Planning Development Management
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Cork City Council

Large-scale Residential Development

Section 90 Guidance Document

To facilitate productive discussions on a proposed LRD at the Section 90 consultation stage, applicants are advised to review the list below and include as much information as possible when submitting their request. Please note that this list is not exhaustive and is prepared for information purposes only.

- ☐ Completed and signed formal LRD pre-application consultation form
- ☐ Postal address/location of proposed development
- ☐ State the proposed applicant's interest in the site- owner/occupier/other- if other further details of their interest in the site should be provided.
- ☐ A signed letter of consent from the owner to make an application where the applicant is not the owner of the land concerned.
- ☐ Area of site to which the application relates in hectares
- ☐ Site zoning under the current Cork City Development Plan 2022 - 2028
- ☐ Existing and proposed use(s) of the site
- ☐ A brief description of the nature and purpose of the proposed development which should include:
    - The number of proposed houses or student accommodation units- if student accommodation the combined number of bed spaces, and any other uses those units may be put to
    - Proposed services ancillary to residential development
    - Other proposed uses in the development of the land, the zoning of which facilitates

- ☐ Evidence that Uisce Éireann has confirmed that it is feasible to provide the appropriate service or services
- ☐ Site Location Map
- ☐ Ordnance survey map with site boundary and lands in their ownership highlighted in red and blue as appropriate

- ☐ Draft Site Layout Plan
- ☐ Indicative sketches or drawings to show draft floor plan, section, and elevation drawings
- ☐ Schedule of the proposed numbers and types of houses or numbers of student accommodation units and bed spaces, or both, as appropriate.
- ☐ Details of proposed gross floor spaces, housing density, residential mix, plot ratio, site coverage, building heights, proposed layout and aspect
- ☐ Transport details including access, parking provision and active travel, compliance with DMURS where relevant.
- ☐ Details and schedule of open space provision and landscaping proposals
- ☐ Survey of existing site for natural heritage, e.g., tree and hedgerow surveys etc.
- ☐ Details of any ancillary services or infrastructure works, including SUDS proposals.
- ☐ Phasing proposals
- ☐ Proposals for Part 7
- ☐ Brief description of any known flood risk to the site in question
- ☐ Where the proposed development relates to existing buildings/structures
    - State estimated gross floor space of any existing buildings/structures in m^2
    - State estimated gross floor space of any proposed demolition in m^2
    - State estimated gross floor space of any buildings/structures to be retained in m^2
    - State total gross floor space of development in m^2
- ☐ Brief description of the treatment of a Protected Structure or works to the exterior of a structure located within an Architectural Conservation Area. Include photos of the existing structure and indicative sketches of the proposed works.
- ☐ Crèche proposal
- ☐ Information on EIA
- ☐ Information on AA
- ☐ Information on Ecology