

# TYPES OF PLANNING PERMISSION

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KEY POINTS

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# Outline Planning Permission

## *What is it?*

- Used to establish whether the planning authority agrees **in principal** with the proposed building plan, without the need to draw up detailed plans and documents

## *How long is it valid?*

- The duration for outline permission is 3 years
- This means that an application for the grant of full planning permission must be made within 3 years of the grant of outline permission

# Documents Required

Documents Required	Outline Planning
Site Notice	3 Copies
Newspaper Notice	Full page plus 3 A4 copies of ad.
Planning Application form	3 copies
Site location Map	6 copies
Site layout Map	6 copies
Drawings and specifications	Not Required
Schedule of contents	1 copy
Description of development	Yes
Percolation/ Water test results	Yes
Planning Fee	€65 (Wexford County Council)

# Full Planning Permission

*What is it?*

- Permission to build - This involves seeking permission in one step

*How long is it valid?*

- Building must commence within five years after date of grant

# Documents Required

Documents Required	Outline Planning
Site Notice	3 Copies
Newspaper Notice	Full page plus 3 A4 copies of ad.
Planning Application form	3 copies
Site location Map	6 copies
Site layout Map	6 copies
Drawings and specifications	6 copies
Schedule of contents	1 copy
Description of development	Yes
Percolation/ Water test results	Yes
Planning Fee	€65 (Wexford County Council)

# Permission Consequent on the Grant of Outline Permission (Approval)

## *What is it?*

- This involves seeking permission to construct the building suggested when outline approval was received
- The outline permission must still be valid (within 3 years)

## *How long is it valid?*

- Building must commence within five years after date of grant

# Documents Required

Documents Required	Outline Planning
Site Notice	3 Copies
Newspaper Notice	Full page plus 3 A4 copies of ad.
Planning Application form	3 copies
Site location Map	6 copies
Site layout Map	6 copies
Drawings and specifications	6 copies
Schedule of contents	1 copy
Description of development	Yes
Percolation/ Water test results	Yes
Planning Fee	€65 (Wexford County Council)

# Retention

## *What is it?*

- This involves seeking permission to retain or keep a building that has been constructed without planning permission.
- If application is rejected the building will have to be demolished

## *How long is it valid?*

- As long as the building stands

# Documents Required

Documents Required	Outline Planning
Site Notice	3 Copies
Newspaper Notice	Full page plus 3 A4 copies of ad
Planning Application form	3 copies
Site location Map	6 copies
Site layout Map	6 copies
Drawings and specifications	6 copies
Schedule of contents	1 copy
Description of development	Yes
Percolation/ Water test results	Yes
Planning Fee	€195 or €2.50 for each square metre of gross floor space for which permission is sought, whichever is greater (Wexford County Council)

# QUIZ LEADER

7/10 Required from each group

# Questions

1. What is Full planning permission?
2. What is outline planning permission?
3. What is Permission Consequent on the Grant of Outline Permission
4. What is planning for Retention?
5. List 4 documents required to apply for planning permission
6. What document do you not need to apply for outline planning permission?
7. How much does it cost to apply for full, outline and approval planning permission?
8. How much does it cost to apply for Retention?
9. How long is Full planning permission valid for?
10. How long is Outline planning permission valid for?

# Answers

1. **Permission to build - This involves seeking permission in one step**
2. **Used to establish whether the planning authority agrees in principal with the proposed building plan**
3. **This involves seeking permission to construct the building suggested when outline approval was received**
4. **This involves seeking permission to retain or keep a building that has been constructed without planning permission.**

# Answers

5. Site Notice, Newspaper Notice, Planning Application Form, Site Location Map, Site Layout Map, Drawings and Specifications, Schedule of Contents, Description of Development, Percolation/ Water Test Results, Planning Fee
6. Drawings and Specifications
7. €65
8. €195
9. 5 years from date of grant
10. 3 years from date of grant