

# SITE NOTICE INSPECTION REQUEST

INVALID

To: \_\_\_\_\_

Date: \_\_\_\_\_

Register Reference: SD21A/0334

App. Date: 09-Dec-2021

Applicant: Alan & Monica Holmes

Location: Paintworld, 1-2 Ballymount Road Lower, Dublin 12

Development: Demolition of an existing commercial two storey building and the construction of 2 commercial units with plantroom on ground floor level; 10 residential apartments comprising 1 studio apartment, 4 one bedroom apartments and 5 two bedroom apartments all with private balconies over 4 floors; a communal roof garden is located on the fourth floor; bin stores for the commercial and residential units is located at the rear of the building; 6 car parking spaces are provided for the development; 8 bicycle spaces are provided at the front for commercial units and 10 bicycle spaces at the rear for the residential units; all associated engineering and site works necessary to facilitate the development.

Attached is:  Site Location Map  Plan Showing Locations of Site Notices

## INSPECTORS REPORT

I visited the site of the above application on 21/12/21



1. I am satisfied that the notice(s) erected on site comply with the provisions of Article 19 of the Planning and Development Regulations 2001 (as amended).



2. I am not satisfied that the notice(s) erected on site comply with the provisions of Article 19 of the Planning and Development Regulations 2001 (as amended) for the following reasons:

Y not rigid

Y not placed in a conspicuous position

Y not durable material

Y obscured or concealed *when shutters are down.*

Y not secured against damage from bad weather/other causes

Y not legible from the public road

Y not easily visible from the public road



3. There was no notice erected on the site as required under the provisions of Article 19 of the Planning and Development Regulations 2001 (as amended).

**Are there sufficient Notices to adequately inform the public?**



4. In accordance with Article 19(3) of the Planning and Development Regulations 2001 (as amended), I recommend that the applicant be required within a period of \_\_\_\_\_ days to erect a further site notice(s) at the location(s) marked with an "X" on the attached map.



5. The Site Notices erected were on a



White Background



Yellow Background

Signed:

J Conway

Date:

21/12/21