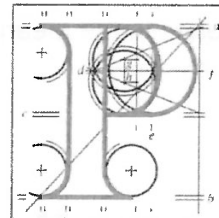


Your Case Number: ACP-324275-26

Planning Authority Reference Number: WEBLRD6093/26

Your Reference: EB6D5EC6



**An
Coimisiún
Pleanála**

Gwenda McInerney
1 Cherryfield Avenue Upper
Dublin 6
D06 H2W6

Date: 18 May 2026

Re: Large-Scale Residential Development: Demolition of existing structures on site, refurbishment and reuse of Tabor House and the Chapel, provision of 562 No. residential units comprising 6 courtyard houses and 556 No. apartment units, a café/restaurant and a creche. An Environmental Impact Assessment Report has been prepared in respect of the proposed development.
Milltown Park, Sandford Road, Dublin 6, D06V9K7

Dear Sir / Madam,

An Coimisiún Pleanála has received your letter in which you intended to make an appeal in relation to the above-mentioned large-scale residential development under the Planning and Development Act, 2000, (as amended).

Section 37(1)(d) of the 2000 Act, (as amended), provides that the appropriate period for the making of an appeal means the period of four weeks beginning on the day of the decision by the planning authority.

In this case the decision of the planning authority was on 17th April 2026, and the last day for receipt of an appeal was 14th May 2026. However, your appeal was received by the Commission on 15th May 2026 and it is regretted that it must, therefore, be regarded as invalid in accordance with section 127(1)(g) of the Act as not having been made within the period specified for making the appeal.

Your attention is drawn to section 130 of the Act, which provides that any person other than a party may make submissions to the Commission in relation to an appeal. The development is the subject of another valid appeal against the planning authority's decision. Your submissions can be considered provided they are submitted with a fee of €50 in accordance with section 130(1)(c)(v) of the Planning and Development Act 2000, (as amended). Your submissions must be lodged within the appropriate period for the making of observations. In this case the period is 4 weeks beginning on the day of receipt by the Commission of the appeal. The Commission received the last appeal on 12th May 2026.

The documents lodged by you are enclosed and a refund will be issued to the debit/credit card used to make the online appeal.

Teil
Glao Áitiúil
Láithreán Gréasáin
Íomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

If you have any queries in the meantime, please contact the undersigned officer of the Commission
appeals@pleanala.ie.

Yours faithfully,



Laura Grady Lawlor
Executive Officer
Direct Line: 01-8737309

LRD17

Tell
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
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Fax
Website
Email

(01) 858 8100
1800 275 175
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www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Validation Checklist

Lodgement Number : **LDG-087889-26**

Case Number : **ACP-324275-26**

Customer: **Swenda McInerney**

Lodgement Date: **15/05/2026 12:29:00**

Validation Officer: **Laura Grady Lawlor**

PA Name: **Dublin City Council South**

PA Reg Ref: **WEBLRD6093/26-S3B**

Case Type: **Appeal - LRD**

Lodgement Type: **Appeal - LRD**



Validation Checklist	Value
Confirm Classification	Confirmed - Correct
Confirm ABP Case Link	Confirmed-Correct
Fee/Payment	Valid – Correct
Name and Address available	Yes
Agent Name and Address available (if engaged)	Not Applicable
Subject Matter available	Yes
Grounds	Yes
Sufficient Fee Received	Yes
Received On time	No
3rd Party Acknowledgement	Yes
Eligible to make lodgement	Yes
Completeness Check of Documentation	Yes
Valid Lodgement Channel	Yes

Invalid 3rd party appeal LRD (online appeal)

LRD17 letter amended with MSPLIT paragraph to appellant. Return appeal.

Keep copy of date-stamped page of appeal for file with coversheets.

Keep copy of letter for file.

- Refund sent to Finance by email

Run at: 15/05/2026 14:27

Run by: Laura Grady Lawlor

100

100

100

100

100

100

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100

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100

100

Lodgement Cover Sheet - LDG-087889-26

Details

Lodgement Date	15/05/2026
Customer	Gwenda McInerney
Lodgement Channel	Web Portal
Lodgement by Agent	No
Agent Name	
Correspondence Primarily Sent to	
Registered Post Reference	

Categorisation

Lodgement Type	Appeal - LRD
Section	Processing

Fee and Payments

Specified Body	No
Oral Hearing	No
Fee Calculation Method	System
Currency	Euro
Fee Paid	0.00
Refund Amount	



An
Coimisiún
Pleanála

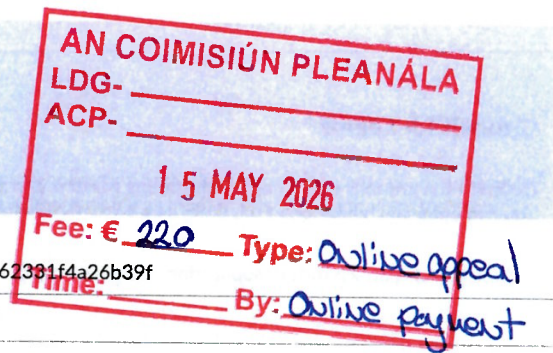
Lodgement ID	LDG-087889-26
Map ID	
Created By	Laura Grady Lawlor
Physical Items included	No
Generate Acknowledgement Letter	
Customer Ref. No.	
PA Reg Ref	WEBLRD6093/26-S3B

PA Name	Dublin City Council South
Case Type (3rd Level Category)	Appeal - LRD

Observation/Objection Allowed?	
Payment	
Related Payment Details Record	

Make a Planning Appeal

Direct URL: <https://forms.gov.ie/en/68e6334b054d8f2739f8ad5b>



Response ID

6a06eca9b862391f4a26b39f

Date submitted

15/05/2026

Check if you can appeal to An Coimisiún Pleanála

What type of appeal are you making?

Third-party appeal (I am appealing the planning authority's decision regarding someone else's application)

Have you made a submission on this development to the relevant planning authority?

Yes

Select the statement that applies to you

I am the appellant

Throughout the appeal process, we may issue correspondence to the appellant/agent as selected above by email. Please confirm that you are satisfied to receive correspondence by email

Yes

Appeal type

This section will determine the type of appeal you wish to make and calculate the fee involved. If you qualify for the reduced fee, only that amount will be charged.

Do you wish to request an oral hearing?

No

Please confirm the following fee details are correct:

Yes

Appellant/company details

This section is for details of the person/company who is making the appeal. If you are an agent submitting an appeal on behalf of a person/company, please include their details on this page. You can submit your agent details on the next page if applicable

Appellant's full name/Company name

Gwenda McInerney

Is the appellant/company's address in the Republic of Ireland?

Yes

Address

1 CHERRYFIELD AVENUE UPPER
DUBLIN 6
DUBLIN
D06H2W6
Ireland

Phone number

+353872329109

Is there more than one appellant associated with this appeal?

Yes

Please be advised that An Coimisiún Pleanála will only correspond with one appellant throughout the appeal process. If you wish to include further appellants on the appeal you may do so in your grounds to appeal document. If the appeal is a third party appeal, you must ensure that you have a planning authority submission acknowledgement letter for each appellant listed. This must be uploaded with your appeal documents.

Details about the proposed development

This section asks for details about the planning authority decision you wish to appeal

Planning authority

Dublin City Council

Planning authority register reference number

WEBLRD6093/26-S3B

Address of proposed development

Milltown Park
SANDFORD ROAD
DUBLIN 6
DUBLIN
D06V9K7

Ireland

Grounds for appeal

Describe the grounds of your appeal (planning reasons and arguments).
You can enter them here or attach them as a document below

See attached document

****You can also attach further supporting materials on the next page****

Supporting material

If you wish you can include supporting materials with your appeal. Supporting materials include photographs, plans, surveys, drawings, technical guidance documents and so on.

Please note An Coimisiún Pleanála will receive a complete copy of documents/drawings/maps that were submitted at planning authority stage. When submitting supporting material, please only include new documents. (This does not apply to third party appeals where we will always require a copy of your planning authority submission acknowledgement letter.)

If you have added attachments, submitting the form may take a few moments. Thanks for your patience.