

# Content of a Development Plan

## Planning & Development Act 2000 (Revised)

A development plan shall set out an overall strategy for the proper planning and sustainable development of the area of the development plan and shall consist of a written statement and a plan or plans indicating the development objectives for the area in question.

The written statement shall include a core strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and regional planning guidelines.

### In summary a development plan shall include objectives for :-

- The zoning of land for residential, commercial, industrial, agricultural, recreational, as open space or otherwise, or a mixture of those uses.
- The provision or facilitation of the provision of infrastructure.
- The conservation and protection of the environment.
- Social, community and cultural requirements of the area.
- The preservation of the landscape, views and prospects and the amenities of places and features of natural beauty or interest.
- The protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, and the preservation of architectural conservation areas.
- The development and renewal of areas in need of regeneration.
- The provision of accommodation for travellers, and the use of particular areas for that purpose.
- The preservation, improvement and extension of amenities and recreational amenities.
- The control of:
  - Siting of new establishments;
  - Modification of existing establishments;
  - Development in the vicinity of such establishments;for the purposes of reducing the risk, or limiting the consequences, of a major accident.
- The provision of services for the community including, schools, crèches and other education and childcare facilities.
- The protection of the linguistic and cultural heritage of the Gaeltacht.
- The promotion of sustainable settlement and transportation strategies.
- The preservation of public rights of way.
- Provide a framework for landscapes to include:
  - Identification;
  - Assessment;
  - Protection;
  - Management;
  - Planning.