

# COMHAIRLE CHONTAE ATHA CLIATH THEAS

PR/0553/22

## Record of Executive Business and Chief Executive's Orders

**Register Reference:** SD22A/0108                      **App. Date:** 13-Apr-2022

**Correspondence Name and Address:** Colm McLoughlin 21 Dodsboro Road, Lucan, Co. Dublin.

**Development:** One bedroom studio apartment at ground floor and first floor to existing auctioneers office.

**Location:** Main Street, Rathcoole, Co. Dublin

**Applicant:** Alan Redmond

**App. Type:** Permission

### INVALID PLANNING APPLICATION

An application for Permission for the development described above was received on 13-Apr-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(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. **Works not clearly understandable. Handwritten notes and tippex make drawings unintelligible. Drawings not accurate and consistent.**
2. Article 23(1):- Plans, drawings and maps are not in metric scale. **Some drawings do not indicate scale.**
3. Article 23(1)(d):- Elevations of the proposed structure do not show the main features of any buildings which would be contiguous to the proposed structure whether within the site or in the vicinity, at a scale not less than 1:200 and where the development would involve work to a protected structure or proposed protected structure, shall show the main features of any buildings within the curtilage of the structure which would be materially affected by the proposed development.  
All elevations(not just front) must show main features of contiguous buildings. **Side elevations not clear in relation to neighbouring building.**
4. 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. **Key dimensions missing from some drawings.**

**Previous invalidation reason not addressed.**

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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 €65 which accompanied the application for Permission, be returned to the applicant in accordance with the Planning & Development Regulations 2001 (as amended).

Date: 29/4/22

*Eoin Burke*  
**Eoin Burke, Senior Planner**