

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

Decision Order Number PR/0565/22	Date of Decision 09-May-2022
Register Reference SD22A/0112	Date 19-Apr-2022

Applicant: Lee Boggins & Michelle Nolan
Development: Retention of 4 stables; temporary prefab living quarters and proposed new dormer bungalow and relevant treatment unit & percolation.
Location: Athgoe North, Newcastle, Co. Dublin
Application Type: Permission and Retention

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 22(2)(b):- The scale is not correct (1:1000 for urban areas; 1:2500 for rural areas). Rural area should be 1:2500 but at 1:1000
2. 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. Inconsistencies in dimensions, missing elevations.
3. 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. Septic tanks, bored wells etc not sufficiently shown.
4. 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. No levels on site layout plans and scale says 1:50

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

17-May-2022