

COMHAIRLE CHONTAE ATHA CLIATH THEAS

PR/0828/22

Record of Executive Business and Chief Executive's Orders

Register Reference:	SD22B/0280	App. Date:	17-Jun-2022
Correspondence Name and Address:	Micheal McBride Baymount, Downings, Donegal.		
Development:	Extension to rear of dwelling to provide bedrooms and associated spaces at second floor including the development of the existing attic space and to make alterations to previous extension at ground floor at the rear.		
Location:	42, Marian Crescent, Rathfarnham, Dublin D14 C6X3		
Applicant:	Patrick McBride		
App. Type:	Permission		

INVALID PLANNING APPLICATION

An application for Permission for the development described above was received on 17-Jun-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 18(1)(d):- The Notice in the Newspaper does not state the nature and extent of the development.
No mention of proposed dormer on second floor in newspaper notice.
2. Article 19(1)(a):- The Site Notice does not adequately state the nature and extent of the development.
No mention of proposed dormer.
3. Article 22(2)(b)(i):- The location map is not marked so as to identify clearly the land or structure to which the application relates, the boundaries to be in red,
Article 22(2)(b)(ii): any land which adjoins, abuts or is adjacent to the land to be developed and which is under the control of the applicant or the person who owns the land, which is the subject of the application - in blue,
Article 22(2)(b)(iii): wayleaves in yellow.
Article 22(2)(b)(iv):The location map does not indicate the location of the site notice.
Site boundary is barely visible in location map.

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4. 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.
Difficult to distinguish between proposed and existing in most of the drawings.
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).
The North point is missing on the floor plans.

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: 30/6/22

Eoin Burke

Eoin Burke, Senior Planner