

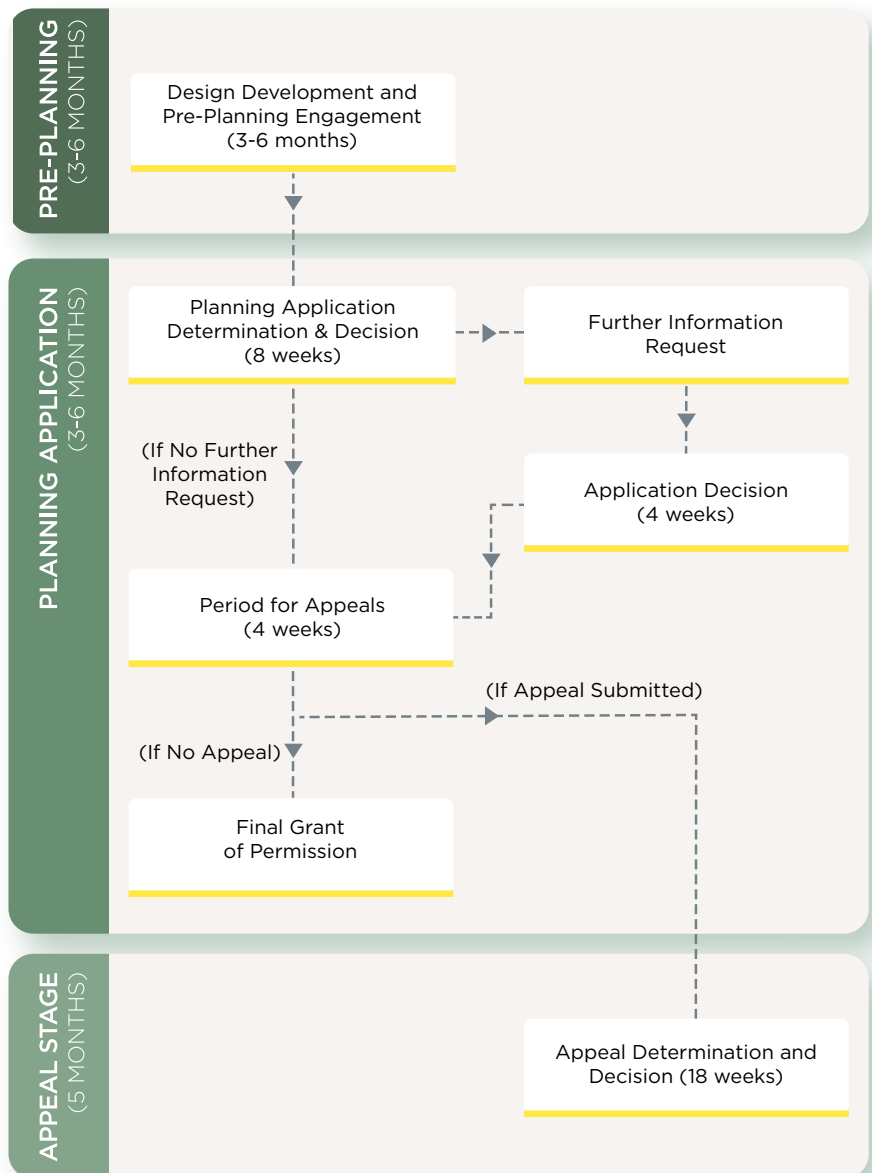
# PLANNING APPLICATION TIMESCALES

The time from project inception to the final grant of planning permission is dependent on several factors. This document has been prepared by the Planning Team at Savills to provide an overview of the standard planning application process and timescales in Ireland.

The planning flowchart summarises the steps associated with a standard (Section 34) planning application. They are applicable to most planning applications submitted in Ireland. Alternative timescales are applicable for the following types of applications:

- Large-scale Residential Development
- Section 5 - Declarations for Exempted Development
- Section 57 - Declaration for Protected Structures
- Section 96 - Social Housing Exemption Certificate

Each element is outlined in more detail on the page overleaf.



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## Development and Pre-Planning Engagement Stage

The period for design development can vary but sufficient time should be allowed for the technical and design team to prepare the necessary drawings and technical inputs.

It is now mandatory to engage in pre-planning dialogue with the Local Authority for development consisting of more than 10 houses and / or 1,000 sq m of non-residential floorspace. Pre-planning meetings are not mandatory for proposals below these thresholds but may still prove beneficial. A pre-planning meeting will allow a Planning Authority to provide its view (without prejudice) on the proposal and outline the supporting documents it requires to assess the planning application. Should the Planning Authority request any material amendments to the scheme in the first pre-planning meeting, a second meeting could be requested. Alternatively, the planning application can be submitted following one pre-planning meeting.

Typically design development and pre-planning engagement with the Planning Authority takes 3-6 months for small and medium scale proposals. Additional time is likely to be required for large scale proposals. This period can be extended or reduced, depending on the scale of the proposal.

## Planning Application Stage

Once the planning application is submitted, the Planning Authority has eight weeks to make its decision on the proposal. The decision will be to:

- Approve; or
- Refuse; or
- Request Further Information

If the decision is to approve or refuse the application, there is a four-week period for first-party (i.e. applicant) or third-party (other landowners or public) for appeals to be submitted. If no appeals are submitted, the final grant of permission is issued by the Planning Authority at the end of the four-week period.

## Further Information Requests

Should the Planning Authority issue a request for Further Information, the applicant has up to six months to respond. A response to the Planning Authority's request must be made in a single submission, it cannot be 'drip-fed' through to the Planning Authority. Typically, applicants take 1-2 months to submit the Further Information response to the Planning Authority.

Once the applicant submits its response to the Further Information request, the Planning Authority has four weeks to make a final decision.

At the end of this four week period, the Planning Authority may request

Clarification of Further Information from the applicant. Once the applicant responds, the Planning Authority will issue its decision after four weeks.

## Appeal Stage

Once the Planning Authority makes its decision to approve or refuse the application, there is a four-week period for appeals. If an appeal is submitted, An Bord Pleanála (Appeals Board) has a statutory target to issue a decision after 18 weeks (approx 5 months).

## Judicial Review

The only recourse to a decision from An Bord Pleanála is by judicial review to the Courts. Any application for judicial review must be made within eight weeks of the An Bord Pleanála decision. The Courts can only quash a decision by An Bord Pleanála if there has been an error in law or other specific reasons. The Courts will not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment.