

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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PLANNING & DEVELOPMENT ACT 2000 (as amended)

Decision Order Number PR/1421/21	Date of Decision 03-Nov-2021
Register Reference SD21A/0286	Date 20-Oct-2021

Applicant: Alrewas Investments Limited
Development: Erection of a temporary golf gym pavilion and all associated site works.
Location: Hermitage Golf Club, Lucan, Co. Dublin.
Application Type: Permission

Dear Sir/Madam

I return herewith the Planning application submitted by you on 20-Oct-2021.

Evaluation of this application under the terms of Articles 16 – 26 of the Planning & Development Regulations 2001 (as amended) deems this application to be **INVALID** and therefore it cannot be considered by the planning authority for the following reasons:-

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.**

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.

Therefore, in accordance with Article 26 (5) of the Planning & Development Regulations 2001 (as amended), all particulars, plans, drawings and maps submitted with the application are returned herewith. **Please note that the maps/documents have been divided into 6 individual sets and in the interests of prompt processing applications for validation a re-submission of this application should be returned in the same format. If all 6 sets are not returned then only the sets included herewith need be submitted in the event of a resubmission of the application.**

The applicant is requested to remove the Site Notice or notices erected or fixed pursuant to Article 17 (1)(b) of the Planning & Development Regulations 2001 (as amended).

Please contact the undersigned with the bank details to arrange a refund of the fee paid.

However, if it is intended to resubmit the application and no refund has been sought, this should be mentioned in the covering letter accompanying the application and the fee can be transferred to the new application.

Yours faithfully,

M. Dodrill
For Senior Planner

05-Nov-2021

