Number	
E-Mail Address	

Correspondence to issue to:

Agent or Applicant

Type of Development	Housing Development	[]
	Strategic Housing Development	[]
	Strategic Infrastructure Development	[]
	Retail	[]
	Industrial	[]
	Agricultural	[]
	Medical	[]
	School / Educational	[]
	Other, please specify	[]

Location / Address of proposed development	
Ordnance Survey Sheet No.	
Current Zoning on Land	
Detailed description of proposed development	

Full details of your legal interest in the site: (Note that sites for auction cannot be considered for a pre-planning meeting under Section 2.5 of the Guidelines referred to on the first page of this form. Sites for sale must include a letter from the current landowner consenting to a pre-planning meeting):

Owner []
Option to Purchase []
Other []

If other, please specify: _____

Planning History

Has the applicant previously attended a pre-planning meeting in relation to this site? If yes, please provide pre-planning ref. no.	Yes <input type="checkbox"/> [] No <input type="checkbox"/> []
Has planning permission previously been sought on the site / landholding (either by the applicant or another person)?	Yes <input type="checkbox"/> [] No <input type="checkbox"/> []
If planning was previously sought, please provide the planning reference number and indicate the decision made	Planning Ref. No. Grant <input type="checkbox"/> [] Refusal <input type="checkbox"/> []
If the decision was a refusal, please indicate how you intend to overcome the reason(s) for refusal	
Was the decision appealed to An Bord Pleanála? If yes, please provide reference number and decision	

In relation to housing developments on zoned land, please provide a proposal below on how you intend to comply with any condition that may be imposed under Section 96 (Part V) of the Planning and Development Act 2000. (Please note that if the applicant does not provide a proposal for compliance with Part V (where applicable), a pre-planning meeting will not be arranged).

Please indicate if the proposal requires any of the following:

- | | |
|--|--------------------------|
| Environmental Impact Assessment Report | <input type="checkbox"/> |
| Natura Impact Statement | <input type="checkbox"/> |
| EPA Waste License | <input type="checkbox"/> |
| Waste Permit | <input type="checkbox"/> |

Please indicate if the proposal would require consent by An Bord Pleanála as it is a development which is:

- | | |
|--------------------------|--------------------------|
| Strategic Infrastructure | <input type="checkbox"/> |
| Strategic Housing | <input type="checkbox"/> |

Checklist

Are the following documents enclosed?

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Site Location map to a scale of 1:2500 |
| <input type="checkbox"/> | Sketch of proposed layout |
| <input type="checkbox"/> | Photographs of the proposed site |
| <input type="checkbox"/> | Sketch of proposed development |

Please Note:

In periods of high volume of pre-planning requests, Offaly County Council may communicate planning advice through the medium of email.