

COMHAIRLE CHONTAE ATHA CLIATH THEAS

PR/1173/22

Record of Executive Business and Chief Executive's Orders

Register Reference:	SD22A/0353	App. Date:	08-Sep-2022
Correspondence Name and Address:	Keith Matthews, PDC Architectural 12A, Churchfields, Kentstown, Co. Meath.		
Development:	Construction of a 1.5 storey, three bedroom detached, dormer bungalow to rear garden of existing dwelling; Site works proposed including modification to shared vehicular entrance and boundary walls to separate new access road to site at rear of existing dwelling; Landscaping and associated site works including new soakaway; Existing bungalow to front and new proposed dormer bungalow to rear to be separate sites.		
Location:	11, Esker Cottages, Esker South, Lucan, Co. Dublin		
Applicant:	Jason Gerathy		
App. Type:	Permission		

INVALID PLANNING APPLICATION

An application for Permission for the development described above was received on 08-Sep-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 22(1)(b):- On the application form the name, address, telephone number, e-mail of applicant/agent has been omitted. Question 26/27 not completed.
2. Article 22(2)(e) & Article 22(2)(f):- The applicant has not shown how he/she will comply with Section 96 of the Act (Social Housing) i.e. either included a certificate under Section 97 of the Act or copy of application made in accordance with Article 48. Question 16 not completed.
3. 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. **All proposed elevations, say "rear".**

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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
Full contiguous elevations required.

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 €65 which accompanied the application for Permission, be returned to the applicant in accordance with the Planning & Development Regulations 2001 (as amended).

Date: 16/09/22


Gormla O'Corrain, Senior Planner