



CHAPTER 2

# PLANNING DEVELOPMENT



# Development

## Construction of new buildings and services

- Houses
- Roads
- Schools
- Hospitals



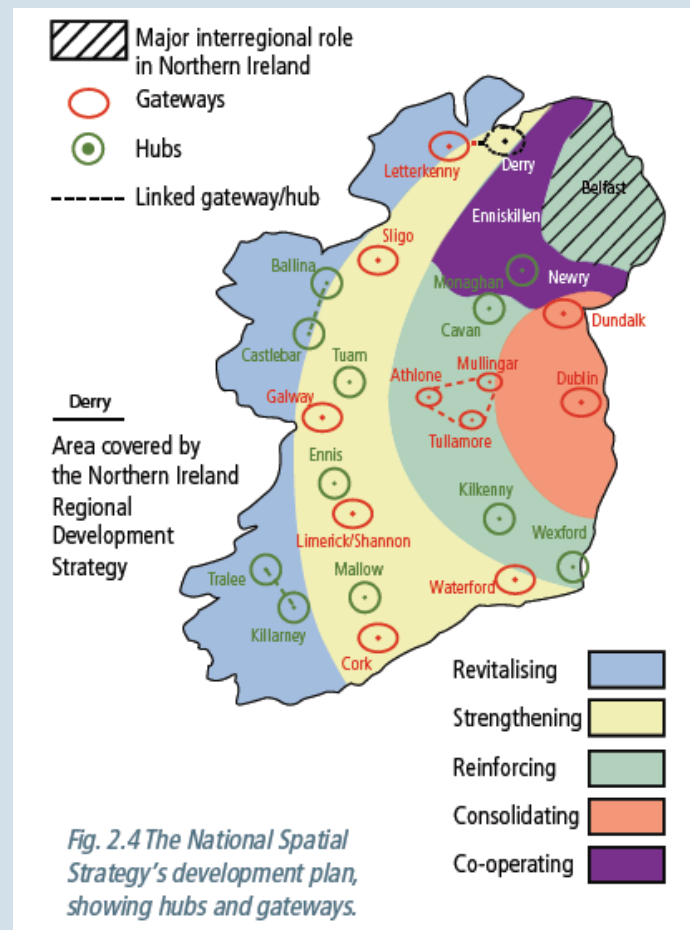
# Balance of Development

- **Services:** Roads, sewers, public lighting
- **Amenities:** Parks, swimming pools, play areas
- **Community needs:** Community centres, location of developments in the area
- **Sustainability:** Meeting the needs of the present without compromising the needs of future generations



# National Spatial Strategy (NSS)

- Balances regional development
- Improves effective planning
- Ensures balance of development types
- Improves cities, towns and rural areas
- Ensures equal spread of opportunities



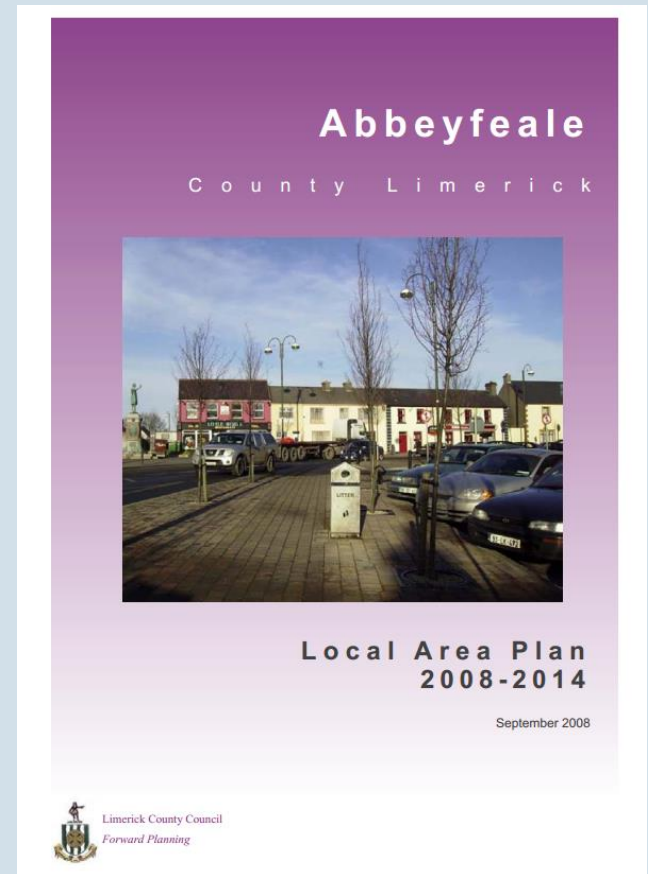
# National Development Plan (NDP)

The National Development Plan looks at the balanced provision of infrastructure and services across the country.



# Area Development Plan (ADP)

- Compiled by local authority every 6 years
- When purchasing land consider ADP for:
  - Protected buildings near land
  - Road access and layout
  - Access to services
  - Controls to development
  - Environmental restrictions





# Land Zoning

## Traditional land zoning/land use

1. Residential
2. Industrial
3. Retail
4. Leisure

## Modern approach

1. Active town centre
2. Accessible nodal points
3. Public transportation services
4. Shared public spaces



# Urban vs Rural

## Urban

1. High population density
2. High density retail/commercial outlets
3. Office/industrial buildings

## Rural

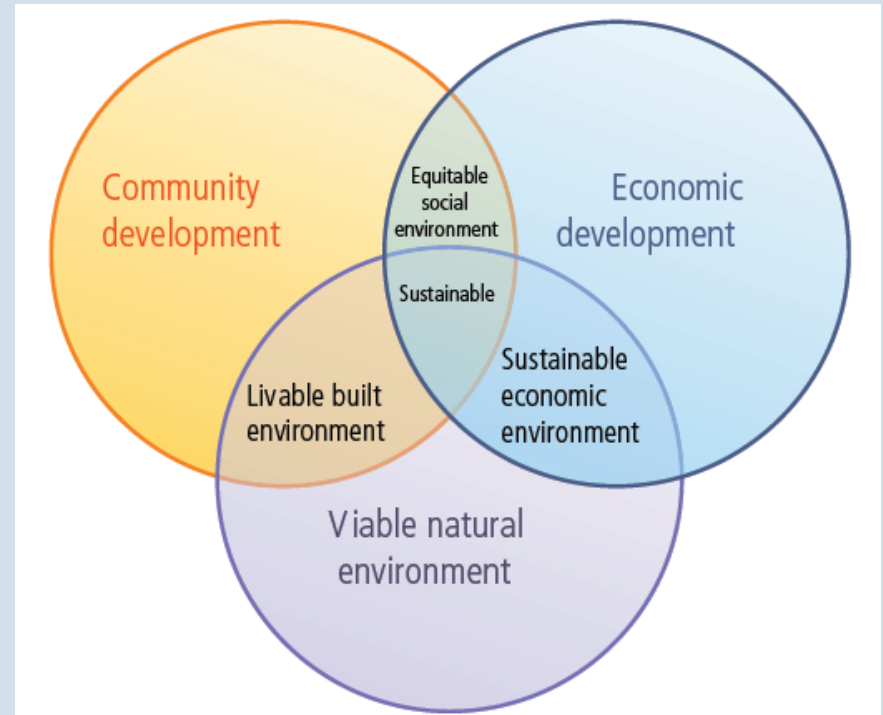
1. Low population density
2. Low density retail/commercial outlets
3. Rural farm buildings and primary sector activities (farming, mining, fishing etc)



# Urban Development

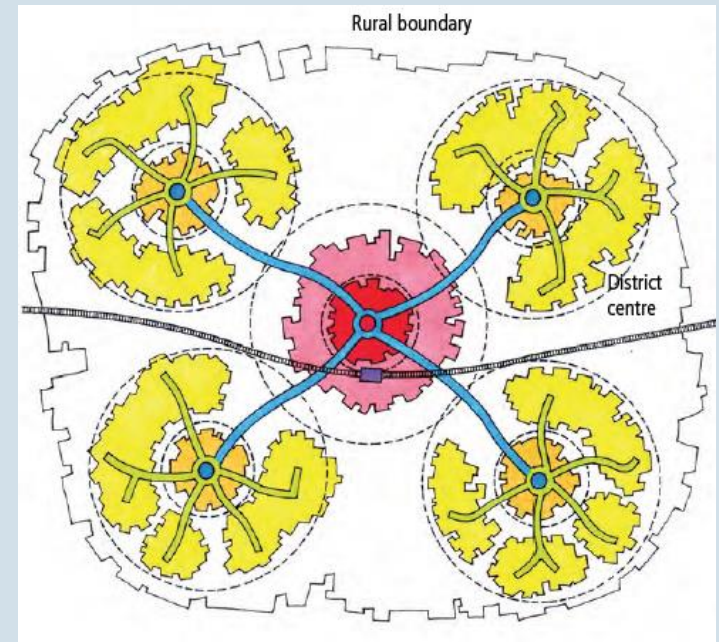
Compromise between:

- Community development
- Economic development
- Viable natural environment



# Modern Urban Design Principles

- Create sustainable communities
- Accessible amenities
- Local transport links
- Balanced neighbourhoods (residential and retail)



- Neighbourhood centre
- Schools, local shops, local buses, parks, local businesses
- Residential areas
- District centre

- Shopping centre, cinema/theatre, restaurants, medical clinic
- High-density housing, mixed usage, light industry
- Local route
- District route

- Train station
- National railroute



# Major Factors for Urban Planning

- Street layout
- Street façade
- Curtilage
- Parking
- Home zone
- Local community participation in planning
- Minimisation of urban sprawl



# Rural Development

## Types of settlement in rural areas



Nodal Settlement



Linear Settlement



Dispersed Settlement



# The Rural Landscape

- Reading the landscape
- Maintaining existing features of the site
- Design and form of the development
- Ecological design and orientation
- Road boundaries and access



# Planning Permission

## Types of planning

- Full permission
- Outline permission
- Permission consequent to outline permission
- Retention planning permission



# Planning Stakeholders

- Developer
- Local Planning Authority (city, town or county council)
- General public
- The Environmental Protection Agency (EPA)
- An Taisce





# Planning Process

Timescale	Action
Beginning	Application for planning permission in local paper and site notice
Within 2 weeks	Applicant submits permission application and fee, as well as all necessary documents and drawings
2-5 weeks	Application is considered by local authority, including all submissions and objections
5-8 weeks	Local authority issues notice of their decision or asks for more information
4 weeks after notice of decision	If the authority had issued notice granting permission and no appeal is made, the authority will grant permission



# Planning Documentation Required

- Completed application form
- Copy of advertisement in local paper
- Copy of site notice
- 6 copies of site location map (scale 1:1000)
- 6 copies of site layout plan (scale 1:500)
- 6 copies of properly dimensioned plans, elevations and sections
- Details of septic treatment system (if required)
- Relevant fee

