

# COMHAIRLE CHONTAE ATHA CLIATH THEAS

PR/0363/22

## Record of Executive Business and Chief Executive's

**Register Reference:** SD22A/0077 **Orders** **App. Date:** 11-Mar-2022

**Correspondence Name and Address:** Peter McGillen Burgage, Blessington, Co Wicklow

**Development:** Retention and completion of existing building A1 with direct link to existing family home providing extra living accommodation; retention and completion of existing building B to rear north boundary for use as a private family gym and general store; retention of single storey shed E in side garden south for storage of equipment used by applicant in relation to his work; retention and completion of building F located on north side of land to accommodate the storage of vintage cars owned by applicant together with required storage of associated materials; completion of all ancillary works in relation to proposed development.

**Location:** Glenside House, Glassmucky, Bohernabreena, Dublin 24

**Applicant:** Garry McKeon

**App. Type:** Permission and Retention

### INVALID PLANNING APPLICATION

An application for Permission and Retention for the development described above was received on 11-Mar-2022.

However, the application did not comply with Part IV of the Planning and Development Regulations, 2001(as amended) for the following reason(s):-

1. Article 22(2)(b):- The scale is not correct (1:1000 for urban areas; 1:2500 for rural areas).  
**Scale should be 1:2500, 1:1000 provided.**
2. Article 22(2)(c):-  
Where it is proposed to dispose of wastewater from the proposed development other than to a public sewer, information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed must be provided  
**None of the above provided.**
3. Article 22(4)(b)(ii):- Site or layout plans and drawings of floor plans, elevations and sections do not describe the works (or retention of works) to which the application relates sufficiently.  
**Not clear what areas are to be "retained" vs "completed". i.e. proposed buildings A1, B, E and F are described as being retained in part. Not clear whether retention permissions is required; i.e. currently unauthorised development.**

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4. Article 19(1)(a):- On the Site Notice the type of permission sought is not indicated.

Accordingly, I recommend that:-

- (a) The applicant be advised in accordance with Part IV Article 26 (5) (a) of the Planning & Development Regulations 2001(as amended), that the application is **INVALID** and cannot be considered by the Planning Authority.
- (b) All particulars including plans, drawings and maps which accompanied this application be returned to the applicant in accordance with Part IV Article 26 (5) (b) of the Planning & Development Regulations 2001 (as amended).
- (c) The planning fee that accompanied this application also be returned to the applicant in accordance with Part IV Article 26 (6) of the Planning & Development Regulations 2001(as amended).
- (d) The applicant be advised that details of the **INVALID** application are entered in the register in accordance with Part IV Article 26 (5) (c) of the Planning & Development Regulations 2001(as amended).

*Fiona Campbell*

**Fiona Campbell,  
Administrative Officer**

**ORDER:** That the planning application be hereby declared invalid and the planning application and fee in the sum of €501 which accompanied the application for Permission and Retention, be returned to the applicant in accordance with the Planning & Development Regulations 2001 (as amended).

Date:

28/3/22

*Eoin Burke*

**Eoin Burke, Senior Planner**