

COMHAIRLE CHONTAE ATHA CLIATH THEAS

PR/1115/22

Record of Executive Business and Chief Executive's

Orders

Register Reference: SD22B/0380 **App. Date:** 25-Aug-2022

Correspondence Name and Address: Daniel Leong 186, Whitehall Road, Terenure, Dublin 12

Development: Extension to existing semi-detached dwelling at 186 Whitehall Road. Alterations to existing dwelling include the removal of roof at the rear above existing kitchen to allow for flat roof extension block to proposed new extension. This includes 3 bedrooms, bathroom WC and new kitchen to rear. Pitch to match property at 184a Whitehall Road along with exterior brickwork. Demolition of garden shed at rear.

Location: 186 Whitehall Road, Terenure, Dublin 12.

Applicant: Daniel Leong

App. Type: Permission

INVALID PLANNING APPLICATION

An application for Permission for the development described above was received on 25-Aug-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 19(1)(a):- The Site Notice does not adequately state the nature and extent of the development.
Site notice does not match newspaper notice or application description for the site.
2. 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.
Sections and contiguous elevations have not been provided.

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3. Article 23(1)(b):- Plans, elevations and sections are not to scale of not less than 1:200 (unless otherwise agreed with the Planning Authority prior to lodgement).
No sections or contiguous elevations provided.

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 **Elevations of proposed do not show any buildings which would be contiguous. All elevations not shown.**

5. Article 23(1)(f):- The distance of the structure from the boundaries of the site are not indicated on the site or layout plans.
Distances to structure to neighbouring boundary not shown.

6. Article 23(1)(h):- The north point is not indicated on all maps and plans (not required on elevations & sections or on OSI Maps).
North point has not been provided on block layout.

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).

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(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: 31/8/22

Eoin Burke

Eoin Burke, Senior Planner