

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Colm Maguire,
21 Doddsboro Road,
Lucan,
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PLANNING & DEVELOPMENT ACT 2000 (as amended)

Decision Order Number PR/148/22	Date of Decision 07-Feb-2022
Register Reference SD22B/0016	Date 20-Jan-2022

Applicant: Caroline Brady
Development: Relocated entrance with set back wing walls to entrance.
Location: Elderfield House, Colmanstown, Newcastle, Athgoe Hill, Co. Dublin
Application Type: Permission

Dear Sir/Madam

I return herewith the Planning application submitted by you on 20-Jan-2022.

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)(b):- The scale is not correct (1:1000 for urban areas; 1:2500 for rural areas).
Not scaling correctly at 1:2500
2. Article 23(1)(f):- The plans, drawings of floor plans, elevations, sections do not indicate in figures the principal dimensions, including overall height of any proposed structures.
No road setback shown, no site lines shown.
3. Article 23(2):- Photos, plans and particulars necessary to show affect development will have on a proposed or existing Protected Structure or the exterior of a structure within an proposed or existing architectural conservation area, were not submitted.
No elevation given of entrance walls.

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

18-Feb-2022

