

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

Email: Planningdept@sdublincoco.ie

Colm McLoughlin Architect
21 Dodsboro Road
Lucan
Co. Dublin.

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Decision Order Number PR/0564/22	Date of Decision 09-May-2022
Register Reference SD22A/0111	Date 19-Apr-2022

Applicant: David & Laura O'Sullivan
Development: Dormer detached bungalow and pony paddock & stable; foul treatment unit & percolation & soakway.
Location: Crockaunadreenagh, Rathcoole, Co. Dublin
Application Type: Permission

Dear Sir/Madam

I return herewith the Planning application submitted by you on 19-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 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.
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.

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,

For Senior Planner **17-May-2022**

