

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/0673/22	Date of Decision 31-May-2022
Register Reference SD22B/0195	Date 06-May-2022

Applicant: Caroline & Richard Hurley
Development: Demolition of the existing double garage to the side and replacement with new double garage with pitched roof and 2 dormer windows to the front elevation and 4 'Velux' windows to the rear elevation.
Location: 22, Woodstown Parade, Knocklyon, Dublin 16
Application Type: Permission

Dear Sir/Madam

I return herewith the Planning application submitted by you on 06-May-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.
The description of the development does not adequately describe the proposed works.
2. Article 19(1)(a):- The Site Notice does not adequately state the nature and extent of the development.
Nature of development not detailed enough.
3. 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 elevations of existing shed given. Need to display difference of proposed and existing shed.

4. 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 elevations of existing shed given.
5. 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 display difference between existing shed and proposed.

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

09-Jun-2022