

COMHAIRLE CHONTAE ATHA CLIATH THEAS

PR/0564/22

Record of Executive Business and Chief Executive's Orders

Register Reference:	SD22A/0111	App. Date:	19-Apr-2022
Correspondence Name and Address:	Colm McLoughlin Architect 1 Rear Unit, Ground Floor, Library Square, Rathcoole, Co. Dublin		
Development:	Dormer detached bungalow and pony paddock & stable; foul treatment unit & percolation & soakway.		
Location:	Crockaunadreenagh, Rathcoole, Co. Dublin		
Applicant:	David & Laura O'Sullivan		
App. Type:	Permission		

INVALID PLANNING APPLICATION

An application for Permission for the development described above was received on 19-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 18(1)(d):- The Notice in the Newspaper does not state the nature and extent of the development.
Stables not mentioned in Newspaper Notice - site and newspaper notice not the same.
2. Article 22(2)(e) & Article 22(2)(f):- The applicant has not shown how he/she will comply with Section 96 of the Act (Social Housing) i.e. either included a certificate under Section 97 of the Act or copy of application made in accordance with Article 48. Question 16 not completed.
No Part V exemption cert.
3. Article 22(2)(b):- The scale is not correct (1:1000 for urban areas; 1:2500 for rural areas).
Site in rural area should be at scale 1:2500 output scale stated as 1:1000
4. 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.
No drawings submitted for stables.
5. Article 23(1)(a):- Site or layout plans are not to correct scale (not less than 1:500). Site boundary is not marked in red and buildings, roads, boundaries, septic tanks, percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure, have not been shown.
Site layout at 1:500 does not show buildings in vicinity.

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6. Article 23(1)(b):- Plans, elevations and sections are not to scale of not less than 1:200 (unless otherwise agreed with the Planning Authority prior to lodgement).
No sections provided.
7. Article 23(1)(c):- The site layout plan and other plans do not show the levels or contours of the land and proposed structures relative to the O.S. datum or a temporary local benchmark.
8. 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.
No contiguous elevations submitted.
9. Article 23(1)(f):- The distance of the structure from the boundaries of the site are not indicated on the site or layout plans.

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).

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REG. REF. SD22A/0111

LOCATION: Crockaunadreenagh, Rathcoole, Co. Dublin

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: 09/05/2022



**Colm Harte,
Senior Executive Planner**