

## Planning and Economic Development

### Frequently Asked Questions - General

#### **PAQ1 Can I build with someone else's planning permission?**

**PAA1** In general yes. Planning permission goes with the land or property and not with a particular person. However you must make sure that you can comply with all of the conditions of the permission, including any residency conditions.

#### **PAQ2 What do I need to apply for planning permission?**

**PAA2** The Council has produced a small booklet "Guide to making a Planning Application". It's available from your local Council Office and also can be read on the Council Website on the Planning Service Page.

It is important to read that booklet carefully before starting to make an application.

It is very important that your architect or agent submits all the correct documentation otherwise it will all be returned to him/her as an invalid application and you must start the whole process again from the beginning. See PAQ3 for some of the main reasons why applications have to be returned as invalid.

#### **PAQ3 Why are planning applications now being returned to architects and agents as invalid?**

**PAA3** Since March, 2001, the Council must check each planning application received and make sure that it meets the requirements for a valid application. If it is not valid, the Council cannot process it further and everything is returned to the architect/agent, with details of why it is invalid.

The applicant must re-submit the application again, with corrected documents and start from the beginning again.

An incorrect public notice is the most frequently occurring reason for an invalid application. You should check this carefully with your architect/agent before submitting the application.

Other reasons which also occur frequently are:

- Plans frequently omit overall height dimension from finished floor level to roof.
- Floor plans and elevations do not correlate with each other.
- The position of the site notice is not shown on the layout.

Requirements for valid applications are set out in the Planning & Development Regulations 2001, as amended by the Planning & Development Regulations 2006 and are national requirements set out by the Department of the Environment, Heritage and Local Government.

Approximately 16% of all applications received by the Council are invalid, and are returned.

It is well worth having a final meeting with your architect/agent before your application is submitted, to make sure all the details are correct.

**PAQ4 Where can I get information on some technical details I need for my planning application?**

**PAA4** The details of technical standards associated with most planning applications are set out in Volume 2 of the County Development Plan 2000. This can be accessed on our website on the Planning Service Page. However some quick links to frequently asked questions are given below:

1. What entrance details are required for single houses.
2. What vision lines are required at a junction with a public road.
3. What car parking spaces are required.
4. What distances are required for septic tanks, treatment systems and percolation areas.