

Strategic housing development cases

Important information

This document is an extract from pages 31 to 34 of the Fees and Charges Guide (December 2018) for strategic housing development cases fees. There are 4 pages in total.

For other fees and more information please consult the full [Fees and Charges Guide](#) which is available on our website www.pleanala.ie. Printed copies of the full guide are available in our office or by contacting us.

Applications for proposed strategic housing developments are defined in the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended. These applications are submitted directly to An Bord Pleanála after a pre-application consultation.

Pre-application consultation

Pre-application consultation		Fee
HP1	You want to request a pre-application consultation.	€1,500

Applications (Section 4)

Application		Fee
HA1A	<p>You are applying to build housing. Basic fee for each housing unit.</p> <p>If you are applying to build student accommodation, 2 bed spaces = 1 housing unit. So if your application is for 200 bed spaces, your fee will be equal to the fee for 100 housing units.</p>	€130 per unit
HA1B	You are applying for other uses on the land, and the zoning permits the use. Cost per square metre of gross floor space up to 4,500 square metres.	€7.20 per square metre to a maximum of €32,400

Applying for alteration of an existing planning permission granted under Section 34 of the Planning and Development Act

Alteration application		Fee
HA1C	If you are making an application under the strategic housing development provisions and altering an existing planning permission granted under section 34 of the Planning and Development Acts 2000 to 2018 (as amended), the fee for fee types HA1A and HA1B is reduced by 50%.	50% of HA1A or HA1B

Submission of an EIAR or NIS with your application

Submission of an EIAR or NIS with your application		Fee
HA2	Submission of EIAR	€10,000
HA3	Submission of NIS	€10,000

Important note for fees HA1A to HA3

There is a limit on the total fee that can be charged. The total fee cannot be more than €80,000 for HA1A, HA1B, HA1C, HA2, or HA3 together. This limit does not apply to fees HA4 to HA11.

Alteration requests

Alteration requests		Fee
HA4*	Request for an alteration under Section 146B of the Planning and Development Act 2000.	€30,000

*Note for fee HA4

Where cost recovery applies, fees are offset against costs incurred. Please contact us for further information.

Screening and scoping requests

Screening and scoping requests		Fee
HA5	Screening for environmental impact assessment report (EIAR)	€1,000
HA6	Screening for appropriate assessment (AA)	€1,000
HA7	Scoping for environmental impact assessment report (EIAR)	€5,000
HA8	Scoping for Natura impact statement (NIS)	€5,000

Oral hearing request

Oral hearing request		Fee
HA9	You want to request that An Bord Pleanála hold an oral hearing on a strategic housing development application.	€50

Making a submission or observation on an application (Section 8)

Making a submission or observation on an application		Fee
HA10	You want to make a submission or observation on a strategic housing development application.	€20
HA11	You are a person or organisation that is exempt from paying a fee on a submission or observation on a strategic housing development application (see the list on pages 24 and 25).	No fee