

COMHAIRLE CHONTAE ATHA CLIATH THEAS

PR/1343/22

Record of Executive Business and Chief Executive's Orders

INVALID APPLICATION

An application for planning permission for Works to a commercial warehouse to include demolition of existing extension and ancillary accommodation; Internal alterations include general reconfiguration of the space to create ancillary office accommodation; Trade counter and warehouse space; External alterations include installation of new cladding system; Signage and reconfiguration of existing south and east elevations; All ancillary works associated with the development. at Unit 2A, Smurfit Packaging Systems, Ballymount Road Lower, Dublin 12 was received from Deborah O'Donoghue, Hollis the agent acting on behalf of the applicant Howden Joinery (Ireland) Limited on 31-Aug-2022 - Register Reference **SD22A/0344**, refers.

However, following an inspection it was found that the requirements of the Planning & Development Regulations 2001 (as amended) were not complied with for the following reason(s):

Article 26 (4) ; Where, on inspection of the land to which the application relates, the planning authority considers that the requirements of articles 17(1)(b), 19 or 20 have not been met, or the information submitted in the planning application is substantially incorrect or substantial information has been omitted, the planning application shall, notwithstanding the fact that an acknowledgement has been sent to an applicant in accordance with sub-article (2), be invalid.

The Planning Authority note from a site visit assessment, that the proposed development has already commenced and does not appear to reflect the Permission sought with this application.

The application type is for 'Permission'. However, the submitted notices do not describe the proposed development as having commenced. Therefore, the applicant is requested to submit a new application with revised site and newspaper notices that clearly indicate that the application relates to development for 'Retention Permission', in accordance with Article 35 of the Planning and Development Regulations 2001 (as amended).

Therefore, I recommend that (a) the planning application be deemed invalid in accordance with Article 26(4); (b) the applicant be informed that the application is INVALID – cannot be considered in accordance with Article 26(5)(a)(I) and; (c) all particulars, plans, drawings, maps submitted with the application be returned and the fee of €586 be refunded in accordance with Articles 26(5)(b) and 26(6) of the Planning and Development Regulations 2001 (as amended).

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Reg. Ref. SD22A/0344

Location: Unit 2A, Smurfit Packaging Systems, Ballymount Road Lower, Dublin
12

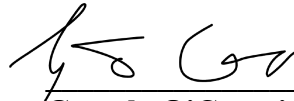
Fiona Campbell

**Fiona Campbell,
Administrative Officer.**

ORDER:

That Deborah O'Donoghue, Hollis the agent acting on behalf of the applicant Howden Joinery (Ireland) Limited be informed that the application SD22A/0344, is hereby deemed invalid and all particulars, plans, drawings, maps submitted with the application be returned and the fee of €586 be refunded.

Date: 24-10-22



**Gormla O'Corrain,
Senior Planner**