



**Comhairle Contae
Dhún na nGall**
Donegal County Council

Planning Service Advice Note

Applications for Multiple Housing developments

Changes to Part V of the Planning and Development Act 2000 (as amended) & the associated Planning & Development Regulations, 2001 (as amended).

There have been recent changes relating to multiple house applications and the associated social housing requirements. This is commonly referred to as ‘a Part V’ social housing requirement and they have an influence on all multiple house applications for 10 or more units.

The purpose of this advice note is to outline the significant changes to the legislation, particularly with reference to the options that exist under ‘Part V’ to meet the requirements of the Act and the documentation that is required to be submitted with an application.





Key Points to Note

1

- 10% of suitable sites are reserved for social housing – *previously 20%*
- Part V now relates to 10 units or more

2

- Exemption certificate can be sought for proposals of 9 units or fewer.

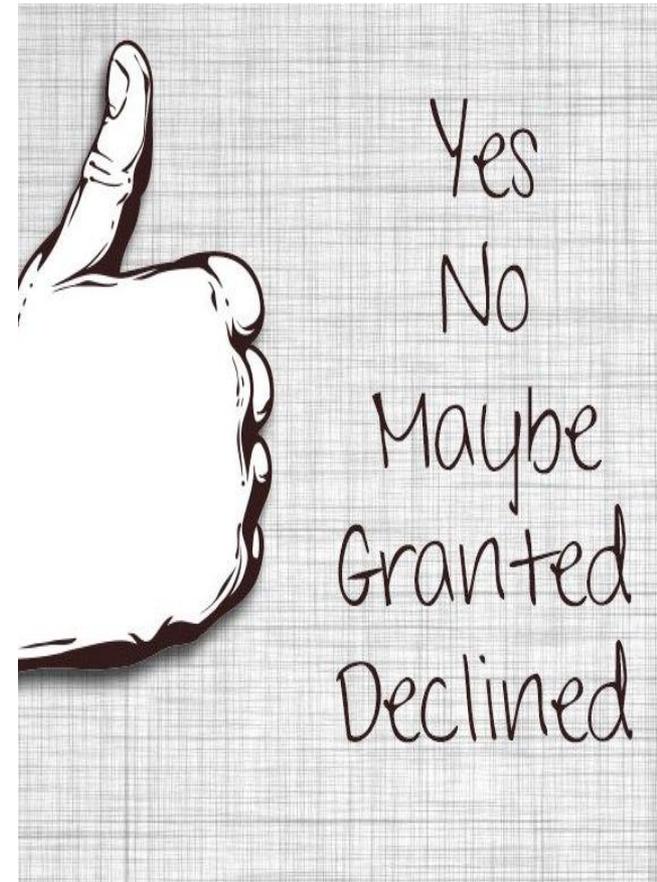
3

- Existing permissions may be able to have earlier Part V agreements amended under the terms of the revisions to the legislation.



Planning applications for multiple housing proposals must include the following information:

- How it is intended to comply with the provisions of Part V as regards the selection of a preferred option from those identified in *Table 1*,
- Details in relation to the housing units or lands to be provided, and
- Financial aspects of the Part V proposal. The methodologies relating to the calculation of estimated costs associated with the range of options in Table 1 are available on request.
- In the case of 9 units or fewer [or sites under 0.1ha] a 'S.97' exemption certificate must accompany an application for multiple housing.





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Table 1: Part V Options and Information required

Option	Minimum Information Required
1. Transfer of land	A map, to the same scale as the site location map, indicating the part or parts of the site proposed for transfer to the planning authority.
2. Transfer of Housing on the application site	A list of the units and types of housing within the proposed development that are proposed to be transferred to the planning authority.
3. Transfer of Housing off-Site	A list of the units and types of housing elsewhere in the functional area of the planning authority that are proposed to be transferred, and the indicative location of such units.
4. Lease of Housing (on or off-site)	A list of the units and types of housing within the proposed development or elsewhere in the functional area of the planning authority that it is proposed to lease, and, in the case of proposed units outside the application site, the indicative location of such units.
5. Combination of Option 1 and any other options or options	Appropriate combination of the minimum information requirements above.
6. Combination of any of Options 2 - 4	Appropriate combination of the minimum information requirements above.



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In general terms applicants are strongly advised to enter into pre-planning consultations with the Planning Authority in relation to their proposal to examine the possible options available under Part V along with other planning considerations that will be relevant to the development.

Pre-planning consultation with the Planning Service can be arranged by contacting 074-9153900 or by email via planning@donegalcoco.ie

