

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

Email: Planningdept@sdublincoco.ie

Colm McLoughlin
Architect
21 Dodsborough Road
Lucan
Co. Dublin.

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Decision Order Number	PR/278/22	Date of Decision	07-Mar-2022
Register Reference	SD22A/0055	Date	16-Feb-2022

Applicant: Alan Redmond
Development: One bedroom studio apartment at ground floor and first floor to existing auctioneers office.
Location: Main Street, Rathcoole, Co. Dublin
Application Type: Permission

Dear Sir/Madam

I return herewith the Planning application submitted by you on 16-Feb-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. Floor Plans and Elevations

Drawings are unclear – options are presented by way of notes, they should be presented by way of separate drawings. Alternative arrangements appear to be tippexed out - Please provide clean and intelligible drawings. Text on drawings is contrary to the plans - Drawings may not provide sufficient basis for enforcement of a permission as multiple corrections have been applied.

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 08-Mar-2022
For Senior Planner