

INVALIDATION CHECKING SHEET

Area: _____


Date Rcvd. 04-Oct-2022

Reg. Ref. SD22A/0376

Applicant's Name Phoenix Croft Limited

Location of Proposal: Ardeevin Manor, Ardeevin Avenue, Lucan, Co. Dublin

Previous Applications(s): _____

Planner's signature:  Date: 12/10/22

Signature of Senior Executive
Officer of Senior Planner: _____ Date: _____

This Application is deemed **VALID** **INVALID**

List of Docs to be scanned (relevant for invalid applications only)	- 2202 WAO3 - 2202 PA01 2202 WAO4 2202 PA07
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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: SD22A/0376 **Date Rec:** 04-Oct-2022 **Applicant:** Phoenix Croft Limited

I. Notice In Newspaper

Title:	Exp. Date:
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*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 1811 1812 1813 1814 1815	Article 18(1)(d) i. ii. iii. iv. v.	Nature and extent of development not stated. Number of houses to be provided not stated <u>Retention</u> : nature of use of structure to be retained and if relevant, length of time to retain not indicated No indication that works are to be carried out on an existing or proposed <u>Protected Structure</u> No indication that development will need an <u>Integrated Pollution Control or Waste Licence</u> No indication that development is within a <u>Strategic Development Zone</u>	
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 3 rd Schedule of Regulations	
1911	“	Not headed – <u>South Dublin County Council</u>	
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 an existing or proposed <u>Protected Structure</u>	
1918	“	No indication that an E I A R (Environmental Impact Assessment Report) has been prepared	
1919	“	No indication that development will need an <u>Integrated Pollution Control</u> or <u>Waste Licence</u>	
1920	“	No indication that development is within a <u>Strategic Development Zone</u>	
1921	“	No indication that development relates a <u>Major Accidents Directive</u>	
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*

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	Article 22(1)(b)	i. The name, address, telephone number, e-mail of applicant / agent has been omitted. Question 26/27 not completed.	
22B2		ii. The address for correspondence has been omitted.	
22B3		iii. Question 6 not completed. 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 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	Article 22(1)(e)	Area of site has been omitted	
22E2		i. Gross floor space of existing buildings and/or proposed buildings has been omitted	
22E3		ii. Number of houses has not been provided (Question 12 not completed)	
221F	Article 22(1)(f)	No indication if an <u>Integrated Pollution Control or Waste Licence</u> 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 <u>Section 96 of Act (social housing)</u> – included certificate under <u>Section 97 of Act</u> 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*

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	
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*(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*

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) Article 22(2)(b)(ii) Article 22(2)(b)(iii) 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; 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; and wayleaves in yellow. 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.	
222C	Article 22(2)(c)	Where it is proposed to dispose of wastewater from the proposed development <i>other than to a public sewer</i> , <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 <i>not the legal owner</i> 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)	<i>INK TOO FAINT, TEXT HEIGHTS OF DIMENSIONS & ANNOTATION TOO SMALL</i>
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. All elevations(not just front) must show main features of contiguous buildings	
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	
23F2	“	The distances of the structure from the boundaries of the site are not indicated on site or layout plans	
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*

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) 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.