

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: Planningdept@sdublincoco.ie

Daniel Leong
186, Whitehall Road
Terenure
Dublin 12

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Decision Order Number PR/1115/22	Date of Decision 31-Aug-2022
Register Reference SD22B/0380	Date 25-Aug-2022

Applicant: Daniel Leong
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.
Application Type: Permission

Dear Sir/Madam

I return herewith the Planning application submitted by you on 25-Aug-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 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.

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.

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

_____ **31-Aug-2022**
For Senior Planner