

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Jimmy Callaghan
The Lugg
Brittas
Co. Dublin

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Decision Order Number PR/1423/21	Date of Decision 03-Nov-2021
Register Reference SD21B/0533	Date 18-Oct-2021

Applicant: James & Brenda Tracey
Development: Construction of a domestic garage (98sq.m) to the rear of existing dwelling.
Location: Raheen, Brittas, Co Dublin
Application Type: Permission

Dear Sir/Madam

I return herewith the Planning application submitted by you on 18-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 22(2)(h):- The appropriate fee in Euro as per Schedule 9 of the Planning & Development Regulations, 2001-2011 has not been submitted.
Fee paid €80.00 only €34.00 required.
2. 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 levels shown on site layout map.
3. 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
Existing garage not shown on Plan, Section and elevations.

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

