

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

Email: [Planningdept@sdblincoco.ie](mailto:Planningdept@sdblincoco.ie)

Deborah O'Donoghue,  
Hollis  
14, Fitzwilliam Square  
Dublin  
D02 W025

Date: 25-Oct-2022

<b>Applicant:</b>	Howden Joinery (Ireland) Limited
<b>Register Reference:</b>	SD22A/0344
<b>Location:</b>	Unit 2A, Smurfit Packaging Systems, Ballymount Road Lower, Dublin 12
<b>Proposed Development:</b>	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.

Dear Sir/Madam,

I refer to the above mentioned application for planning permission which was received by the Council on the 31-Aug-2022.

Following a site inspection, it was found that the site notice was not in compliance with Article 19 of the Planning and Development Regulations 2001 - 2011 as:

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, this application has been deemed to be invalid by Order dated 24-Oct-2022 in accordance with Article 26(4).

All particulars, plans, drawings, maps submitted with the application are hereby returned.

**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.**

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

Yours faithfully,  
*M. Dodrill*

---

**For Senior Planner**

