

An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department  
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PLANNING & DEVELOPMENT ACT 2000 (as amended)

<b>Decision Order Number</b> PR/0553/22	<b>Date of Decision</b> 29-Apr-2022
<b>Register Reference</b> SD22A/0108	<b>Date</b> 13-Apr-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 13-Apr-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(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.**

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*

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*For Senior Planner*

**04-May-2022**