

COMHAIRLE CHONTAE ATHA CLIATH THEAS

PR/1290/22

Record of Executive Business and Chief Executive's Orders

Register Reference:	SD22A/0376	App. Date:	04-Oct-2022
Correspondence Name and Address:	McGrane & Partners Architects Dundrum Office Park, Dundrum, Dublin 14		
Development:	Replacement of previously approved detached three storey 5-bedroom dwelling (295 sq.m) with 2 semi-detached three storey 4-bedroom dwellings (150 sq.m each); The house being replaced was previously granted planning permission by An Bord Pleanala under ABP-304659-19 (SDCC Ref. SD18A/0310); The application also seeks the modifications to the car parking and associated site works to facilitate the revised house types.		
Location:	Ardeevin Manor, Ardeevin Avenue, Lucan, Co. Dublin		
Applicant:	Phoenix Croft Limited		
App. Type:	Permission		

INVALID PLANNING APPLICATION

An application for Permission for the development described above was received on 04-Oct-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(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.
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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).

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- (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 €130 which accompanied the application for Permission, be returned to the applicant in accordance with the Planning & Development Regulations 2001 (as amended). Type text here

Date: 13-10-22



**Gormla O'Corrain,
Senior Planner**