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**COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL**



**MEETING OF SOUTH DUBLIN COUNTY COUNCIL**

**Monday, May 14, 2018**

**QUESTION NO.3**

**QUESTION: Councillor P. Kearns**

To ask the manager what is the current timeline following a report of a suspected breach of planning to an inspection being carried out.

**REPLY:**

Planning Enforcement legislation sets time limits within which alleged unauthorised development must be investigated. Matters of a serious nature are examined within a short timeframe.

Upon written receipt of a complaint the Planning Authority carries out due diligence to establish all owners, occupiers or other interests in the development ahead of issuing a Warning Letter.  In certain cases it is possible to establish from evidence available to the Planning Authority that no action is open to us e.g. statute barred.  The Planning Authority may also examine and exercise judgement on whether the complaint is trivial or vexatious.

The Warning Letter, which must be served within six weeks of receiving the complaint, allows an owner/occupier or developer up to four weeks to rectify the offence or to make a submission.  A submission to the Planning Authority may include evidence that may preclude taking further action.

Ordinarily following the four week period, a planning inspector is assigned to the case and an inspection is carried out at the earliest possible opportunity.

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