

An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department  
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**PLANNING & DEVELOPMENT ACT 2000 (as amended)**

<b>Decision Order Number</b> PR/1388/22	<b>Date of Decision</b> 04-Nov-2022
<b>Register Reference</b> SD22B/0467	<b>Date</b> 26-Oct-2022

**Applicant:** Myriam Kavanagh & Paul O'Brien  
**Development:** Part demolition and reconfiguration and extension of an existing family dwelling (c.228sq.m, single-storey (over lower ground floor) to the front and two-storey to the rear) to form a larger (c.485sq.m, up to two-storey over lower ground floor to the front and three-storey to the rear) family home; The overall height (measured to the existing chimney) will remain unchanged; The development includes: the retention of part of the existing dwelling's external fabric with an up to three-storey extension towards the east of the property; Internal remodelling including the addition of a first-floor level within the sloped roof to the rear, both with dormer windows to give daylight to the new floor area; The development includes associated site development and landscaping works above and below ground.  
**Location:** Killakee Livery Yard, Rathfarnham, Dublin 16, D16TK85  
**Application Type:** Permission

Dear Sir/Madam

I return herewith the Planning application submitted by you on 26-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 18(1):- The newspaper advertisement is not headed with South Dublin County Council.

2. Article 22(2)(b)(i):- The location map is not marked so as to identify clearly the land or structure to which the application relates, the boundaries to be in red.  
**Thicken the red line boundary on the site location map.**

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*

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*For Senior Planner*

04-Nov-2022