

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

Decision Order Number	PR/0828/22	Date of Decision	30-Jun-2022
Register Reference	SD22B/0280	Date	17-Jun-2022

**Applicant:** Patrick McBride

**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

**Application Type:** Permission

Dear Sir/Madam

I return herewith the Planning application submitted by you on 17-Jun-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.  
**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.**

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.**

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*

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For Senior Planner

30-Jun-2022