

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

Email: Planningdept@sdblincoco.ie

Peter McGillen
Burgage
Blessington
Co Wicklow.

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Decision Order Number PR/0363/22	Date of Decision 28-Mar-2022
Register Reference SD22A/0077	Date 11-Mar-2022

Applicant: Garry McKeon
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
Application Type: Permission and Retention

Dear Sir/Madam

I return herewith the Planning application submitted by you on 11-Mar-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).
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.
4. Article 19(1)(a):- On the Site Notice the type of permission sought is not indicated.

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

29-Mar-2022