Comhairle Contae an Chabháin
Cavan County Council

FORM NO. 4
SUPPLEMENTARY INFORMATION TO ACCOMPANY AN APPLICATION FOR A LARGE-SCALE RESIDENTIAL DEVELOPMENT
PLANNING AND DEVELOPMENT ACT 2024 (as amended)

Form to be included with an application for permission for a Large-scale Residential Development

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING
Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to the planning authority refusing to deal with your request. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the request form.

DATA PROTECTION
It is the responsibility of persons or entities wishing to use any personal data on this form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

1. Applicant:

Name of Applicant:	

2. Name of person authorised to operate on behalf of the Prospective Applicant:

Name:	

3. 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 2024, as amended, and the Regulations made thereunder.	
Signed	
Date	

4. Location of proposed Large-scale residential Development

Address	

5. Zoning

Site zoning in current Development Plan or Urban Area Plan/Priority Area Plan/Coordinated Area Plan for the area:	
Existing use(s) of the site:	
Proposed use(s) of the site:	

6. Supporting Documents

Document	Enclosed		
A site location map sufficient to identify the land, at appropriate scale	Yes [ ]	No [ ]	
Layout plan of the proposed development, at appropriate scale	Yes [ ]	No [ ]	
Statement of consistency with the Development Plan	Yes [ ]	No [ ]	
Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion	Yes [ ]	No [ ]	N/A [ ]
Design			
A design statement that addresses the site's location and context and the proposed design strategy	Yes [ ]	No [ ]	
A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect	Yes [ ]	No [ ]	
Water Services			
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to water/wastewater network is required, this application must be accompanied by evidence of engagement with Uisce Éireann and its outcome	Yes [ ]	No [ ]	
A current/valid Confirmation of Feasibility Statement from Uisce Éireann in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes [ ]	No [ ]	
A Statement of Compliance with Uisce Éireann's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes [ ]	No [ ]	
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes [ ]	No [ ]	
Where the proposed development will impact on assets of Uisce Éireann, details of proposals for protection or diversion of such assets.	Yes [ ]	No [ ]	
Traffic and Transport			
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Urban Area Plan/Priority Area Plan/Coordinated Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes [ ]	No [ ]	

Is a Travel Plan included with the application, having regard to the relevant Development Plan /Urban Area Plan/Priority Area Plan/Coordinated Area Plan requirements?	Yes [ ]	No [ ]	N/A [ ]
Taking in Charge			
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes [ ]	No [ ]	
Maps, Plans and Drawings			
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes [ ]	No [ ]	

7. Large-scale Residential Development Details

Note: *If the answer to any of the below statements is 'Yes', please submit a brief statement in support of your application*

	Yes	**No**
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?		
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?		
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?		
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?		
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.		
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.		

Breakdown of Housing Units

Houses		
Unit Type	**No. of Units**	**Gross floor space in m^2**
1 bed		
2 bed		
3 bed		
4 bed		
4+ bed		
Total		

Apartments		
Unit Type	**No. of Units**	**Gross floor space in m^2**
Studio		
1 bed		
2 bed		
3 bed		
4 bed		
4+ bed		
Total		

Student Accommodation			
Unit Type	**No. of Units**	**No. of Bedspaces**	**Gross floor space in m^2**
Studio			
1 bed			
2 bed			
3 bed			
4 bed			
4+ bed			
Total			

State total number of residential units in proposed development	

8. Floor Space

LRD Floor Space	**Gross Floor Space in m^2**
(a) Cumulative gross floor space of residential accommodation	
(b) Cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in Section 82 of the Act and provide the details of the different classes of disregarded floor space below:	
(i) e.g Parking	
(ii) e.g Creche	
(iii) Other	
(c) Cumulative gross floor space of the non-residential development proposed, including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and details of the different classes below:	
Class of Development	
(i)	
(ii)	
(iii)	
(d) Total LRD Floor Space as per definition in Section 2 of the Act ((a)+(c))	
(e) Express (a) as a percentage of (d)	
(f) Express (c) as a percentage of (d)	
(e)+(f)	**100%**