

COMHAIRLE CHONTAE ATHA CLIATH THEAS

PR/1152/22

Record of Executive Business and Chief Executive's

Orders

Register Reference:	SD22B/0379	App. Date:	25-Aug-2022
Correspondence Name and Address:	Elliot Designs Oldglass Studio, Grantstown, Ballacolla, Co. Laois, R32 Y0E9		
Development:	Demolition of single storey portions of the existing two storey dwelling house and the construction of a two storey extension (to provide bedroom and living accommodation) to the side and rear of the said dwelling house and construction of ancillary site works at this site.		
Location:	27, Marian Road, Rathfarnham, Dublin 14, D14 V611		
Applicant:	James Kennedy & Caoileann Hanley		
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 23(1)(g):- The map or plan based on an Ordnance Survey map, does not indicate the relevant Ordnance Survey sheet number.
2. Article 22(4)(b)(ii):- Site or layout plans and drawings of floor plans, elevations and sections do not describe the works (or retention of works) to which the application relates sufficiently.
No existing drawings submitted.
3. 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
Provide full contiguous elevation front and rear showing neighbouring properties.
4. Article 23(1)(f):- The plans, drawings of floor plans, elevations, sections do not indicate in figures the principal dimensions, including overall height of any proposed structures.
No dimensions on section.

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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.
No distance from other structures.

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).
- (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 €0.00 which accompanied the application for Permission, be returned to the applicant in accordance with the Planning & Development Regulations 2001 (as amended).

Date: 12/09/22



**Gormla O'Corrain,
Senior Planner**