

What is a Planning statement?

A Planning statement (PS) is a concise report that **must** accompany all planning applications other than those of a very minor nature. The detail of the statement should be proportionate to the complexity of the application.

The statement should provide a succinct summary of what the proposed development entails and demonstrate how it is a suitable response to the site and its setting. It should also demonstrate how the development can be adequately accessed by users.

It is often helpful for PSs to include photographs of the existing site, particularly photographs showing it in context. Photographs and other illustrations can be included, where appropriate, to illustrate specific points.

A well written PS will provide the information necessary to understand the likely effect of any proposal and assist the Department of Town Planning and Building Control in considering the application. It should help the planning application system work more smoothly and ultimately assist the Development and Planning Commission in making well-informed and balanced decisions.

Recommended framework for a Planning Statement.

It is considered that as a minimum, the following sections should be included in any PS:

Introduction

- Who has prepared the statement and the purpose of the statement.

Existing site context

- Describe the location of the existing site and its context e.g. nature of surroundings, characteristics of site and wider setting, nearby building heights, nearby uses, etc.
- If the site is subject to any statutory designation or contains features that are designated then these should be referred to, e.g. Listed buildings, Tree Preservation Orders, within Nature Reserve, etc.

Relevant Planning history

- A short summary of any relevant planning history for the site should be provided including the application numbers of any relevant applications and the dates they were determined.
- A summary of any differences between a previously approved scheme and the submitted one should be provided.

Proposed development

- Explain the need for the proposed development
- Description of the proposed works. To cover the main aspects of any works and should also include details on materials, colours, landscaping (hard and soft). Any relevant mitigation measures proposed to address potential impacts should be fully described. E.g. in the case of a proposed restaurant,



details of the method of odour/fume extraction could be described and explain how this will prevent any adverse effect on neighbours.

- Explain the design principles behind the proposed development
- Describe the proposed use and layout
- Describe how users will access the site – to include pedestrian access, vehicular access, disabled access, parking provision, servicing provision and emergency services access.

Major Developments

Applications for major developments will need to be supported with a comprehensive Design Statement. This should include all the matters required in a PS together with a full explanation of the development of the architectural design concept and an assessment of how the proposal complies with Development Plan policy.