

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/0717/22	Date of Decision 09-Jun-2022
Register Reference SD22B/0223	Date 19-May-2022

Applicant: Aidan Brown
Development: 2 storey extension to side and rear of dwelling; internal alterations to be carried out.
Location: 100, Saint Maelruan's Park, Dublin 24
Application Type: Permission

Dear Sir/Madam

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

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

10-Jun-2022