# INVALIDATION CHECKING SHEET

**Area:** _____

**Date Rcvd.** 25-Aug-2022

**Reg. Ref.** SD22B/0379

**Applicant's Name** James Kennedy & Caoileann Hanley

**Location of Proposal:** 27, Marian Road, Rathfarnham, Dublin 14, D14 V611

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Previous Applications(s): _____

_____

Planner's signature: _____ Date: _____

Signature of Senior Executive Officer of Senior Planner: DAVID MCINTYRE Date: 31ST/AUG/2022

| This Application is deemed | VALID | | INVALID | ✓ |
|---|---|---|---|---|

| | |
|---|---|
| List of Docs to be scanned (relevant for invalid applications only) | - NO EXISTING DRAWINGS<br>- NO DISTANCES FROM OTHER STRUCTURES<br>NO HEIGHTS ON SECTIONS<br>NEED FULL CONTIGUOUS ELEVATIONS INCLUDING NEIGHBOURING PROPERTIES. |

Please only include documents that are linked to the invalidation reason(s).

Please include check for **PROTECTED STRUCTURES**, as follows:-

| | |
|---|---|
| Admin. Check: | *Question 10 on the application form must be completed. If Yes- Site Notice and Newspaper Notice should state 'Protected Structure'* |
| Planners Check: | *Check Map / Lists to identify if proposal relates to or is within the curtilage of a 'Protected Structure' regardless of what Question 10 of the application form states.* |

## *PLANNING AND DEVELOPMENT REGULATIONS 2001(as amended)*

**Reg. Ref:** SD22B/0379 **Date Rec:** 25-Aug-2022 **Applicant:** James Kennedy & Caoileann Hanley

### *1. Notice In Newspaper*

| **Title:** | **Exp. Date:** |
|---|---|
| | |

***Tick to invalidate***
***Enter Comment where necessary***

| | | | |
|---|---|---|---|
| 1610 | Article 16(1) | Not indicated in Newspaper Notice that an E I A R (Environmental Impact Assessment Report) will be submitted and available for inspection or purchase at a fee, during office hours at the offices of the planning authority (if EIAR is required by Sec. 172 of the Act) | |
| 1620 | Article 16(2) | Not indicated in Newspaper Notice that development relates to a Major Accident Directive (under Article 137(1)(a)) | |
| 171A | Article 17(1)(a) | The Newspaper Notice is not within 2 weeks of making the application | |
| 1810 | Article 18 (1) | The newspaper advertisement is not headed with South Dublin County Council | |
| 181A | Article 18(1)(a) | The applicant name is not stated | |
| 181B | Article 18(1)(b) | The location/townland/postal address given is insufficiently detailed to ascertain location of site | |
| 181C | Article 18(1)(c) | The type of permission sought is not indicated / relevant reference number of Outline Permission not stated. | |
| 181D<br>1811<br>1812<br><br><br>1813<br><br>1814<br><br>1815 | Article 18(1)(d)<br>i.<br>ii.<br><br><br>iii.<br><br>iv.<br><br>v. | Nature and extent of development not stated.<br>Number of houses to be provided not stated<br>Retention: nature of use of structure to be retained and if relevant, length of time to retain not indicated<br>No indication that works are to be carried out on an existing or proposed Protected Structure<br>No indication that development will need an Integrated Pollution Control or Waste Licence<br>No indication that development is within a Strategic Development Zone | |
| 181E | Article 18(1)(e) | Does not state that the planning application may be inspected or purchased at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of this application | |
| 1820 | Article 18 (2)(a) | The newspaper is not from approved list | |
| 222A | Article 22(2)(a) | A copy of the page of the newspaper notice (only 1 needed) has not been included. | |

## 2. Site Notice

*Tick to Invalidate*
*Enter Comment where necessary*

| | | | |
|---|---|---|---|
| 171B | Article 17(1)(b) | The Site Notice is not within 2 weeks of making the application | |
| 191A | Article 19(1)(a) | The Site Notice is not set out in the prescribed format – see Form 1 in 3rd Schedule of Regulations | |
| 1911 | " | Not headed – South Dublin County Council | |
| 1912 | " | The applicant name is not stated | |
| 1913 | " | The type of permission sought is not indicated / relevant reference number of Outline Permission not stated. | |
| 1914 | " | The location/townland/postal address given is insufficiently detailed to ascertain location of site | |
| 191X | " | Nature and extent of development not stated | |
| 1915 | " | Number of houses to be provided not stated | |
| 1916 | " | Retention: nature of use of structure to be retained and if relevant, length of time to retain not indicated | |
| 1917 | " | No indication that works are to be carried out on a existing or proposed Protected Structure | |
| 1918 | " | No indication that an E I A R (Environmental Impact Assessment Report) has been prepared | |
| 1919 | " | No indication that development will need an Integrated Pollution Control or Waste Licence | |
| 1920 | " | No indication that development is within a Strategic Development Zone | |
| 1921 | " | No indication that development relates a Major Accidents Directive | |
| 1922 | " | Should state that the planning application may be purchased or inspected at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24, from 9.00 – 4.00 Monday to Friday. A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 .... | |
| 1923 | " | Has not been signed or dated, address not given for person acting on behalf of the applicant | |
| 191B | Article 19(1)(b) | Not printed in indelible ink on white background | |
| 191C | Article 19(1)(c) | Site Notice is not visible and legible, is obscured, is concealed. | |
| 1902 | Article 19(2) Where the land or structure to which a planning application relates does not adjoin a public road | Site Notice is not visible and legible, is obscured, is concealed. | |
| 1930 | Article 19(3) | The erection of a single site notice is not sufficient (where appropriate) | |
| 1940 | Article 19(4) | The Site Notice is not in yellow (subsequent application within 6 months of a previous valid application) | |
| 2000 | Article 20 | Site Notice not maintained on site for 5 weeks from date of receipt of application | |
| 22AA | Article 22(2)(a) | A copy of the site notice (only 1 needed) has not been included | |

**Site notice is not required for applications for development consisting of construction/erection of transmission or distribution lines for electricity or for telecommunications under Article 17.3**

## *3. Application general – Form and/or letter*

*Tick to Invalidate*
*Enter Comment where necessary*

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|---|---|---|---|
| 22 1 | Article 22(1) | The applicant has not used the prescribed application form Form No. 2 of Schedule 3 | |
| 221A | Article 22(1)(a) | The type of permission sought is not indicated on the application form. Question 3 not completed. | |
| 22B1<br>22B2<br>22B3 | Article 22(1)(b)<br>i.<br>ii<br>iii | The name, address, telephone number, e-mail of applicant / agent has been omitted. Question 26/27 not completed.<br>The address for correspondence has been omitted. Question 6 not completed.<br>Names of Directors, Company address and Registration number have been omitted. Question 6 not completed. | |
| 221C | Article 22(1)(c) | The location / townland / postal address given on the application form is not sufficiently detailed to ascertain location of site. Question 2 not completed. | |
| 221D | Article 22(1)(d) | The legal interest of the applicant in the site/structure is not stated and/or<br>if the applicant is not the owner, the name and address of the owner is not stated. Question 10 not completed. | |
| 222G | Article 22 (2) g | The applicant has stated they are not the legal owner of the site and have failed to provide letter of consent from the legal owner | |
| 22E1<br>22E2<br>22E3 | Article 22(1)(e)<br>i.<br>ii. | Area of site has been omitted<br>Gross floor space of existing buildings and/or proposed buildings has been omitted<br>Number of houses has not been provided (Question 12 not completed) | |
| 221F | Article 22(1)(f) | No indication if an Integrated Pollution Control or Waste Licence is required | |
| 221G | Article 22(1)(g) | No indication if works are to be carried out on an existing or proposed Protected Structure. | |
| 222H | Article 22(2)(h) | The appropriate fee in Euro as per Schedule 9 of the Planning & Development Regulations 2001, has not been submitted. Question 22 not completed. | |
| 22EF | Article 22(2)(e) & (f) | The applicant has not shown how he will comply with Section 96 of Act (social housing) – included certificate under Section 97 of Act or copy of application made in accordance with Article 48. Question 16 not completed. | |

## *4.1 Outline Applications*

**Not accepted for retention, works on proposed or existing protected structure or development which will need an IPC or waste licence, or for which an EIS is required (See Section 172 of the Act)**

*Tick to Invalidate*
*Enter Comment where necessary*

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| 2400 | 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 | |

***(If it is considered that the application, while below the threshold for an EIS, is likely to have a significant impact on the environment, a notice under Article 96(2) can be issued advising the applicant that an outline application cannot be made, and an EIS will be required – when such a notice is issued the application is regarded to have been withdrawn).**
**** Required for all sites, excluding small infill schemes and house extensions.**

## *4.2 Permission Applications*

*Tick to Invalidate*
*Enter Comment where necessary*

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|---|---|---|---|
| 222B | Article 22(2)(b) | 6 copies of the site location maps were not submitted | |
| 22BA | Article 22(2)(b) | Location map is not of sufficient size and containing details of features in the vicinity to permit the identification of site | |
| 22BB | Article 22(2)(b) | The scale is not correct (1:1000 for urban areas; 1:2500 for rural areas) or does not permit identification of the site. | |
| 22BC | Article 22(2)(b)(i)<br><br>Article 22(2)(b)(ii)<br><br>Article 22(2)(b)(iii)<br><br>Article 22(2)(b)(iv) | The location map is not marked so as to identify clearly the land or structure to which the application relates and the boundaries in red;<br><br>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;<br><br>and wayleaves in yellow.<br><br>The location map does not indicate the location of the site notice. | |
| 231G | Article 23(1)(g) | Ordnance Survey Sheet number has not been given. | NO SHEET NO GIVEN. |
| 222C | Article 22(2)(c) | Where it is proposed to dispose of wastewater from the proposed development ***other than to a public sewer***, <u>information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed must be provided</u> | |
| 221G | Article 22(1)(g) | Where the applicant is **<u>not the legal owner</u>** of the land or structure concerned, the written consent of the owner to make the application. | |
| 224B | Article 22(4)(b)(ii) | Site or layout plans and drawings of floor plans, elevations & sections do not describe the works (or retention of works) to which the application relates sufficiently (there is not 6 copies) | NO EXISTING DRAWINGS |
| 2243 | Article 22(4)(b)(iii) | Unable to identify area to which the application relates from plans and particulars submitted | |
| 2310 | Article 23 (1) | Plans, drawings and maps are not in metric scale. | |
| 231A | Article 23(1)(a) | Site or layout plans are not to correct scale (not less than 1:500). Site boundary is not marked in red and buildings, roads, boundaries, septic tanks, percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure have not been shown | |

| | | | |
|---|---|---|---|
| 231B | Article 23(1)(b) | Plans, elevations and sections are not to a scale of not less than 1:200, (unless otherwise agreed with the Planning Authority prior to lodgement) | |
| 231C | Article 23(1)(c) | The site layout plan & other plans do not show the levels or contours of the land and proposed structures relative to the OS datum or a temporary local benchmark, whichever is most appropriate. | |
| 231D | 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.<br>**All elevations(not just front)** must show main features of contiguous buildings | PROVIDE ~~FROM~~ FULL CONTIGUOUS ELEVATION FRONT + REAR SHOWING NEIGHBOURING PROPERTIES |
| 231E | 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 | |
| 23F1 | Article 23(1)(f) | The plans/drawings of floor plans, elevations, sections do not indicate in figures the principal dimensions of any proposed structures | NO DIMS ON SECTION. |
| 23F2 | " | The distances of the structure from the boundaries of the site are not indicated on site or layout plans | NO DISTANCE FROM other STRUCTURES. |
| 231G | Article 23(1)(g) | The map or plan based on an Ordnance Survey map, does not indicate the relevant Ordnance Survey sheet number | |
| 231H | Article 23(1)(h) | The north point is not indicated on all maps and plans (not required on elevations & sections, or on OSI Maps) | |
| 2320 | Article 23(2) | Photos, plans and particulars necessary to show affect development will have on proposed or existing protected structure or the exterior of a structure, within a proposed or existing architectural conservation area, were not submitted. | |
| 2330 | Article 23 (3) | Where a planning authority considers it appropriate it may require an applicant to submit an assessment of the impact of the proposed development on transport in the area, including impact on roads. (A transport assessment is required but not provided) | |
| 2340 | Article 23(4) | Additional copies of map, plan, drawing, photo and other particular is required. | |
| 2350 | Article 23(5) | A scale model is required. | |

**** Required for all sites, excluding small infill schemes and house extensions**

## *4.3 Applications - Change of Use*

***Tick to Invalidate***
***Enter Comment where necessary***

| | | | |
|---|---|---|---|
| 2241 | Article 22(4)(b)i | A statement of existing use and of use proposed, with particulars of the nature and extent of proposed use was not submitted | |
| 2242 | Article 22(4)(b)ii | Site or layout plan & drawings of floor plans, elevations and sections, do not describe the works proposed (there is not 6 copies) | |
| 2243 | Article 22(4)(b)(iii) | Plans submitted insufficient to identify the area to which the application relates. | |
| 2233 | Article 22(5) | NOTE: Floor plans not required if development involves demolition only (unless the structure to be demolished is a proposed or current protected structure)<br>Invalid reason: Protected structure to be demolished and floor plans not provided. | |

***4.4 Application for Electricity Undertaking – N.B. Site Notice is not required for these type of applications under Article 17.3*** Article 22(3) and Article 23(1)(a)(b)(c)(d)(e)(f) do not apply.