

**Jeremy Kelly**  
**Unit 18, The Walk**  
**Louisa Valley**  
**Leixlip**  
**Co. Kildare**

**Date:** 19-Nov-2024

**Notification of decision regarding compliance submission SD22B/0031/C4(A)**

Dear Sir/Madam,

I refer to your compliance submission received to comply with SD22B/0031/C4(A)

Please note that this submission has assessed as set out in the report below:

<b>Part A: To be completed by the Planning Compliance Section</b>	
	Irenie McLoughlin
<b>Planning Reference TP: An Bord Pleanála Ref:</b>	SD22B/0031/C4(A)
<b>Development Address:</b>	The Green, Main Street, Rathcoole, Co. Dublin.

<b>Condition No. &amp; Description:</b>	<b>Condition 4: Architectural Conservation</b> (A) The proposed materials for the new extension will match the existing roof finish and external rough cast render finish. It is proposed to insert new uPVC windows and rear sliding doors to the new addition. Although the existing windows of the cottage are also uPVC this is not an appropriate material or window type within an ACA (Architectural Conservation Area). The applicant shall insert timber windows and consider replacing the existing uPVC windows to the existing cottage in order to provide a cohesive window type in keeping with traditional features/materials within an ACA. A schedule of materials and finishes for the proposed development shall be submitted for the approval and agreement of the Planning
-----------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	Authority, addressing the above issue, prior to the commencement of development.
<b>Date Compliance Details Received:</b>	23 <sup>rd</sup> September 2024
<b>Deadline for return to <a href="mailto:planningconditions@sdblincoco.ie">planningconditions@sdblincoco.ie</a></b>	18 <sup>th</sup> November 2024

<b>Part B: To be completed by Internal Referee / Planner</b>	
<b>Is the compliance submission deemed compliant?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Partially Compliant <input type="checkbox"/> By Default <input type="checkbox"/>
Having assessed the details submitted in compliance with Condition 4 (a) the applicant has failed to address the items under condition 4 (a) and therefore the compliance has not been met.	
<b>If partially compliant, please specify the discrete part thereof.</b>	
<b>Part(s) Compliant e.g. A, B</b>	
<b>Part(s) Non-Compliant e.g. C</b>	
<b>Report issued by:</b>	Irenie McLoughlin
<b>Position:</b>	Architectural Conservation Officer
<b>Endorsed By (if applicable):</b>	
<b>Date:</b>	13/11/24

<b>Part C: Supplementary Planner Comments for completion at planner's discretion, only where agreement of details has significant knock-ons</b>
<p>The Applicant has not satisfied the requirements of Condition 4(a).</p> <p>Condition 4(a) requires the Applicant to (a) match the roof and rough cast render finish of the existing cottage (b) to insert timber windows in the new extension (and to consider replacing the existing uPVC windows in the existing cottage with timber ones, albeit there is no obligation for the applicant to do so as the existing cottage is outside the scope of the application) and (c) provide a schedule of materials and finishes confirming the finishes to the roof, walls and windows of the new extension. No such schedule of materials and finishes has been submitted meaning that the condition remains outstanding.</p> <p>Typical Class 1 Exempted Development Rights are constrained by the ACA designation and are not applicable in this instance.</p>

**To satisfy the requirements of the condition, the applicant must provide a schedule of materials and finishes showing full details of the roof finish, external rough cast render and timber windows to be installed in the extension.**

<b>Position:</b>	Ciara Shevlin, Assistant Planner
<b>Endorsed by:</b>	Aisling Kelly, Senior Executive Planner
<b>Date</b>	13/11/24

To confirm, the outcome of this submission is as follows: - COMPLIANCE NOT ACCEPTABLE

Yours faithfully,

M. C.

---

*for Senior Planner*