

COMHAIRLE CHONTAE ATHA CLIATH THEAS

PR/0717/22

Record of Executive Business and Chief Executive's Orders

Register Reference: SD22B/0223 **App. Date:** 19-May-2022

Correspondence Name and Address: Darcon Architectural 6, Aredean Close, Cookstown, Tyrone

Development: 2 storey extension to side and rear of dwelling; internal alterations to be carried out.

Location: 100, Saint Maelruan's Park, Dublin 24

Applicant: Aidan Brown

App. Type: Permission

INVALID PLANNING APPLICATION

An application for Permission for the development described above was received on 19-May-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(2)(b):- The scale is not correct (1:1000 for urban areas; 1:2500 for rural areas).
Scale should be at 1:1000 for urban areas.
2. 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 not enough elevations shown.
3. Article 23(1)(e):- The plans relating to reconstruction, alteration or extension of structure are not marked or coloured to distinguish between the existing structure and the works proposed.
Need to colour to distinguish existing and proposed.
4. Article 23(1)(f):- The distance of the structure from the boundaries of the site are not indicated on the site or layout plans.
None Shown

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5. Article 23(1)(h):- The north point is not indicated on all maps and plans (not required on elevations & sections or on OSI Maps).
None shown.
6. 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.
Need more dimensions displayed - difficult to read dimensions.

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 €34 which accompanied the application for Permission, be returned to the applicant in accordance with the Planning & Development Regulations 2001 (as amended).

Date:

9/6/22

Eoin Burke

Eoin Burke, Senior Planner