

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104

Email: Planningdept@sdblincoco.ie

McGrane & Partners Architects
Dundrum Office Park
Dundrum
Dublin 14

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Decision Order Number	PR/1290/22	Date of Decision	13-Oct-2022
Register Reference	SD22A/0376	Date	04-Oct-2022

Applicant: Phoenix Croft Limited

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 Pleanála 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

Application Type: Permission

Dear Sir/Madam

I return herewith the Planning application submitted by you on 04-Oct-2022.

Evaluation of this application under the terms of Articles 16 – 26 of the Planning & Development Regulations 2001 (as amended) deems this application to be **INVALID** and therefore it cannot be considered by the planning authority for the following reasons:-

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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Therefore, in accordance with Article 26 (5) of the Planning & Development Regulations 2001 (as amended), all particulars, plans, drawings and maps submitted with the application are returned herewith. **Please note that the maps/documents have been divided into 6 individual sets and in the interests of prompt processing applications for validation a re-submission of this application should be returned in the same format. If all 6 sets are not returned then only the sets included herewith need be submitted in the event of a resubmission of the application.**

The applicant is requested to remove the Site Notice or notices erected or fixed pursuant to Article 17 (1)(b) of the Planning & Development Regulations 2001 (as amended).

Please contact the undersigned with the bank details to arrange a refund of the fee paid.

However, if it is intended to resubmit the application and no refund has been sought, this should be mentioned in the covering letter accompanying the application and the fee can be transferred to the new application.

Yours faithfully,

M. Dodrill

For Senior Planner

14-Oct-2022

