

An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department  
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Martin and Alexandra Dermody  
46, Templeroan Way  
Dublin 16

**PLANNING & DEVELOPMENT ACT 2000 (as amended)**

<b>Decision Order Number</b> PR/0733/22	<b>Date of Decision</b> 13-Jun-2022
<b>Register Reference</b> SD22B/0229	<b>Date</b> 23-May-2022

**Applicant:** Martin and Alexandra Dermody  
**Development:** Provide parking for cars in garden at front of house, removal of garden wall to front of house, dish the footpath and provide suitable hard surface to garden.  
**Location:** 46, Templeroan Way, Dublin 16  
**Application Type:** Permission

Dear Sir/Madam

I return herewith the Planning application submitted by you on 23-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 24:- The application is not accompanied by plans and particulars as are necessary to make a decision in relation to the siting, layout or other proposals for development in respect of which a decision is sought.  
**No elevations have been provided.**
2. Article 22(2)(b):- Location map must be of sufficient size and containing details of features in the vicinity to permit identification of site.  
**Site not marked on location map.**
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,  
**Boundary not marked on site location map.**

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 contiguous elevations have been provided.**

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

14-Jun-2022