

**John Flanagan**  
42, Nova Court  
Carrigaline  
Co. Cork

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 1347	<b>Date of Decision:</b> 24-Oct-2022
<b>Register Reference:</b> SD22B/0383	<b>Registration Date:</b> 29-Aug-2022

**Applicant:** John Flanagan  
**Development:** Front entrance porch.  
**Location:** 32, Bancroft Park, Dublin 24  
**Application Type:** Retention

Dear Sir /Madam,

With reference to your planning application, received on 29-Aug-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. From the applicant's response to question 10 on the application form, it is not clear exactly what their legal interest in the site is. The Planning Authority must be satisfied that the applicant has sufficient legal interest in a site, or relevant consent, prior to reaching a decision on an application. The applicant has stated that they are the 'executor and joint owner of the property'. It is not clear from this at what stage of probate the site is in, and whether confirmation from a solicitor is required to allow the application to be made, or if other interested parties should have provided consent for the application. The applicant is therefore requested to provide additional information, confirming their legal interest. The applicant must confirm any other parties with an interest in the property, and provide letters of consent from other owners, or confirmation from a solicitor about the status of the property and consent to making the current application.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to

publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD22B/0383

**Date:** 25-Oct-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**