

**Appendix 10: Development
Management Thresholds
Information Document**

DEVELOPMENT MANAGEMENT THRESHOLDS

INFORMATION DOCUMENT

Supplement to Planning Application

These thresholds are intended as a guideline to assist applicants who intend on lodging planning applications for, generally:

1. *Commercial floor over 250m² or, educational/ medical/ community developments*
2. *Residential development of one or more new units*

By assessing the 'Key Thresholds' table and the main Thresholds List, applicants will be informed as to what they may be required to submit as part of their planning application. This could assist in the pre-application process and obviate the need for, or minimise, subsequent Further Information requests by the Planning Authority.

This supplementary information is not a substitute for a Pre-planning meeting (which can be arranged by contacting the Planning Department) and it is advised that potential applicants familiarise themselves with the Thresholds Information Document prior to any such meeting.

This document identifies Development Management thresholds. The list is not, however, intended to be exhaustive and it may also be subject to changes in response to variations to the Development Plan over time.

Note: Some Thresholds for particular developments may be determined on a case-by-case basis by the Planning Authority, or by other specific requirements, and are therefore not listed in the Key Thresholds table.

Key Thresholds

Commercial (m²) Development

	TP	TTA	WMP	RIA	LDR	CMP	Recy/ Comp	ES	SIA	Green Roof	Bin Point	Bring Centre	DS	CCIA	MS
500m ²						8.2.4.4			8.2.9.7						
1,000m ²	8.2.4.3 ¹ 8.2.4.3 ² 8.2.4.3 ⁶	8.2.4.2 ¹ 8.2.4.2 ² 8.2.4.2 ⁷			8.1.1.2		8.2.9.7	8.2.10.3				8.2.9.7	8.2.10.3	8.2.9.7	
1,250m ²															
2,500m ²	8.2.4.3 ³	8.2.4.2 ⁵													
5,000m ²	8.2.4.3 ⁴	8.2.4.2 ⁴													
10,000m ²	8.2.4.3 ⁸	8.2.4.2 ⁸													
20,000m ²															
Roof Area > 300m ²										8.2.9.7					

Residential (Units)

	TP	TTA	WMP	RIA	LDR	CMP	Recy/ Comp	ES	SIA	Green Roof	Bin Point	Bring Centre	DS	CCIA	MS
1+ Units															
3+						8.2.4.14									8.2.3.4(x)
10+			8.2.9.7						8.2.9.7		8.2.9.7				
20+															
30+					8.1.1.2			8.2.10.3					8.2.10.31		
50+							8.2.9.7					8.2.9.7		8.2.9.7	
100+	8.2.4.3														
200+		8.2.4.2													
Roof Area > 300m ²										8.2.9.7					

¹Retail

²Leisure/ General Leisure

³Office/ Financial

⁴Industrial

⁵Office/ Educational/ Hospital

⁶Hospital/ Medical

⁷Community

⁸Distribution/ Warehousing

TP – Travel Plan

TTA – Traffic and Transport Assessment

WMP – Waste Management Plan

RIA – Retail Impact Assessment

LDR – Landscape Design Rationale

CMP – Construction Management Plan

Recy/Comp – Recycling and Composting

ES – Energy Statement

SIA – Stormwater Impact Assessment

Green Roof – planted roof

Bin Point – Wheeled bins & litter collection

Bring Centre – for recyclable materials

DS – Design Statement

CCIA – Climate Change Impact Assessment

MS – Method Statement

See fuller list of requirements overleaf. Lists are not exhaustive and are for guidance only.

Thresholds

Section	Policy/Heading	Submit	Threshold	Commentary*
3.2.5	RET12: Assessment of Retail Proposals	Retail Impact Assessment	Applications for retail development, where appropriate and in accordance with Section 3.2 of the Retail Planning Guidelines 2012.	It is at the discretion of the Planning Authority to specify at pre-planning stage if a particular development requires a Retail Impact Assessment, and requests for such an assessment as further information on a planning application where it considers specific local circumstances require an assessment to be carried out.
8.2.6.1	Assessment of Retail Development Proposals		To be dealt with on a case-by-case basis through the pre-planning process.	
5.1.1.9	Elg: Stormwater Impact Assessments	Stormwater Impact Assessment	<ul style="list-style-type: none"> • 20 residential units or more • All other developments measuring 500m² GFA and above 	Applicants are advised to refer to Appendix 13 and discuss requirements at pre-planning stage.
8.2.9.7	New Developments - Environmental Impacts			
5.2.3	Energy Efficient Design	Energy Statement	For major refurbishment or change-of-use: <ul style="list-style-type: none"> • Thresholds will be dealt with on a case-by-case basis through the Pre-planning process New Build: <ul style="list-style-type: none"> • Residential developments of 30 units or more • Commercial developments of 1,000m² or more 	The Council is supportive of energy efficiency endeavours and adopts a holistic approach to all planning applications striking a balance between policies contained within Sections 5.2.3.1 and 5.2.3.1 'Energy Performance in Existing/New Buildings' and Section 5.2.3.
5.2.3.1	CC6: Energy Performance in Existing Buildings			
5.2.3.2	CC7: Energy Performance in New Buildings			
8.2.2(vi)	Energy Efficiency			
8.2.10.3	Energy Efficiency & Climate Change Adaptation			
8.1.1.2	UD2: Design Statements	Design Statement	<ul style="list-style-type: none"> • 30 residential units or more • All other developments measuring 1,000m² GFA and above • Development in close proximity to a Protected Structure • Building Height – Landmark Buildings, Coastal Fringe (see Building Height Strategy, Appendix 9) 	What is considered to be complex depends on various factors and the necessity to submit a Design Statement in any given area will be at the discretion of the Planning Authority. (See also Section 8.1.1.2)
8.2.2(ii)	Design Stage			
8.2.5	Enterprise and Employment			
8.2.10.3	Energy Efficiency & Climate Change Adaptation			
8.2.2(iii)	Landscape Plans	Landscape Design Rationale	<ul style="list-style-type: none"> • 30 residential units or more • All other developments measuring 1,000m² GFA and above 	A Landscape Design Rationale is an explanation of the thought process from which the design concept is derived. This should take into account: <ul style="list-style-type: none"> • a study of the natural ecosystems of the site • the recreational needs of the proposed and adjoining communities • the opportunities to create 'a sense of place'
8.2.8.1	Landscape Plans			
8.2.3.4 (x)	Mews Lane Development	Method Statement	<ul style="list-style-type: none"> • 1 or more mews dwelling(s). 	The Method Statement relates principally to the requirements for bin storage and means of collection, car parking, access and similar details.
2.1.3.5	RES5: Institutional Lands	Masterplan	To be dealt with on a case-by-case basis through the Pre-planning process.	Where the redevelopment of Institutional Lands are proposed.
8.2.3.4(xi)	Institutional Lands			
2.1.3.12	RES12: Provision of Student Accommodation	Written documentary confirmation in relation to 'Qualifying Lease'	To be dealt with on a case-by-case basis through the Pre-planning process.	Such information as would be required to prove genuine student accommodation provision – e.g. 'Student Accommodation Scheme' (2007).
8.2.3.4 (xii)	Student Accommodation			

Section	Policy/Heading	Submit	Threshold	Commentary*
8.2.3.5(iv)	Phased Development	Demonstrate availability of specified infrastructural requirements	<ul style="list-style-type: none"> 100 residential units or more. 	Specified infrastructural requirements, to be available at completion to support development, include roads, sewers, water mains, community, recreational and sporting facilities (indoor and outdoor), public transport, first and second level schools and shops.
8.2.7.3	High Amenity Landscapes, Views and Prospects	An assessment of potential landscape and visual impact	To be dealt with on a case-by-case basis through the Pre-planning process.	High Amenity Landscapes are those zoned 'G' in the Development Plan. Views and Prospects are identified on the Development Plan Maps.
8.2.8.6	Tree and Hedgerow Preservation	Arboricultural Assessment	To be dealt with on a case-by-case basis through the Pre-planning process.	Normally applicable to sites that contain substantial tree/ hedgerow cover, or other significant vegetation.
8.2.11.1	Archaeological Heritage	Archaeological Impact Assessment and Method Statement	Any development that may have implications for archaeological heritage.	See Development Plan Maps for locations of "Record of Monuments and Places".
8.2.11.1	Archaeological Heritage	Conservation Plan	Any development with an RMP item within the site.	Where a monument included in the Record of Monuments and Places lies within the open space requirement of any development, a Conservation Plan for that monument may be requested as part of the overall landscape plan (Section 8.2.11.1).
6.1.3.2	AR2: Protected Structure Applications and Documentation	Architectural Heritage Impact Assessment	All developments involving a Protected Structure.	Should be in accordance with Appednix B of the Architectural Heritage Protection Guidelines for Planning Authorities.
8.2.11.2	Architectural Heritage - Protected Structures			
2.2.10.3	ST27: Traffic and Transport Assessments and Road Safety	Road Safety Audit Road User Audit Accessibility Audit	To be dealt with on a case-by-case basis through the Pre-planning process but are likely to be required for major new developments and significant new road and traffic schemes.	Potential applicants for planning permission should engage in Pre-planning discussions with the Council's Transportation Department to ascertain which audits, if any, should be submitted with the application.
2.2.9.2	ST20: Travel Plans	Travel Plan (formerly Mobility Management Plan)	As a general guideline, a Travel Plan will be required if the proposed development meets one or more of the following thresholds: <ul style="list-style-type: none"> 100 residential units or more All educational developments Any development proposing 100 or more car parking spaces or generating 100 or more trips in the peak hours Developments resulting in more than 100 employees Retail development in excess of 1,000m² Leisure facilities including cinemas in excess of 1,000m² Office/ Financial development in excess of 2,500m² Hospital/ Medical development in excess of 1,000m² Industrial development in excess of 5,000m² Distribution and warehousing development in excess of 10,000m² 	These thresholds should serve as general guidelines. However, they do not preclude the submission of Travel Plans for developments below the threshold where the Planning Authority is of the opinion that a Travel Plan is required. Alternatively a Travel Plan Statement may be required to show how a development will promote sustainable transport options.
8.2.4.3	Travel Plans			

Section	Policy/Heading	Submit	Threshold	Commentary*
8.2.4.2	Traffic and Transport Assessment	Traffic and Transport Assessment (TTA)	<p>As a general guideline a TIA will be required if the proposed development meets one or more of the following thresholds:</p> <ul style="list-style-type: none"> Traffic to and from the development exceeds 5% of the traffic flow on the adjoining road or 100 trips in the peak hours Residential development of 200 residential units or more Retail development in excess of 1,000m² Leisure facilities including hotels, conference centres and cinemas in excess of 1,000m² Community facilities (including places of worship) and community centres in excess of 1,000m² Office, Education and Hospital development in excess of 2,500m² Industrial development in excess of 5,000m² Distribution and warehousing development in excess of 10,000m² 	<p>These thresholds should serve as general guidelines. However, they do not preclude the submission of TTAs for developments below these thresholds where the Planning authority is of the opinion that a TTA is required.</p> <p>Applicants should also refer to Transport Infrastructure Ireland document 'Traffic and Transport Assessment Guidelines' (2014).</p>
8.2.4.7	Cycle Parking	Cycle Audit	To be dealt with on a case-by-case basis through the Pre-planning process but are likely to be required for major new developments and where potential exists to link new cycle routes to the existing cycle network.	Potential applicants for planning permission should engage in Pre-planning discussions with the Council's Transportation Department to ascertain if a Cycle Audit should be submitted with the application.
8.2.4.14	Construction Management Plans	Construction Management Plan (CMP)	<ul style="list-style-type: none"> 3 residential units or more All other developments measuring 500m² GFA and above 	<p>The larger/complex the development, the more detail the CMP will be expected to contain.</p> <p>The requirement to submit a CMP is very much dependent on the location, scale and nature of a proposed development. As such these stated thresholds may be reduced or increased at the discretion of the Planning Authority.</p>
8.2.9.2	Noise Pollution	Sound Impact Assessment and Mitigation Plan	Where the Planning Authority considers any new development will impact negatively on pre-existing environmental sound levels. The Noise Maps of the "Dublin Agglomeration Action Plan – Relating to The Assessment and Management of Environmental Noise", can be accessed on the Council's website under 'Publications/ Leaflets'.	http://www.dlrco.ie/aboutus/publicationsandleaflets/
5.1.2.5	Eh16: Waste Re-use and Recycling	Composting and Recycling	<ul style="list-style-type: none"> New Residential Developments of 50 units or more Commercial Developments of 1,000m² or more 	Provision shall be made for the storage and collection of waste materials in accordance with National Guidance.
8.2.9.7	New Developments – Environmental Impacts	Local Bring Centres	<ul style="list-style-type: none"> New Residential Developments of 50 units or more. 	Incorporate where appropriate, local 'Bring Centres' into development layouts for recyclable materials. Provision should be made for the collection of glass (separated by colour) in Bottle Banks within the curtilage of the development.
8.2.9.7	New Developments – Environmental Impacts	Wheeled Bin Collection and Litter Collection Points	<ul style="list-style-type: none"> New Residential Developments of 10 units or more. All commercial development. 	Potential applicants should engage in pre-planning discussions with the Council's Municipal Services Department to ascertain specific requirements.

Section	Policy/Heading	Submit	Threshold	Commentary*
8.2.9.7	New Developments – Environmental Impacts	Green Roofs	On all roof areas greater than 300m ² for apartment developments, employment developments, retail and ancillary shopping, leisure developments, education facilities.	See Appendix 16 Green Roofs Guidance Document.
8.2.9.7	New Developments – Environmental Impacts	Sediment and Water Pollution Control Plan	<ul style="list-style-type: none"> • 20 residential units or more • All other development measuring 500m² GFA and above 	To be addressed by way of condition.
8.2.9.7	New Developments – Environmental Impacts	Climate Change Impact Assessment	50 residential units or more All other developments measuring 1,000m ² GFA and above	An assessment of the impacts of climate change on the development and provisions for these impacts in particular relating to drainage design.
8.2.9.7	New Developments – Environmental Impacts	Waste Management Plan	<ul style="list-style-type: none"> • New residential development of 10 houses or more • New developments other than above, including institutional, educational, health and other public facilities. • Demolition/renovation/refurbishment projects generating in excess of 100m³ in volume of construction and demolition waste • Civil Engineering projects producing in excess of 500m³ of waste, excluding waste materials reused for development works on the site 	The requirement to submit a Waste Management Plan is very much dependent on the location, scale and nature of a proposed development. As such these thresholds may be reduced or increased at the discretion of the Planning Authority.
5.2.5.2 8.2.10.4	CC15: Flood Risk Management Flood Risk Management	Assessment of Flooding Risk	Any development in areas where flood risk may be present.	To be governed by 'The Planning System and Flood Risk Management Guidelines, 2009' by the DoEHLG & OPW 2008 and Appendix 13 SFRA and associated flood maps.

* The list of thresholds in this table is not exhaustive and only serves as a general guideline. It does not preclude the Planning Authority from adjusting the stated thresholds where it considers it appropriate. Applicants are advised to undertake Pre-planning discussions in this regard.

NOTE 1: Where application sites fall within the boundaries of a Local Area Plan, Urban Framework Plan, Action Area Plan or Strategic Development Zone, applicants are advised to take instruction from these documents as to the applicable specific thresholds.

NOTE 2: Refer also to specific Chapters in the 2016-2022 County Development Plan corresponding to the topics outlined in Section 8.2: Development Management.