

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104

Email: Planningdept@sdublincoco.ie

Alison Clarke
Module
1st Floor
2 Chapel Hill
Lucan
Co. Dublin
K78 A6P7

Date: 14-Jan-2022

Applicant:	Alan & Monica Holmes
Register Reference:	SD21A/0334
Location:	Paintworld, 1-2 Ballymount Road Lower, Dublin 12
Proposed 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.

Dear Sir/Madam,

I refer to the above mentioned application for planning permission which was received by the Council on the 09-Dec-2021.

Following a site inspection, it was found that the site notice was not in compliance with Article 19 of the Planning and Development Regulations 2001 - 2011 as:

Article 20:- Article 20 states that the Site Notice shall be maintained in position on the land or structure concerned for a period of 5 weeks from date of receipt of application by the planning authority.

The notice erected on site/window is obscured / concealed when the shutters are down.

Therefore, this application has been deemed to be invalid by Order dated 13-Jan-2022 in accordance with Article 26(4).

All particulars, plans, drawings, maps submitted with the application are hereby returned.

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.

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

Yours faithfully,

M. Dodrill

For Senior Planner

