

# COMHAIRLE CHONTAE ATHA CLIATH THEAS

PR/1421/21

## Record of Executive Business and Chief Executive's Orders

**Register Reference:** SD21A/0286                      **App. Date:** 20-Oct-2021

**Correspondence Name and Address:** J.E. Keating & Associates 4, Holbar House, East Douglas Village, Douglas, Co. Cork

**Development:** Erection of a temporary golf gym pavilion and all associated site works.

**Location:** Hermitage Golf Club, Lucan, Co. Dublin.

**Applicant:** Alrewas Investments Limited

**App. Type:** Permission

### INVALID PLANNING APPLICATION

An application for Permission for the development described above was received on 20-Oct-2021.

However, the application did not comply with Part IV of the Planning and Development Regulations, 2001(as amended) for the following reason(s):-

1. Article 18(1)(d):- In Newspaper Notice there is no indication that works are to be carried out on an existing or proposed Protected Structure  
**Structure is within curtilage of RPS002**
2. Article 17(1)(b):- The Site Notice is not erected within the 2 weeks before the making of the application.
3. Article 19(1)(a):- On the Site Notice there is no indication that works are to be carried out on an existing or proposed Protected Structure .  
**Structure is within the curtilage of RPS002**
4. Article 22(1)(e):- On the application form the area of the site has been omitted.  
**Site area appears incorrect (punctuation)**
5. Article 22(1)(g):- On the planning application form there is no indication if the development consists of or comprises the carrying out of works to a Protected Structure or proposed Protected Structure.  
**Question 17 not indicated site is within curtilage of RPS.**
6. Article 22(2)(b):- The scale is not correct (1:1000 for urban areas; 1:2500 for rural areas).  
**Scale is not 1:000 or 1:2500. Application site should be in red and other land in ownership blue.**

# COMHAIRLE CHONTAE ATHA CLIATH THEAS

## PR/1421/21

### Record of Executive Business and Chief Executive's Orders

7. Article 23(1)(a):- Site or layout plans are not to correct scale (not less than 1:500). Site boundary is not marked in red and buildings, roads, boundaries, septic tanks, percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure, have not been shown.  
**Site layout is provided at 1:100 nts, boundary not indicated.**
8. Article 23(1)(c):- The site layout plan and other plans do not show the levels or contours of the land and proposed structures relative to the O.S. datum or a temporary local benchmark.  
**No OS datum provided.**
9. Article 23(1)(d):- Elevations of the proposed structure do not show the main features of any buildings which would be contiguous to the proposed structure whether within the site or in the vicinity, at a scale not less than 1:200 and where the development would involve work to a protected structure or proposed protected structure, shall show the main features of any buildings within the curtilage of the structure which would be materially affected by the proposed development.  
All elevations(not just front) must show main features of contiguous buildings  
**No contiguous elevations provided.**
10. Article 23(1)(f):- The distance of the structure from the boundaries of the site are not indicated on the site or layout plans.

Accordingly, I recommend that:-

- (a) The applicant be advised in accordance with Part IV Article 26 (5) (a) of the Planning & Development Regulations 2001(as amended), that the application is **INVALID** and cannot be considered by the Planning Authority.
- (b) All particulars including plans, drawings and maps which accompanied this application be returned to the applicant in accordance with Part IV Article 26 (5) (b) of the Planning & Development Regulations 2001 (as amended).
- (c) The planning fee that accompanied this application also be returned to the applicant in accordance with Part IV Article 26 (6) of the Planning & Development Regulations 2001(as amended).
- (d) The applicant be advised that details of the **INVALID** application are entered in the register in accordance with Part IV Article 26 (5) (c) of the Planning & Development Regulations 2001(as amended).


**COMHAIRLE CHONTAE ATHA CLIATH THEAS**

**PR/1421/21**

**Record of Executive Business and Chief Executive's Orders**

**REG. REF. SD21A/0286**

**LOCATION: Hermitage Golf Club, Lucan, Co. Dublin.**



**Janice O'Toole  
A/Administrative Officer.**

**ORDER:** That the planning application be hereby declared invalid and the planning application and fee in the sum of €428.40 which accompanied the application for Permission, be returned to the applicant in accordance with the Planning & Development Regulations 2001 (as amended).

**Date:**

3/11/21



**Eoin Burke, Senior Planner**