

APPENDIX 4

Development Plan Mandatory Requirements

1.0 Development Plan Mandatory Requirements

The following objectives, as set out in section 10(2) of the 2000 Act (as amended), shall be included in a development plan. This list is a summary only of the list contained in the legislation.

- The zoning of land.
- The provision of infrastructure, including transport, energy, communication facilities, water supplies and wastewater services, waste recovery and disposal facilities and any ancillary facilities/ services.
- The conservation and protection of the environment, including archaeological and natural heritage and the conservation/protection of European sites.
- The encouragement of the management of features of the landscape.
- The promotion of compliance with environmental standards and objectives – surface water, groundwater, etc.
- The integration of the planning and sustainable development with the social, community and cultural requirements of the area and its population.
- The preservation of the character of the landscape.
- The protection of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- The preservation of the character of architectural conservation areas.
- The development and renewal of areas in need of regeneration.
- The provision of accommodation for Travellers.
- The preservation, improvement and extension of amenities and recreational amenities.
- The control of establishments under the EU Major Accidents Directive.
- The provision of community services including schools, crèches and other education and childcare facilities.

- The protection of the linguistic and cultural heritage of any Gaeltacht within the area.
- The promotion of sustainable settlement and transportation strategies including the promotion of measures to reduce energy demand, reduce anthropogenic greenhouse gas emissions, and address adaptation to climate change having regard to the location, layout and design of new development.
- The preservation of certain specified public rights of way, which shall be illustrated on at least one map and also listed.
- Requirements in accordance with government policies or objectives relating to protection, management, and planning of landscapes, having regard to the Florence Convention 2000.

In addition to the above, the Planning Act requires that the written statement includes a 'core strategy' to include the requirements of Section 10(2A) of the Planning and Development Act as amended. In summary, these requirements include:

- Relevant information to show that the development plan and housing strategy are consistent with the National Planning Framework, Regional Spatial and Economic Strategy and specific planning policy requirements specified in section 28 ministerial guidelines.
- Information demonstrating consistency with the national planning framework/regional spatial and economic strategy.
- Cognisance of policies of the minister regarding national/regional population targets and housing supply targets.
- The following details of residential lands or mixed residential uses: size of area in hectares and number of housing units to be included.
- For proposed residential lands or mixed residential uses: number of hectares, and demonstration of accordance with national policy regarding phasing.

With regard to statutory retail guidelines:

- Details of the city centre, areas designated for significant development and regeneration and /or local area plans, availability of public transport, retail centres in the city (this to include a diagrammatic map within the core strategy section).

In addition, the first schedule of the Planning and Development Act, 2000 (as amended) sets out a wide range of other objectives which may be indicated in a development plan. These objectives relate to the following areas addressed in Part I to Part V (inclusive) of the said schedule:

- Location and pattern of development
- Control of areas and structures
- Community facilities
- Environment and amenities
- Infrastructure and transport

Please note: This above list provides summary information only and does not purport to be a legal interpretation. For full details, see Section 10 and the first schedule of the Planning and Development Act, 2000 (as amended).