

and other works, do need permission, either separately or with the planning permission for the house. It should never be assumed that planning permission will be granted, no matter how routine the application may seem to you. Any work, even where permission is not required, which is undertaken prior to a decision on an application could be wasted.

11. Do I need any other type of permission?

All new buildings must comply with the building regulations, which set out basic design and construction requirements. Details of the regulations and of the need to give notice to the building control authority (normally your planning authority) that you intend to carry out building works to which the regulations apply, may be obtained from your planning authority. Details explaining the requirements of the building regulations are in PL.11, A Guide to the Building Regulations.

You may also need permission if making a connection to a public or group water scheme or sewer.

You can obtain details of the statutory requirements which must be met before development can commence from your local planning authority.

The law governing the planning system is set out in the Planning and Development Acts 2000 to 2002 and the Planning and Development Regulations 2001 to 2003. These may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2, Telephone (01) 476995/4.

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Tá leagan Gaeilge den bhileog seo ar fáil.



PL 4 - Building a House – The Planning Issues

PL.4
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This leaflet sets out the main planning issues to be considered when building a house.

This leaflet is intended as a practical guide. It is not a definitive legal interpretation of planning law. For more information you may consult your local planning authority.

1. Do I need planning permission?

Yes. Planning permission is needed to build a house.

2. Are there different types of permissions?

Yes. There are two types of planning permission. An application may be made for:

permission
outline permission

The most common type of application made is for permission, often referred to as full permission. There are circumstances when you may want to make an application for outline permission. For example, you may want to see whether the planning authority agrees with your proposal in principle before you go to the trouble of making detailed plans.

However, if you obtain outline permission, you will have to obtain full permission before starting work. In most cases, a subsequent application for permission must be made within 3 years of the date of grant of outline permission.

3. Where do I get planning permission?

From the planning authority for your area i.e. your local County Council, Borough Council, City Council or Town Council.

4. How do I make a planning application?

Forms and information are available from the planning authority. For more information see Making a Planning Application (PL.2).

5. How much will this cost?

A fee is payable with applications for planning permission. In addition to the fee, a development contribution may be required by the planning authority towards the cost of infrastructure (e.g. roads, water supply, sewerage) necessary to service your house. This would be included as a condition in the planning permission.

Fees are subject to revision. Details of fees are available from your local planning authority or An Bord Pleanála.

6. Do I need to consult the planning authority in advance?

You do not have to consult the planning authority before making a planning application, but it is advisable to do so if you are unsure of any aspect of applying for permission, your obligations, local planning policies for the area, future road plans affecting the site, etc. You may need to discuss connecting to the public water supply, sanitary services etc.

7. Where can I find out about local planning policies?

The development objectives and policies of the planning authority are set out in the local development plan. Policies and objectives for promoting and controlling the building of houses, favoured locations for housing, comprehensive guidelines on design standards, etc., are normally found in or identified by the plan. You can view the plan at any time during office hours at the planning authority offices or local libraries.

8. What if I need a septic tank?

If no public sewerage scheme is nearby for the safe disposal of household wastes, you will need a system such as a septic tank and percolation area. Your site will have to be large enough to accommodate this and not all sites or soil types are suitable. On heavy soils, ponding of effluent can lead to public health hazards, nuisance and pollution of watercourses. On light soils or fissured rock, effluent may percolate to groundwater too quickly leading to pollution of wells and groundwater drinking supplies. In either event, septic tank effluent may render water which appears to be clear, pure and with a good taste unfit for human consumption. Technical standards for septic tanks and percolation systems are contained in Standard Recommendation S.R.6:1991, available from NSAI Sales, Glasnevin, Dublin 9, phone (01) 8073800. A copy may be consulted in the planning office. S.R.6: 1991 also gives advice on possible ways of improving substandard sites.

Depending on the suitability of your site, you may be required to submit percolation and trial hole tests, carried out in conformity with S.R.6:1991, with your planning application. The planning authority may require these to be independently certified, or

nominate someone to carry them out. You should establish the requirements before submitting the application.

On some sites a higher standard of sewage treatment may be required than can be provided by a septic tank. The planning authority should be consulted with regard to its requirements for a particular site.

9. Should I consult any other people or bodies?

It is in your interest to contact the ESB to find out if your proposed site can be supplied with electricity, and at what cost. It may not be enough to choose your site because it is near existing electricity lines. Other safety and technical requirements could affect the feasibility of your site. For this reason, you are advised to contact your local ESB office about any overhead lines close to or crossing your site. You must do so where any overhead lines are within 6 metres of the construction works.

You must give 2 months notice to the ESB if you intend to carry out any construction activity within 6 metres of overhead lines. Underground service providers (e.g. gas, electricity, water, sewerage) should be consulted to avoid damage to pipes or ducting etc. before commencement of work. Information videos, particularly "Lifelines" and "Power 2 Shock" and an information poster on "Avoidance of electrical hazards when working near overhead lines" are available from ESB.

It may also be in your interest to contact your new neighbours to advise them of your plans. It may be possible to alleviate any worries they have by modifying your proposal. This can help avoid objections being lodged to your application, or an appeal at a later stage.

10. Can I clear a site or demolish old buildings before planning permission is granted?

Planning permission would not generally be required for basic site clearance. However, making or widening an access onto a public road, the demolition of a structure which was last used as a residence, demolition of a building in a terrace or one which is attached to another building in separate ownership,