## **Checklist for prospective LRD applicants**

Applicants are advised to submit this checklist with the planning application pack.

Please note that this list is not exhaustive and is prepared for information purposes. The Applicant is required to ensure that application documentations are in full accordance with the Planning and Development Regulations 2001, as amended.

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| --- | --- | --- | --- |
| **Site Location/Address** |  | | |
| Date lodged |  | | |
| LRD Meeting | Yes  No  | Ref. No. | Meeting Date: |
| LRD Application | Yes  No  | Ref. No. | Meeting Date: |

* Completed and signed formal LRD pre-application consultation form for LRD Meeting request or LRD application form for submitting an LRD application
* Relevant application fee
* Consent of the owner to make an application where the applicant is not the owner of the land concerned.
* Evidence that Irish Water has confirmed that it is feasible to provide the appropriate service or services

**SITE NOTICE/ NEWSPAPER NOTICE**

* Original copy of newspaper notice (only 1 needed) and copies of the same
* Newspaper Notice is made within an approved newspaper (check our website at [www.meath.ie](https://www.meath.ie/council/council-services/planning-and-building/planning-permission/apply-for-planning-permission/how-to-apply-for-planning-permission))
* Copies of Site Notice is the correct colour (White or Yellow where applicable)
* Site Notice is signed by Agent/Applicant
* Notice is headed Meath County Council
* The planning application has been lodged within 2 weeks of date of publication of newspaper notice or erection of site notice
* Notice states that the application is made in relation to an LRD and includes the website address set up by the applicant
* Indicates that an EIAR/NIS has been submitted, if required as per S.176 of Act
* Protected Structure or Proposed Protected Structure is stated
* Statement regarding inspection or purchase of application **DRAWINGS AND REPORTS**
* Site Location Map (at a scale not less than 1:1000 for urban areas and 1:2500 for rural areas.)
* Site Layout Plan (at a scale not less than 1:500 scale)
* Floor plan, section, and elevation drawings (at a scale not less than 1:200 scale)
* Statement of response to LRD Opinion issued by Meath County Council
* Schedule of Accommodation including details of the proposed numbers and types of houses or numbers of student accommodation units and bed-spaces, 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
* Housing Quality Assessment including details of the number and type of housing units proposed, unit floor areas, bedrooms and bed-spaces for individual units, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and aggregate flood area of each room and in the space of apartments whether the unit is dual or single aspect
* Architects Design Statement that addresses the site location and context including Universal Design Statement
* Details of proposed public and private open space provision, in line with Meath County Development Plan 2021-2027
* Details of pedestrian permeability, vehicular access and parking provision, where relevant
* Details of any proposals to address or integrate the proposed development with surrounding land uses
* Planning assessment including statement setting out how the proposed LRD has had regard to the relevant objectives of the development plan or local area plan
* Details of any protected structures, national monuments or other monuments included in the Record of Monuments and Places that will be impacted by the proposed works where relevant
* Details of traffic and transportation assessments, drawings and other access details. Including where relevant of traffic, cycle and pedestrian safety
* Details relating to residential amenity including the assessment of sunlight, daylight, shadow, overlooking and overbearance, where relevant; for existing properties and proposed residential unit
* Landscape details and proposals including any tree/hedgerow survey
* Engineering Assessment Report discussing proposals for water supply, foul and surface water drainage
* 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
* SUDS/Green Infrastructure proposals
* Taking in charge drawings
* Part V proposals including details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs. Applicants are advised to avail of the preapplication consultation facility in order to ensure that a Part V agreement in principle can be reached in advance of the planning application being submitted.
* Details of any consultations that have taken place with prescribed bodies or the public
* Engineering drawings showing proposal for water supply, foul service and surface water drainage
* Transportation assessments, drawings and other access details
* Outline Construction and Environment Management Plan
* Construction and Operational Waste Management Plan
* Flood Risk Assessment
* Environmental Impact Assessment Report (EIAR) and EIAR Portal Confirmation where applicable
* AA Screening/ Natura Impact Statement and Ecological Impact Assessment where applicable
* Computer Generated Images/ Photomontages showing sufficient detail and coverage